

February 20, 1964

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, FEBRUARY 20, 1964, 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor W. W. McAllister, with the following members present: McALLISTER, DE LA GARZA, JONES, KAUFMAN, COCKRELL, GATTI, PADILLA, PARKER AND BREMER; ABSENT: None.

The invocation was given by Reverend William S. Montague, Minister, Highlands Christian Church.

Minutes of the previous meeting were approved.

Mayor McAllister presented a Citation to Dr. James P. Hollers in recognition of service to the Military, Government and Medicine, and commended him for his work in making the South Texas Medical a reality.

The Mayor also presented a Citation in recognition of outstanding citizenship to Mr. L. E. Travis, Jr., whose firm sandblasted, free of charge, the east wall of the approach to Olmos Dam.

First zoning case heard was Case No. 2086, to rezone Lot 17, NCB 8410, triangular in shape, subject property is located on the south side of Spencer Lane, 1300' east of Fredericksburg Road, from "B" Residence District to "F" Local Retail District.

Planning Director Steve Taylor briefed the Council on the proposed change which was recommended by the Planning Commission. No one spoke in opposition to the change.

On motion of Mr. de la Garza, seconded by Dr. Parker, the recommendation of the Planning Commission was approved by passage of the following ordinance, the vote being as follows: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,117

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 17, NCB 8410, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book 00, Page 101.

Next heard was Case No. 2088 to rezone Lots 18, 19 and 20, NCB 8679, located between I. H. 410 Expressway and Parkridge Drive, and on the west side of Bullitt Blvd., from A Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the proposed change, which was recommended by the Planning Commission. No one spoke in opposition to the change.

On motion of Mr. Jones, seconded by Mr. Kaufman, the recommendation of the Planning Commission was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones,

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Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,118

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 18, 19 and 20, NCB 8679 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book 00, Page 101.

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Next case heard was Case No 2078 to rezone Lot 7, NCB 11074, located on the north side of Mally Blvd., between Palo Alto Road and State Highway 346, from "B" Residence District to "F" Local Retail District.

Planning Director Taylor explained the proposed change which was recommended by the Planning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance, the vote being as follows:

AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer;

NAYS: None; ABSENT: None.

AN ORDINANCE 32,119

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 7, NCB 11074 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book 00, Page 102.

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Next heard was Case No. 1998 to rezone Lot 54, Blk. F, NCB 6014, save and except the north 65' located on the north side of Hildebrand Avenue 45' east of Kendall Street, from "B" Residence District to "D" Apartment District.

The Planning Director briefed the Council on the proposed change. No one spoke in opposition.

On motion of Mr. Bremer, seconded by Mr. Gatti, the recommendation of the Planning Commission was approved by passage of the following ordinance, the vote being as follows:

AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer;

NAYS: None; ABSENT: None.

AN ORDINANCE 32,120

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 54, BLK. F. NCB 6014 SAVE AND EXCEPT THE NORTH 65', FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book 00, Page 102.

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Case No. 1980 was next heard to rezone Lot 15, NCB 12051 located on the east side of the proposed U. S. 281 North Expressway 691.29' south of the cut-off to Sandau Road from "A" Residence District to "D" Apartment District, Lot 18, NCB 12051, located southeast of the

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intersection of San Pedro Avenue and the proposed U. S. 281 North Expressway from "A" Residence District to "F" Local Retail District, Lot 17, NCB 12051 located on the south side of Sandau Road 754.53' east of the cut-off to the proposed U. S. 281 North Expressway from "A" Residence District to "JJ" Commercial District, and Lot 16, NCB 12051 located southeast of the intersection of Sandau Road and the proposed U. S. 281 North Expressway from "A" Residence District to "LL" Manufacturing District.

Planning Director Steve Taylor explained the proposed changes which were recommended by the Planning Commission.

Discussion took place concerning rezoning of properties next to the proposed North Expressway Right-of-Way, which has not been acquired by the City.

In agreement with Mr. Jim Upmore, representing the applicant, H. B. Zachry Properties, the case was continued for one week in order for the City Manager to try to get an option on the land for the Expressway, which is owned by the applicant.

Next heard was Case No. 2087 to rezone Lots 24 thru 46, NCB 3720; Lots 22 thru 42, NCB 3721 and all of NCB's 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 7549, 7550, 7551 and 7552, located in the area bounded on the north by Hiawatha Street, on the east by Meadowlark Avenue, on the west by an alley 100' east of Clark Avenue, and on the south by an alley approximately 125' north of Kashmir Place, from "B" Residence District to "A" Residence District.

Planning Director Steve Taylor explained that this change was initiated by the Planning Commission to upgrade this property from a lower classification to "A" Residence District. He said there was no opposition to the change.

