

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 18, 1968, AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, JONES, JAMES, COCKRELL, GATTI, TREVINO, PARKER, TORRES. Absent: NONE.

68-392 The invocation was given by Reverend Ronald E. Morre, Central Christian Church.

The minutes of the July 11, 1968 Council Meeting were approved with corrections.

68-392 Mr. John Steen, President of the Chamber of Commerce, made a comprehensive report on the industrial and tourist development program which the Chamber operates for the City with City funds and presented a proposed budget for the 1968-69 fiscal year in the amount of \$250,000; \$60,000 to be used for industrial development and \$190,000 to be used for tourist development. This sum does not include the \$25,000 annual contribution to the San Antonio Symphony. If the City desires to make this contribution, this would raise the proposed budget to \$275,000.

After some discussion of the proposal, which is on file with the records of this meeting, the Mayor thanked the Chamber of Commerce for this presentation and advised Mr. Steen that the City Council and Staff will take the proposal into consideration. The City will probably call on Mr. Steen and Members of his Staff to consult on the proposed budget.

68-392 First heard was Zoning Case 3184 to rezone Lot 11, (8.524 acres), NCB 11687 from "A" Single-Family Residence District to "R-3" Multiple-Family Residence District located on the east side of Vance-Jackson Road, 1653.80' south of Jackson-Keller Road; having 349.20' on Vance-Jackson Road and a maximum depth of 1000.94'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, James, Cockrell, Trevino, Torres; NAYS: None; ABSENT: Jones, Gatti, Parker.

AN ORDINANCE 36,653

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 11, (8,524 acres), NCB 11687 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT.

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68-392 Next heard was Zoning Case 3234 to rezone Lots 1 & 2, NCB 13817 from "A" Single-Family Residence District to "B-3" Business District located on the northwest side of U.S. Highway 90 East, 1611.52' southwest of the beginning of Spring Oak Drive, having a total frontage of 727.31' and a maximum depth of 248'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Mr. Trevino, seconded by Mr. James, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, James, Cockrell, Trevino, Torres; NAYS: None; ABSENT: Jones, Gatti, Torres.

AN ORDINANCE 36,654

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 & 2, NCB 13817 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3256 to rezone Lot 2, NCB 9200 from "F" Local Retail District to "B-3" Business District located between Alamos St., Carney Avenue, Fresno St. & San Pedro Avenue; having 280' on Alamos, 235' on Carney, 140' on Fresno and 139' on San Pedro.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, James, Cockrell, Trevino, Torres; NAYS: None; ABSENT: Jones, Gatti, Parker.

AN ORDINANCE 36,655

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 2, NCB 9200 FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3292 to rezone Lot 19, NCB 10949 from "B" Residence District to "B-3" Business District located 174' south of Offer Drive & 145' west of Clark Avenue with a 50' x 145' strip extending east to Clark Avenue.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Leroy Alex, owner of property to the north of the subject property, stated that he was not in opposition to the requested change in zone. He requested that in the building permit for the construction that the applicant not be allowed to build a curb to divert the flow of water. He added that they presently have dumped gravel along the property line which has caused his property to flood.

Mr. Tom Pawley, one of the applicants, stated that the gravel was placed there to fill up a low area because there has been so much rain and they had to pump the water out in order for construction to continue. The construction is now about completed and when the asphalt is put in there will not be any problem. He added that he did not plan to place a complete curb, but there would be bumper stops to keep automobiles from running into the fence constructed by Mr. Alex, and this would allow the water to drain.

Mr. Alex stated that it was agreeable to him if they put in the bumper stops and not hold back the flow of water.

On motion of Mr. Gatti, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino; NAYS: None; ABSTAINING: Parker; ABSENT: Torres.

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AN ORDINANCE 36,656

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 19, NCB 10949 FROM "B" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3338 to rezone a parcel of land out of Lot 35, NCB 11928 from "D" Apartment District and "R-3" Multiple-Family Residence District to "B-2" Business District located on the north side of Nottingham Place, 175' west of Broadway Avenue, being 154.10' x 131.50' in size with a strip of land 16.60' x 139' extending east from the north portion of subject property. (Described by field notes)

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker; NAYS: None; ABSENT: Torres.

