

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, NOVEMBER 7, 1963; 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor Pro-Tem John Gatti, with the following members present: DE LA GARZA, JONES, KAUFMAN, COCKRELL, GATTI, PADILLA, PARKER and BREMER; ABSENT: McALLISTER.

The invocation was given by Dr. Gerald Parker, Councilman.

Minutes of the previous meeting were approved.

Mayor Pro-Tem Gatti proclaimed the period of November 4th through 9th, 1963 as Farm-City Week in San Antonio, and presented the proclamation to Mr. Elmer Crumrine, representing the Kiwanis Club and the Farm and Ranch Committee of the Chamber of Commerce, who are jointly promoting Farm-City Week.

Mr. Crumrine thanked the Council for the proclamation and invited the members to attend a luncheon on Friday, November 8th as his guests.

First zoning case heard was Case No. 1996, to rezone Lot 1, Blk 23, NCB 13627, located northeast of the intersection of Briaridge Drive and I. H. 10 Expressway, from "A" Residence District to "E" Office District.

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

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

AN ORDINANCE 31,854

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 1, BLK 23, NCB 13627, FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Next heard was Case No. 1875, to rezone Lots 143 and 144, NCB 11253, located on the south side of S. E. Military Drive, from "B" Residence District to "JJ" Commercial District.

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

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

AN ORDINANCE 31,855

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 143 AND 144, NCB 11253 FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Next heard was Case No. 1981, to rezone Lot 15, NCB 7883, located north-east of the intersection of Southcross Boulevard and the Panam Expressway, from "B" Residence District to "F" Local Retail District.

The Planning Director explained that the original application included Lot 16, but this was deleted by the Planning Commission to provide a buffer zone, which was agreeable to the applicant. 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: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,856

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 15, NCB 7883, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Case No. 1999 was next heard, to rezone Lot 11, NCB 10614, located on the east side of W. W. White Road, 328.8' north of East Houston Street, from "A" Residence and Temporary "A" Residence Districts 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 by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,857

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 11, NCB 10614, FROM "A" RESIDENCE AND TEMPORARY "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Next case heard was Case No. 2006, to rezone Lot M, NCB 10978, located southwest of the intersection of Utopia Road and Goliad Road, from "B" Residence District to "F" Local Retail District.

The Planning Director explained the proposed change, which was recommended by the Planning Commission. He explained that the original request was for "J" Commercial District, but the Planning Commission approved "F" Local Retail District, which was agreeable to the applicant. No one spoke in opposition to the change.

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

AN ORDINANCE 31,858

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 M, NCB 10978, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Case No. 1989 was heard next, to rezone Lot 22, Blk 2, NCB 8563, located on the south side of Vassar Lane, 150' west of McCullough Avenue, from "B" Residence District to "E" Office 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. de la Garza, seconded by Mr. Kaufman, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,859

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 22, BLK 2, NCB 8563 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Next heard was case No. 2016, to rezone Lot 39, NCB 12025, located on the east side of McCullough Avenue, 119.97' north of Rector Drive, from "A" Residence District and "H" Local Retail District to "D" Apartment District.

The Planning Director explained that the property was being upgraded from "H" Local Retail to "D" Apartment District, and apartments were to be constructed on the property. This was agreeable to the applicant.

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

AN ORDINANCE 31,860

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 39, NCB 12025, FROM "A" RESIDENCE AND "H" LOCAL RETAIL DISTRICT TO "D" APARTMENT DISTRICT.

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Case No. 1913 was next heard, to rezone Lot 1, NCB 12620, located northwest of the intersection of Deely Place and South Flores Street, from "B" Residence District to "D" Apartment 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. de la Garza, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,861

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 1, NCB 12620, FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Next case heard was Case No. 2009, to rezone Lot 16, NCB 10036, located on the south side of Veda Mae Drive, approximately 150' east of South Sea Lane, from "A" Residence District to "B" Residence 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 approved by passage of the following ordinance by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,862

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 16, NCB 10036, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT.

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Case No. 1885 was heard next, to rezone Lot 4, NCB 10600, save and except the north 200', located on the north side of I. H. 10 (E. Commerce St.), 538.7' west of the cutoff on Eddie Road, from Temporary "A" Residence District to "LL" Manufacturing District.

The Planning Director briefed the Council on the proposed change, which was recommended by the Planning Commission. He explained that the property was used for manufacturing before annexation and prior to the time residences were built in the area. The North 200' of the property will remain in "B" Residence District. No one spoke in opposition.

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

AN ORDINANCE 31,863

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 4, NCB 10600, SAVE AND EXCEPT THE NORTH 200' FROM "A" RESIDENCE DISTRICT TO "LL" MANUFACTURING DISTRICT.

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Case No. 1920 was next heard to rezone Lots 33, 34 and 35, NCB 11843, located southwest of the intersection of Urbancrest Drive and Pike Road, from "A" Residence District to "B" Residence District.

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

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

AN ORDINANCE 31,864

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 33,34 AND 35, NCB 11843, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT.

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Next heard was Case No. 1984, to rezone Lot 24A, NCB 3695, located north-east of the intersection of Darby Boulevard and Cupples Road, from "C" Residence District to "F" Local Retail District.

The Planning Director explained that the Planning Commission recommended this change be denied by the City Council.

Mr. John Grothues, applicant, stated that he wanted to build an ice house and barber shop on the property. He said that Cupples Road is the main thoroughfare and the land is suited for only retail business use. He said the one person who opposed at the Commission hearing lives closer to "F" Local Retail District than to the property in question.