On motion of Mr. de la Garza, seconded by Dr. Parker, the recommendation of the Planning Commission was approved by passage of the following ordinance, the vote being as follows: AYES: de la Garza, Kaufman, Gatti, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister; ABSTAINED: Jones.

AN ORDINANCE 32,121

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 24 thru 46, NCB 3720; LOTS 22 thru 42, NCB 3721 AND ALL OF NCB'S 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 7549, 7550, 7551 AND 7552 FROM "B" RESIDENCE DISTRICT AND "C" RESIDENCE DISTRICT TO "A" RESIDENCE DISTRICT.

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Full text in Ordinance Book 00, Page 103.

Next heard was Case No. 2048(A) to rezone Lot 15, NCB 10101 located on the west side of San Pedro Avenue, 289' north of the cut-off to Jackson Keller Road from "B" Residence District to "E" Office District; and Lot 16, NCB 10101 which forms the corner northwest of the intersection of Jackson Keller Road and San Pedro Avenue from "B" Residence District to "F" Local Retail District.

The Planning Director explained the Planning Commission recommended the changes for Lots 15 and 16 only. Lot 14 had been deleted from the application and would remain "B" Residence District to protect the residences on Grotto Blvd. This change was agreeable to the applicant.

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Mr. George Edwards, representing the owner, Mr. W. R. Brown, explained that Lot 15, requested to be zoned "E" Office, would be used as a life insurance office and would serve as a buffer to the property facing San Pedro to the North. Lot 16 to be zoned "F" Local Retail Zone would be used for a chain-type restaurant.

Mr. W. R. Smith, Attorney representing seven home owners within 200 feet of the property in question, read a statement objecting to the rezoning as requested and recommended by the Planning Commission.

After discussion of the matter, Mr. de la Garza made a motion to accept the recommendation of the Planning Commission and rezone the property to "E" Office District and "F" Local Retail District. On roll call the motion failed by the following vote: AYES: de la Garza, Jones, Padilla, Bremer; NAYS: McAllister, Kaufman, Cockrell, Gatti, and Parker; ABSENT: None.

After further discussion of the matter, Mr. Bremer moved that Lots 15 and 16 be rezoned to "E" Office District. The motion was seconded by Mr. Jones.

The City Attorney ruled that it would require seven affirmative votes to rezone the property.

On roll call the motion carrying with it the passage of the following ordinance prevailed, the vote being as follows: AYES: de la Garza, Jones, Kaufman, Cockrell, Padilla, Parker, and Bremer; NAYS: McAllister and Gatti; ABSENT: None.

AN ORDINANCE 32, 122

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 15 AND 16, NCB 10101, FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Full text in Ordinance Book 00, Page 103.

Next heard was Case No. 2094 to rezone Lots 1 and 2, NCB 1955, located on the northwest corner of West Magnolia and Elmendorf Street from "B" Residence District to "D" Apartment District.

The Planning Director explained the proposed change which the Planning Commission recommended be denied by the Council.

Mr. Manuel C. Vara, owner and applicant, stated he has a non-conforming use for the existing 4-unit apartment. The building is in need of repairs. He proposed to remove the existing building and construct a modern two-story 8-unit apartment building. He explained that the neighbors have requested that the property be improved. This request, he said, had been turned down by the Planning Commission by a 3 - 3 vote and he had therefore appealed the decision to the Council.

After discussion of the matter, on motion of Mr. Gatti, seconded by Mr. Padilla, the recommendation of the Planning Commission was overruled, and the property rezoned to "D" Apartment District. The motion carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

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AN ORDINANCE 32,123

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 AND 2, NCB 1955 FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book 00, Page 103.

The following ordinance was explained by Mr. Bob Jamison, Assistant Director of Aviation, and on motion of Mr. Gatti, seconded by Mr. Padilla, was passed and approved by the following vote; AYES: McAllister, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: de la Garza.

AN ORDINANCE 32,124

APPROVING THE ASSIGNMENT OF A LEASE OF SPACE AT INTERNATIONAL AIRPORT FROM THE SWEARINGEN CORPORATION TO SWEARINGEN AIRCRAFT.

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Full text in Ordinance Book 00, Page 104.

The following resolution was explained by Mr. Stewart Fischer, Director of Traffic and Transportation, and on motion of Mr. Bremer, seconded by Dr. Parker, was passed and approved by the following vote: AYES: McAllister, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker, and Bremer; NAYS: None; ABSENT: none; ABSTAINED: de la Garza.

A RESOLUTION

ACCEPTING THE PROVISIONS CONTAINED IN STATE HIGHWAY COMMISSION MINUTE ORDER NO. 53782 IN CONNECTION WITH INTERSTATE HIGHWAY 10 ILLUMINATION SYSTEM FROM INTERSTATE HIGHWAY 35 INTERCHANGE TO PROBANDT STREET.

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Full text in Ordinance Book 00, Page 104.