AN ORDINANCE 36,657

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A PARCEL OF LAND OUT OF LOT 35, NCB 11928 FROM "D" APARTMENT DISTRICT AND "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3349 to rezone the northeast 350.21' of Lot 50, NCB 8409, being that portion not presently zoned "J" Commercial from "B" Residence District to "I-1" Light Industry District located 208' west of Vance-Jackson Road and 550' southeast of Gardina St; having a maximum width of 249.97' and a maximum length of 350.21'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Dr. Calderon asked about the desirability of a solid screen fence next to the trailer park at the northeast line of the property.

Mr. Taylor stated that the Planning Commission required that a fence be constructed where it abutts other property. In addition the Planning Commission required a 50' setback line adjacent to the "R-3" and "D" Apartment properties. These requirements were accepted by the applicant.

After consideration, on motion of Dr. Calderon, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker; NAYS: None; ABSTAINING: Gatti and Torres; ABSENT: None.

AN ORDINANCE 36,658

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTHEAST 350.21' OF LOT 50, NCB 8409, BEING THAT PORTION NOT PRESENTLY ZONED "J" COMMERCIAL FROM "B" RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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68-392 Next heard was Zoning Case 3353 to rezone Lot 28, Blk. 79, NCB 2794 from "B" Residence District to "O-1" Office District located on the south side of Hildebrand Avenue, 50' east of Buckeye Avenue; having 100' on Hildebrand Avenue and a depth of 107.63'.

Mr. Steve Taylor explained the proposed change which the Planning Commission recommended be approved by the City Council. While no one was present to speak in opposition, the Planning Director reviewed the reasons given by four owners who sent notices back in opposition. Discussion brought out that there is a fence along the rear property line to screen the residences to the rear and a chain link fence along the west property line.

On motion of Mr. James, seconded by Mr. Gatti, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

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AN ORDINANCE 36,659

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 28, BLK. 79, NCB 2794, FROM "B" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

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68-392 Next heard was Zoning Case 3356 to rezone Lots 8 and 13, NCB 12731 from "A" Single-Family Residence District to "O-1" Office District located between Blanco Road & Lockhill-Selma Road, 160' south of Northcrest Drive; having 60' on Blanco Road & 80' on Lockhill Selma Road.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Gatti, seconded by Mr. Torres, the recommendation of the Planning Commission was approved with the provision that a six ft. solid screen fence be erected along the south property line of the alley and the north line of the property and along both sides of the drainage ditch. The motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: Parker.

AN ORDINANCE 36,660

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 8 & 13, NCB 12731 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

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68-392 Next heard was Zoning Case 3362 to rezone Lot 12, Blk. B, NCB 592 from "C" Apartment District to "B-2" Business District located on the north side of Paso Hondo St., 90.46' west of N. Olive; having 45.23' on Paso Hondo St. & a depth of 95'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Mr. Trevino, seconded by Mr. Gatti, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: Parker.

AN ORDINANCE 36,661

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 12, BLK. B, NCB 592 FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3373 to rezone Lots 3 & 4, Blk. 3, NCB 11978, and Lot 11, Blk. 7, NCB 12982 from "A" Single-Family Residence District to "R-2" Two-Family Residence District, Lots 3 & 4, Blk. 3, NCB 11978 are located on the west side of Norwich Drive, 174.76' north of Loop 410 having 196' on Norwich Drive and a depth of 168.8'. Lot 11, Blk. 7, NCB 12982 is located on the east side of Norwich Drive, 169.66' north of Loop 410; having 95' on Norwich Drive and a depth of 168.61'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: Parker.

AN ORDINANCE 36,662

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 3 & 4, BLK. 3, NCB 11978 AND LOT 11, BLK. 7, NCB 12982 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "R-2" TWO-FAMILY RESIDENCE DISTRICT.