After discussion of the matter, Mr. Grothues was asked if he would agree to a 60' buffer zone on the east part of the property to protect residences on Darby Boulevard. This was agreeable to Mr. Grothues.

On motion of Mr. Bremer, seconded by Mr. de la Garza, the recommendation of the Planning Commission was overruled, and the West 100' of Lot 24A, NCB 3695 was rezoned from "C" Residence District to "F" Local Retail District, subject to the property being replatted. The motion carrying with it the passage of the following ordinance prevailed by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,865

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 THE WEST 100' OF LOT 24A, NCB 3695, FROM "C" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Case No. 1992 was next heard, to rezone Lot 8, Blk 2, NCB 3601, located northwest of the intersection of Rivas Street and N. W. 24th Street, from "B" Residence District to "F" Local Retail District.

Planning Director Steve Taylor explained that the Planning Commission recommended this change be denied by the City Council. He explained this case came before the Council on October 3, but was postponed because of absence of

members of the Council, and it would require seven affirmative votes to overrule the recommendation of the Planning Commission.

Mr. Arthur Troilo, Attorney for the Applicant, explained that the application was for "F" Local Retail in order to establish a tamale, tortilla and Mexican food-to-go business. He stated it is to be a completely retail establishment with no food consumed on the premises. He said the Commission has denied the request because it felt this would be invading a residential area.

Mr. Troilo said neighbors were contacted and he presented a petition signed by twenty persons asking for this facility. He explained that the character of the neighborhood is not shown by the zoning lines and that this was actually a very spottedly developed area. Although the maps show no businesses, it is an area where there are a lot of homes being used for existing businesses, some possibly in violation. He presented the Council pictures showing the property in question and other businesses in the area. He explained that no alcoholic beverages would be sold and that it would be agreeable to put a deed restriction on the property against this use. He said no definite plans for the development of 24th Street exists and "F" Zone would not substantially change the way the area is presently developed, and would not devalue the property.

Six persons were present in the audience in favor of the change. 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 overruled and Lot 8, Blk 2, NCB 3601 was rezoned from "B" Residence District to "F" Local Retail District, subject to restrictions to prohibit the use of alcoholic beverages being filed. The motion carrying with it the passage of the following ordinance prevailed by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Parker and Bremer; NAYS: Padilla; ABSENT: McAllister.

AN ORDINANCE 31,866

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 8, BLK 2, NCB 3601, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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

AN ORDINANCE 31,867

ACCEPTING THE PROPOSAL OF McCALL, PARKHURST, CROWE, McCALL, AND HORTON, TO ACT AS BOND COUNSEL IN CONNECTION WITH THE PROPOSED BOND PROGRAM.

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The following ordinances were explained by Assistant City Manager Henckel. On motion of Mr. Jones, seconded by Mr. de la Garza, the ordinances were passed and approved by the following vote: AYES: de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 31,868

APPROVING THE SALE OF A TRACT OF LAND IN URBAN RENEWAL PROJECT NO. 1, TEX. R-39, TO MORRIS KALLISON FOR THE SUM OF \$110,818.82, UPON CERTAIN CONDITIONS.

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AN ORDINANCE 31,869

AUTHORIZING THE TRANSFER OF THE SUM OF \$4,038.36 FROM PUBLIC IMPROVEMENTS ACCOUNT #30-01-01 TO SPECIAL PROJECTS ACCOUNT #11-03-19.

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AN ORDINANCE 31,870

ACCEPTING THE BID OF D. F. (JACK) ORTS, GENERAL CONTRACTOR, INC., FOR CONSTRUCTION OF A GYMNASIUM TO EXECUTE A STANDARD PUBLIC WORKS CONSTRUCTION CONTRACT FOR SAID WORK; AUTHORIZING PAYMENT OF THE SUM OF \$97,206.00 OUT OF GENERAL FUND SPECIAL PROJECT ACCOUNT NO. 11-03-19 (EASTSIDE GYMNASIUM) TO D. F. (JACK) ORTS, GENERAL CONTRACTOR, INC., FOR SUCH WORK; AUTHORIZING PAYMENT OF THE SUM OF \$1,000.00 OUT OF THE SAME ACCOUNT TO BE USED AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT FOR SAID PROJECT; AND AUTHORIZING THE PAYMENT OF THE SUM OF \$5,832.36 OUT OF THE SAME ACCOUNT TO WILLIAM D. JONES, ARCHITECT, FOR PROFESSIONAL SERVICES RENDERED IN CONNECTION WITH THIS PROJECT.

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The Clerk read the following letter:

November 7, 1963

Honorable Mayor and Members of the City Council  
San Antonio, Texas

Gentlemen and Madam:

The following petitions were received and forwarded to the Office of the City Manager for investigation and report to the City Council.

10-30-63 Petition of Archbishop Robert E. Lucey, requesting the City to close and quitclaim Church Street between NCB 6312 and 6313, which extends from Brady Boulevard south approximately 351 feet to A Street.

11-1-63 Petition of Nicolas Cantu, 1415 San Ignacio Street, and others, requesting the City to gravel a road in NCB's 8982 and 8983, which is not platted and is an extension of San Ignacio Street.

Sincerely,

/s/ J. H. Inselmann  
City Clerk

All the above listed ordinances are listed in full in Ordinance Book NN.

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

A T T E S T :

City Clerk