The following ordinances were explained by the members of the Administrative Staff, and on motion made and duly seconded, were passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker, and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,125

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE STATE OF TEXAS WHEREBY THE CITY SHALL PAY 50% OF THE ESTIMATED COST OF \$419,600.00 FOR CERTAIN EXPRESSWAY ILLUMINATION PROJECTS.

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Full text in Ordinance Book 00, Page 105.

AN ORDINANCE 32,126

APPROPRIATING THE SUM OF \$928.38 FROM 803-07, INTERNATIONAL AIRPORT BOND AND CONSTRUCTION FUND - F.A.A. 9-41-080-C314 AND AUTHORIZING THE PAYMENT OF THE SUM OF \$434.25 TO ALDER ELECTRIC COMPANY AND THE SUM OF \$494.13 TO M. R. MITCHELL & ASSOCIATES, INC.

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Full text in Ordinance Book 00, Page 106.

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## AN ORDINANCE 32,127

APPROVING THE SALE OF A TRACT OF LAND IN URBAN RENEWAL PROJECT NO. 1 TEX. R-39, TO ARCADIO GARZA, JR., FOR THE SUM OF \$91,740.62.

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Full text in Ordinance Book 00, Page 106

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## AN ORDINANCE 32,128

AUTHORIZING THE FINANCE DIRECTOR TO PURCHASE ONE BACKHOE AND BUCKET FROM THE CITY WATER BOARD AND AUTHORIZING THE TRANSFER OF THE SUM OF \$4,125.00 FROM PUBLIC IMPROVEMENT ACCOUNT 30-01-01 TO SPECIAL PROJECT ACCOUNT 09-21-01 HEAVY EQUIPMENT AND AUTHORIZING THE PAYMENT OF THE SUM OF \$4,125.00 TO THE CITY WATER BOARD FOR THE PURCHASE OF BACKHOE AND BUCKET OUT OF ACCOUNT 09-21-01, CODE 5-20.

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Full text in Ordinance Book 00, Page 113

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Assistant City Manager Henckel presented the following ordinance for consideration, on which action had previously been postponed.

## AN ORDINANCE 32,129

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF JESS McNEEL MACHINERY CORPORATION TO FURNISH THE CITY OF SAN ANTONIO VARIOUS DEPARTMENTS WITH FOUR FRONT END LOADERS FOR A TOTAL OF \$39,152.00.

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Full text in Ordinance Book 00, Page 114

Mr. Gatti, who with Councilmen Kaufman and Bremer had investigated the bidding procedure on these items, informed the Council that the Committee did not find anything to change the recommendation of the Staff to accept the bid of Jess McNeel Machinery. The Committee had, however, made a few recommendations as to future procedure.

On motion of Mr. Kaufman, seconded by Mr. Gatti, the Ordinance was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

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S/Sgt. Juan Antu addressed the Council concerning a claim made for reimbursement or refund of the cost of a sewer line on Berkley Street paid for by him. He read all the correspondence concerning the matter.

Assistant City Manager Henckel explained that Agt. Antu, at the time, decided to get sewers before the area was developed. A refund was denied because he did not have a contract with the City, his contract being with Sebera Plumbing Company. If the City made a refund to Sgt. Antu then there are many others who can make the same claim.

City Attorney Wolf also explained that he had looked into the matter and any refund would be the equivalent of a gift and against the State Law and the Charter.

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Rev. L. C. Glasco, Pastor of St. Paul Free Methodist Church, asked the Council to improve the streets in the City Home Addition, extend bus service and establish an elementary school in the area.

The request was referred to the City Manager for investigation and report.

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## Report of City Manager on Petition:

Petition filed by Rudy Nova, in behalf of the Principal and Members of the P. T. A. of Escobar Junior High School requesting the lots surrounding the school be cleaned and that traffic control signs be installed in the area of the school.

The petition specifically mentioned 11 lots in need of cleaning. The Health Department had also been working on the 12th lot adjacent to the rest and also badly in need of cleaning. Four of the lots have now been cleaned. One lot is in the process of being cleaned, but is not completed. This lot will be rechecked in a few days. One lot-owner has exhibited a contract for lot cleaning to the Health Department and this work should take place in the next few days. Of the six lots without results, two are out of town owners so we can not file a complaint. Complaints are being filed today with respect to three lots, and the final lot was under water on last checking, and will be rechecked on February 21.

With reference to the sign request, the Traffic Department makes the following report;

1. Stop signs have been erected on Durango and San Fernando at San Joaquin.
2. No stop sign was placed on Jewett because it is several blocks from the school and is a T intersection that does not need it.
3. Adequate school signs are around the Escobar Junior High School.

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There being no further business to come before the Council, the meeting adjourned.  
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A P P R O V E D :



MAYOR

A T T E S T :

  
C i t y C l e r k