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68-392 Next heard was Zoning Case 3384 to rezone Lot 12, Blk. 2, NCB 10104 from "D" Apartment District to "O-1" Office District located on the southeast side of Nacogdoches Road, 31.17' northeast of Broadway Avenue; having 120' on Nacogdoches Road and a depth of 141.8'.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Mr. Gatti, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: Parker.

AN ORDINANCE 36,663

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 12, BLK. 2, NCB 10104 FROM "D" APARTMENT DISTRICT TO "O-1" OFFICE DISTRICT.

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68-392 Next heard was Zoning Case 3332 to rezone the south 150' of Lot 2, Blk. 3, NCB 13596 from "A" Single-Family Residence District to "B-1" Business District located north of the intersection of Gault Lane and Lyneette; having 150' on Gault Lane and 399.42' on Lynette.

Lot, Blk. 3, NCB 13596, save and except the south 150' from "A" Single-Family Residence District and "J" Commercial District to "B-3" Business District located on the south side of Loop 410 between Gault Lane and Cindy Lane; having 238.76' on Cindy Lane, 765.86' on Loop 410, 464.10' on Gault Lane, and 59.05' on the cutback between Gault Lane and Loop 410.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be approved by the City Council.

It was brought out that part of the property requested to be rezoned is in the proposed Loop 410 frontage road right of way and would have to be acquired at a later date.

Mr. P. C. Naylor, the applicant, stated it was agreeable to him to work on the basis of cutting the right of way out of the requested zoning, however, a part of it is zoned "A" and he would not be able to utilize it for parking. This could be rezoned to "B" Duplex and then he could go to the Board of Adjustment and get a variance for parking. He stated that if the City rezoned the property as requested he would agree to restrict construction on the right of way.

After consideration, on motion of Mr. Jones, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved with the stipulation that there will be no improvements constructed on the proposed right of way. The motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: Parker.

AN ORDINANCE 36,664

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 150' OF LOT 2, BLK. 3, NCB 13596 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT AND LOT 2, BLK. 3, NCB 13596, SAVE AND EXCEPT THE SOUTH 150' FROM "A" SINGLE FAMILY RESIDENCE DISTRICT AND "J" COMMERCIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-392 Mayor Pro-Tem Gatti asked the Traffic Director if he had checked into the traffic problem at Broadway and Loop 410.

Mr. Stewart Fischer stated he had checked out the timing of the signals and they are functioning properly, however, at certain times of the day the volume of traffic is so great it is like trying to put a gallon of water in a quart jar and consequently traffic backs up.

68-392 Next heard was Zoning Case 3270 to rezone Lots 35, 36, 37, Blk. 3, NCB 10927 from "E" Office District to "B-3" Business District located on the east side of S. Presa Street (U. S. Highway 181), 353.6' southeast of Dan's Court; having 165' on S. Presa (U.S. Highway 181) and a depth of 120'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council. He stated this case had been postponed several times in order to get the views of Brooks Air Force Base concerning zoning of property near the new entrance to the base. A letter was received from Colonel Irvin Keefer, Commander, Headquarters 6570th Air Base Group at Brooks Air Force Base expressing their interest in the area. As to the particular property in question, Brooks Air Force Base in their letter, states it takes a neutral position and defers to the good judgement of the City as to the use for which the property will be rezoned.

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Mr. Joe Statesman stated that the Planning Commission had denied the case because it felt that the Council had an agreement with Brooks Air Force Base concerning the property in the vicinity of the new entrance. There is no record of a formal agreement on this and Brooks is taking a neutral position on the property which they are asking be rezoned to "B-3" Business District for use as a major service station.

The Planning Director then stated that in connection with the new entrance the City is going to need a strip off of the property being considered for rezoning for right of way and felt this should be considered.

Mr. Raymond Weber, Condemnation Attorney, advised that they have a State appraisal in the amount of \$670.00 for the property. A similar piece of property on the other side of the road, which is owned by Mrs. Henderson is presently in condemnation.

Mr. Vernon E. Ball, the applicant, stated that he would accept the City's offer of \$670.00 for the land it needs for the right of way.

After further discussion, Mr. Torres made a motion to overrule the recommendation of the Planning Commission and rezone the property to "B-3" Business District. Mr. Gatti seconded the motion. On roll call, the motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 36,665

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 35, 36, 37, BLK. 3, NCB 10927 FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-392 Next heard was Zoning Case 3348 to rezone Lots 16 & 17, Blk. 25, NCB 10326 from "B" Residence District to "R-3" Multiple-Family Residence District located on the north side of Peck Avenue, 350' west of Amanda Avenue; having 100' on Peck Avenue and a depth of 150'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council.

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Mr. Mitchell Rosenheim, attorney for the applicant, stated there is a need for apartment housing in this area. They plan to construct a four-unit apartment building at a cost of \$28,000 excluding the land. He presented plans for the proposed apartments which will rent from \$75.00 to \$85.00 per unit per month. The location is within reach of people who work at the military bases and is three blocks from the expressway. South of the property is a vacant undeveloped area which was formerly a gravel pit. He felt this construction would enhance the area and there is no objection from the surrounding home owners.

No one spoke in opposition.

After consideration, Mr. Gatti made a motion that the recommendation of the Planning Commission be overruled and the property be rezoned to "R-3" Multiple-Family Residence District. The motion was seconded by Mrs. Cockrell. On roll call, the motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 36,666

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 16 & 17, BLK. 25, NCB 10326 FROM "B" RESIDENCE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT.

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68-392 Next heard was Zoning Case 3354 to rezone Lot 111 and the northeast triangular 45.37' x 64.46' of Lot 29, NCB 7896 from "B" Residence District to "B-3" Business District. Lot 111 is located on the east side of I. H. 35 Expressway, 72' southwest of Flanders Street; having 103.76' on I. H. 35 and a depth of approximately 100'.

The northeast triangular 45.37' x 64.46' of Lot 29 is located southeast of the intersection of Flanders Avenue and I. H. 35, having 45.37' on Flanders Avenue and a maximum depth of 64.46'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council.

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Mr. Taylor advised that in 1965 this property was considered for rezoning and denied.

Mr. Bill Robison, attorney for the applicant, Clarence Riddles, stated that the triangular piece of property is next to a drainage ditch and the applicant also owns the property across the drainage ditch. He proposes to lease the triangular portion to an advertising company who will place a billboard on it facing the expressway. On Lot 111 the applicant's son proposes to operate an air conditioning and refrigeration service. Because of the noise factor created by the expressway the property is not suitable for residential purposes and felt the best use would be a "B-3" zone.

Mayor McAllister objected to the rezoning of the triangular piece of property because he felt it would become a nuisance and a traffic hazard.

Dr. Parker stated that Lot 30 was rezoned for Mr. Riddles several years ago and outside storage is still in effect there and would not go along with the requested change until something is done about it.

Mr. Taylor then reviewed the notices received in opposition to the rezoning.

Mr. George D. Vann, Director of Housing and Inspections advised the Council that a billboard can be placed on the property fifty ft. high. The standards must be inside the property and at this location the sign must be at least twelve ft. above ground.

Mr. Clarence Riddles stated that he is not running a junk yard and that the lot has been cleaned up. The problem is the drainage ditch and the debris that was dumped on his property when the ditch was constructed by the City's contractor. He added that under the "B-3" zoning no outside storage would be permitted.

After discussion, Mr. Torres made a motion that the recommendation of the Planning Commission be overruled and the property rezoned to "B-3" Business District. The motion was seconded by Mr. Gatti. The motion, which required seven affirmative votes to overrule the recommendation of the Planning Commission, failed by the following vote: AYES: McAllister, Calderon, James, Gatti, Trevino, Torres; NAYS: Jones, Cockrell, Parker; ABSENT: None.

68-392 Zoning Case 3344 was postponed for two weeks at the request of Mr. Manuel Pena, attorney in the case.

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68-392 Last heard was Zoning Case 3374 to rezone Lots 51, 52, and the west 12.5' of Lot 50, Blk. 25, NCB 1947 from "B" Residence District to "B-1" Business District located northeast of the intersection of Zarzamora St. and Mulberry Avenue; having 144.5' on Zarzamora Street & 72.5' on Mulberry Avenue.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Dr. E. A. Rast, owner of the property, stated he had bought the property in 1946 and built a combination residence and doctor's office on it. He now has a buyer for the property who will live in the residence and use the former doctor's office for a photographic studio. He will work by appointment only and there will be no employees. He stated that the property has been kept up and is the most desirable one in the area. He stated that he invested \$50,000 in this property and the proposed buyer is willing to pay one-half of that amount which he will accept. In order to sell it, the property must be rezoned to "B-1" Business District as this use is not covered by the home occupations under "B" Residence District. There would be no traffic problem as with a doctor's office because the photographer will work by appointment. He felt the proposed change would not in any way detract from the area.

Mr. Lauren Barneby stated the proposed sale of the property is in the hands of a title company pending the outcome of this case. He stated he felt the Planning Commission denied the request on the premise that the area is single family residence district. He then reviewed the number of apartment houses in the area as well as the commercial establishments on Zarzamora between Fredericksburg Road and Woodlawn Avenue. He said the people in the area are not concerned with the present request, but about what it could become later on. This is a cash sale and the proposed buyer will live on the property and use it only in his photographic work. He stated that the property would not deteriorate and there will be no structural changes in the building.

To questions from the Council, Mr. Barneby stated the property could not be used for duplexes because of the way it is built without major expense.

Mr. Richard Platt, 1710 W. Summit, stated they were interested in keeping their neighborhood residential. He stated they are a long way from Woodlawn Avenue and Fredericksburg Road which have the business houses. Most of the apartments are on Kings Highway. He said parking is quite a problem on Zarzamora and there would have to be parking on the side street. He felt to start any rezoning in this area would be only the beginning of changing the neighborhood.

Mrs. Frances McCarthy, owner of a duplex at 1703 W. Mulberry opposed the rezoning for the same reasons.

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The Council then reviewed the uses allowed under home occupations in the "B-1" District and considered whether a photographer should be considered an artist which is allowed under that classification.

After consideration, Mr. Gatti made a motion that the recommendation of the Planning Commission be overruled and the property be rezoned to "B-1" Business District. The motion was seconded by Mr. Torres. The motion, which required seven affirmative votes to overrule the recommendation of the Planning Commission, failed by the following vote: AYES: Jones, James, Gatti, Trevino, Torres; NAYS: McAllister, Calderon, Cockrell, Parker; ABSENT: None.

68-392 The Mayor opened the public hearing on the following ordinance which was read by the Clerk:

AN ORDINANCE 36,667

DESIGNATING THE EXISTING ECONOMIC OPPORTUNITY DEVELOPMENT CORPORATION AS THE COMMUNITY ACTION AGENCY TO RECEIVE ASSISTANCE UNDER TITLE II OF THE ECONOMIC OPPORTUNITY ACT WITHIN THE AREAS COMPRISING THE CITY OF SAN ANTONIO, TEXAS AND THE COUNTY OF BEXAR, TEXAS.

* * * *

Mayor Pro-Tem Gatti advised this action is being taken as a result of the Green Amendment. Prior to this the City and County had tentatively agreed they would authorize the delegation of the poverty program to the E.O.D.C. The other alternative would be to take it over as a City-County function. The County will hold a similar hearing on Friday. Under the law a hearing is required to find out if there is any opposition to the proposed action.

No one asked to speak in opposition.

Mr. Torres then made a motion to adopt the ordinance. Seconded by Mr. James, the ordinance was passed and approved by the following vote: AYES: McAllister, Jones, James, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: Calderon, Cockrell.

Mr. Jose Lucero, Executive Director of the Economic Opportunity Development Corporation, thanked the Council for its action in giving a vote of confidence to the war on poverty in San Antonio. He commented that the E.O.D.C. has been under constant fire from the beginning and wanted to state a few things of what E.O.D.C. is and is not.

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It is not an agency top heavy with administration. Records show that the central administration costs 2.9% of the total Federal funds and local funds are used to run the war on poverty in San Antonio.

It is not a political patronage pool for any political faction.

It is not a monolithic monster trying to dislodge agencies. E.O.D.C. uses participating agencies, cooperation with schools in head start programs, cooperation with private agencies.

They have a successful youth opportunity program. Two weeks ago San Antonio was named City of the Week of the 50 cities operating on this program.

The E.O.D.C. is a broad based community organization. They have a 33-man board. One-third are representatives of the poor, one-third are representatives of people that come from agencies that represent religious, occupational, professional and civic groups in addition to these there are representatives from groups that render health, educational and welfare services. The other third, in accordance with the Green Amendment, represent City and County officials.

Mr. Lucero felt the City and County should be commended for the joint effort in having provided eleven representatives to this board. If Congress is looking for local governments to take a stronger hand, San Antonio and Bexar County are leading the pack in showing an example of a city-county effort. He said it has been publicly acknowledged by the Congressman of the 20th District and by representatives of some of the industries such as General Dynamics, Ventura Manufacturing Co., Ling-Tempco Voight, that the efforts of E. O. D. C. through its concentrated employment program is bringing industry to our community. There is a recent report that the buying power in the San Antonio area increased by 8.3% or \$125,000,000. The same report shows that 25% of the people in this area earn less than \$3,000 or what is known as the poverty level. There are no records to show that the increase in buying power has been caused by some of these people in the poverty area having better jobs, better opportunities, but the report does show that they must be doing something in the neighborhoods to improve the lot of these people.

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68-392 Mr. Luther Rutherford, attorney for Mr. D. S. Ford, an employee of the Southern Pacific Company and a number of other employees similarly employed, advised that the S.P. Railroad has petitioned the Interstate Commerce Commission to discontinue passenger trains No. 1 and No. 2 between New Orleans and Los Angeles. Because of protests received by the ICC, public hearings have been scheduled relating to the discontinuance. A hearing is to be held in San Antonio on Wednesday, July 24, 1968 at the Chamber of Commerce building.

Mr. Rutherford presented to the Council a resolution expressing disapproval of the railroad's petition and asked that the Council adopt same so it can be presented at the hearing.

The Council did not agree with the resolution as written because no facts had been presented to substantiate some of the statements.

After discussion, Mr. Torres made a motion that the City Attorney be instructed to prepare an appropriate resolution expressing the City's interest in the matter. The motion was seconded by Mr. James. On roll call the motion, carrying with it the passage of the following resolution, prevailed by the following vote: AYES: McAllister, Calderon, James, Cockrell, Trevino, Torres; NAYS: None; ABSTAINING: Jones, Gatti; ABSENT: Parker.

A RESOLUTION

EXPRESSING DISAPPROVAL OF THE PROPOSED DISCONTINUANCE BY THE SOUTHERN PACIFIC COMPANY OF PASSENGER TRAINS BETWEEN NEW ORLEANS AND LOS ANGELES AND REQUESTING THE INTERSTATE COMMERCE COMMISSION TO DENY SUCH PROPOSAL.

* * *

WHEREAS, the Southern Pacific Company has given notice under Section 13a(1) of the Interstate Commerce Act, that they propose to discontinue the operation of passenger trains Nos. 1 and 2 (Sun set) between New Orleans, Louisiana, and Los Angeles, California, further identified as Finance Docket No. 25118;

WHEREAS, the City Council of the City of San Antonio, Texas, has considered the effects of the proposed discontinuance upon its community and citizens, and has concluded that the proposed discontinuance of passenger trains Nos. 1 and 2 will not be in the public interest. The discontinuance of subject trains will eliminate the last remaining passenger train serving this large Texas area to the East and West Coasts. Such a reduction will not only deprive the general public of passenger train service, it would also remove a safe way of travel; NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

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That the City Council of the City of San Antonio hereby expresses its disapproval of the proposed discontinuance by the Southern Pacific Company of its passenger trains Nos. 1 and 2 between New Orleans, Louisiana, and Los Angeles, California, and respectfully requests the Interstate Commerce Commission to deny said application.

68-392 Items No. 2 and No. 3 on the Agenda extending leases with Tobin Map Company and Alamo Flyers, Inc. were withdrawn from consideration by the City Manager.

68-392 The following ordinance was explained by Mr. Robert Frazer, Director of Parks and Recreation and on motion of Mr. Trevino, seconded by Mrs. Cockrell, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, Trevino; NAYS: None; ABSENT: James, Parker, Torres.

AN ORDINANCE 36,668

MANIFESTING A ONE-YEAR EXTENSION OF THE EXISTING CONTRACT WITH SAN ANTONIO NEIGHBORHOOD YOUTH ORGANIZATION, INC. TO PERFORM CERTAIN LANDSCAPE WORK ON DESIGNATED PARK AREAS.

* * * *

68-392 Mr. Steve Taylor, Director of Planning, explained the following ordinances and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, Trevino; NAYS: None; ABSENT: James, Parker, Torres.

AN ORDINANCE 36,669

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 13.858 ACRES OF LAND BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING. (TO BE HELD AUGUST 1, 1968 AT 10:00 A.M.) LOCATED AT VANCE JACKSON ROAD AND WURZBACH ROAD.

AN ORDINANCE 36,670

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 25.189 ACRES OF LAND BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING. (TO BE HELD AUGUST 1, 1968 AT 10:00 A.M.) KNOWN AS WHISPERING OAKS COMMERCIAL SUBDIVISION.

* * * *

68-392

The Clerk read the following ordinance.

AN ORDINANCE 36,671

ACCEPTING THE LOW QUALIFIED BID OF STEPHENS CONTRACTING CO., A.M. VOGEL, AND GEORGE C. COX, INC., JOINT VENTURE, FOR CONSTRUCTION OF STORM DRAINAGE PROJECT 61; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH WORK; APPROPRIATING THE SUM OF \$1,942,253.55 OUT OF STORM DRAINAGE IMPROVEMENT FUNDS PAYABLE TO SAID CONTRACTORS; APPROPRIATING \$15,000.00 OUT OF SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT; \$3,000.00 AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT; \$46,542.68 PAYABLE TO MITCHELL, PFENNIG & PIANTA, INC. FOR ADDITIONAL ENGINEERING FEES.

* * * *

Mr. Sam Granata, Director of Public Works, on a chart showed the drainage project will extend along Leroux Street from 19th to 26th Streets, Las Palmas Drive from 26th to McMullen Drive, Wallace Street from McMullen Drive to San Augustine, Barclay from Leroux Street to Colima Street, 26th Street from Las Palmas Drive to Castroville Road and Cupples Road from Castroville Road to Colima Street.

Mr. Granata reviewed the bids received and recommended adoption of the ordinance.

After consideration, on motion of Dr. Calderon, seconded by Mrs. Cockrell, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, Trevino, Parker; NAYS: None; ABSTAINING: Torres; ABSENT: James.

68-372

The Clerk read the following ordinance.

AN ORDINANCE 36,672

ACCEPTING THE LOW BID OF R. B. BUTLER, INC. FOR CONSTRUCTION OF SALADO CREEK WASTE TREATMENT PLANT, WPC TEX-498; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH WORK; APPROPRIATING \$2,803.668.00 OUT OF SEWER REVENUE BOND PAYABLE TO SAID CONTRACTOR; APPROPRIATING \$60,000.00 OUT OF THE SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT AND APPROPRIATING \$15,000.00 AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT.

* * * *

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Mr. Sam Granata, Director of Public Works, reviewed the bids received and recommended adoption of the ordinance. The plant is to be located on 100 acres of an 800 acre tract of land south of Southton Road and east of Blue Wing Road. It will have a 24 million gallons a day capacity. He added that bids for the first section of the Salado Creek outfall main will be presented to the Council for consideration about August 1st.

After discussion on motion of Dr. Calderon, seconded by Mr. Jones, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: James.

68-392 Mayor Pro-Tem Gatti stated he had received a letter sent by Assistant City Manager Douthit written by the attorneys for General Electric Cablevision Corporation. He asked the Staff to prepare a summation of exactly what the Cablevision Company was going to do and when. Mr. Gatti's recollection was they promised to install closed circuit television in the schools and there were all sorts of side benefits coming from this. They are waiting for the Supreme Court decision which has already come to pass and now they are asking for time to submit their request to the F.C.C. to release them from the "100 market" situation.

He stated he understood the Cablevision Corporation was going to provide the City with other services and would like to know when they will furnish them and whether that depends on the "100 market" decision coming through or whether it is going to be all done at one time.

68-392 Mr. Francis B. Roser, President of SANYO, stated he was present to make a statement concerning the community action programs which he felt are at a crossroads in our community. The statement is as follows:

"I am making this statement as President of SANYO which is a neighborhood improvement organization. This morning the City designated the EODC as the community action agency for San Antonio. Under the Green Amendment City officials are to assume a major responsibility for overseeing the local anti-poverty effort. I feel and my organization feels that in your hands lies an opportunity to bring reality to the term 'community action'.

Responsibility towards community action does not end with designating a local community action agency. We feel it begins there. The most important effort comes later in helping guide the path of this work. The fate of a meaningful coordinated attack on the local socio-economic problems lies in your hands. Community action can be the greatest tool in bringing meaningful opportunity to all persons or it can be just another in the long list of bureaucratic institutions.

The local community action agency has within its power the potential of being a great community instrument for civic and economic betterment. What should be the course of action of the community action agency in San Antonio and Bexar County? What are the things you must demand and get from the local community action agency you designated?

We feel these include contact and participation by the poor of San Antonio, letting the poor involve themselves and be able to communicate their needs and their desires, their aspirations. Motivating the poor to help themselves should be preeminent of the purposes of the EODC. Providing diversified services geared toward a concentrated thrust on the major causes of economic instability among a third of our city's population.

We feel we should expect and get the development of hope among the neighborhood residents, development of a sense of trust in the community action agency, that they have there a friend, not just another bureaucracy and demand that the community action agency be in the forefront expousing the needs of the poor, carrying the cause to whatever chambers need to be aware of the problems and bring resources to their problems.

Demand that this group become a knowledge resource on social problems able to provide exact information on all areas of needs. The community action agency we felt should have been in the position to answer immediately the allegation which we think is basically false that there were 100,000 people starving in San Antonio. We feel that the community action agency should know these facts. We should know how many children in each neighborhood do not finish high school and why. They should know how many children's parents do not speak enough English so that the children go to the first grade unable to understand a word of English. We should know how many families live at home without heating, without adequate sanitary facilities. How many children play in the streets because the school playgrounds are locked up in the evenings.

We feel that now that you have designated them as the community action agency, you should keep control over them and make certain they become this source of information and advice and that they carry through and get action in the community because otherwise I think we have failed to take the opportunity provided under the Green Amendment to see that community action agencies are responsive to the community needs and not run by people who live in the world of social workers and without answering to anybody locally. Thank you."

The Mayor asked the Clerk that copies of the statement be given to the City Attorney to see what legal inhibitions there are in relation to the matter presented.

Mayor Pro-Tem Gatti stated that there is a lot more to be said about Mr. Roser's statement. There is a power struggle going on in the agency and a whole lot more needs to be said. He did not agree with Mr. Roser. The question is who is going to be the agency to control, to operate the war on poverty. He stated the Board of Directors of the EODC had a long meeting one night this week and it seems it depends on whose ox is getting gored with these various programs as to whether or not it is representation of the people.

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Mr. Gatti said there was quite a discussion about Project Free which had submitted a program and there was some real antagonism on the part of some of the federations concerning Project Free not being a representative group. He thought Mr. James would agree that they are just as representative as SANYO and so on. He stated he just wanted to let the Council know this and that he will continue to work as the Council's representative on the EODC Board of Directors.

Mrs. Cockrell stated that she would like to go on a 'follow your dollar tour' and see some of these agencies at work and get the feeling first hand as to whether we are winning any battles in this war on poverty by putting our community behind these programs. She made a formal request that Mayor Pro-Tem Gatti, as the Council's representative on the EODC Board of Directors, make the necessary arrangements for such a tour.

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D:


M A Y O R

ATTEST:


C i t y C l e r k

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