

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN THE
CITY COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, OCTOBER 6, 1960, AT 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer Mayor J. Edwin Kuykendall with the following members present:

KUYKENDALL

DIETERT

PASSUR

MCAHON

SIMPSON

OLIVARES and

DE LA GARZA;

ABSENT: JOHNSON and MCALLISTER

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The invocation was given by Councilman Reuben O. Dietert.

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The Mayor asked those persons desiring to be heard on the zoning cases to be considered to sign the register.

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First heard was Zoning Case 1321 continued from August 4th to rezone Lot 13, NCB 1707 on McCullough Avenue bounded by Mistletoe and E. Woodlawn from "D" Apartment District to "E" Office District.

The Planning Director reviewed the case. Mr. George Beury, attorney for the applicant, stated that the property is no longer saleable as a residence. The property sets back 65 feet from McCullough Avenue. The construction, condition and character of the building makes it unwise to tear down and build another building. An office building would be much more desirable than apartments. There is room for 55 or 65 spaces for off-street parking. They have agreed to a non-access easement on Woodlawn side so that there will be no curb cuts on that street.

Mr. George Bradfield, 228 East Woodlawn, stated he and his neighbor were opposing the change because the property was presently zoned for apartments and could be utilized as such. They are asking for rezoning for 300 feet back from McCullough and if the request is granted more office buildings can be built in the back part. When originally proposed they had asked for only the front part of the property with the back part to remain as it is. He had an objection to this as it would provide for parking and prevent further construction of office buildings.

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Discussion took place regarding the validity of a non-access easement and whether the property should be zoned "E" Office District only to include the building and let the balance of the land retain "D" Apartment zone.

Mr. Beaury asked that in the event the change was denied that the property be allowed to revert to its original platting so that curb cuts would be allowed on Woodlawn Street.

Mr. de la Garza then moved that the front part be rezoned to "E" Office District and the back part to remain "D" Apartment District. The motion was lost for lack of a second.

Mr. Passur then moved that the rezoning be denied and allow the property to revert back to the original platting. Seconded by Mr. de la Garza, the motion failed by the following vote: AYES: PASSUR, DE LA GARZA; NAYS: KUYKENDALL, DIETERT, MCMAHON, SIMPSON, OLIVARES; ABSENT: JOHNSON and MCALLISTER.

Then on motion of Dr. McMahon seconded by Mr. Olivares the recommendation of the Planning Commission was upheld by passage of the following ordinance by the following vote: AYES: KUYKENDALL, DIETERT, MCMAHON, SIMPSON, OLIVARES; NAYS: PASSUR, DE LA GARZA; ABSENT: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 017

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 13, NCB 1707 FROM "D" APARTMENT DISTRICT TO "E" OFFICE DISTRICT.

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Full text in Ordinance Book K K, Page 105

Next heard was the continued hearing of Case 1360 to rezone Lot 35-A, NCB 11259 located on the West side of Bandera Road, approximately 353 feet North of Broadview. Mr. Bruce Canright stated he proposed to build a bowling and recreation center on this site, the building to cost over a million dollars. Professional bowling league matches will be held here and it will be a great asset to San Antonio as a tourist attraction. They would employ 40 people and pay about \$18,000 in taxes. He stated that a non-access easement had been provided to prevent access to the property from Broadview.

Mr. Harold Holman, owner of adjacent property, objected to the change because it would lower the value of his property and traffic and noise would be a nuisance. Mr. Rock Gonzalez, 140 Broadview, representing other residents on Broadview opposed the change for the same reasons.

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Since this case was originally continued because of a question of ownership, it was brought out that Mr. Canright was negotiating the purchase of the property subject to its being rezoned. Discussion took place regarding having the owner of the property in all cases join in the request for rezoning. Also discussed was the question of lowering the value of surrounding homes.

Dr. McMahon then moved that this case be referred back to the Planning Commission for further study. Seconded by Mr. Passur, the motion carried by the following vote:
 AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA; NAYS: None;
 ABSENT: JOHNSON and MCALLISTER.

Next heard was Case 1290 to rezone Lot 16, Blk. 8, NCB 10943 located on the northwest corner of Goliad Road and Hot Wells Blvd., from "B" Residence District to "JJ" Commercial District. The Planning Director reviewed the case. No one spoke in opposition to the change.

On motion of Mr. Olivares, seconded by Mr. Passur, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA;
 NAYS: NONE; ABSENT: JOHNSON, and MCALLISTER.

AN ORDINANCE 29, 018

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 16, Blk. 8, NCB 10943 FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 105

Next heard was Case 1323 to rezone Lots 8 thru 14, inclusive, NCB 10945, located on the Southwest corner of Goliad Road and Hot Wells Blvd., from "B" Residence District to "JJ" Commercial District.

Mr. G. H. Sarran and J. A. Uzzell, applicants in the case, stated that this was non-conforming property and had been used for businesses prior to the time it was taken into the City. Two property owners objected to the change if Lot 7 was included in the proposed change. It was explained that this lot was not to be rezoned and would remain as it is. The objections were then withdrawn.

On motion of Dr. McMahon, seconded by Mr. Olivares, the recommendation of the Planning Commission was approved by passage of the following ordinance.

AN ORDINANCE 29, 019

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HERE IN AS LOTS 8 THRU 14, INCLUSIVE, NCB 10945 FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 105

The vote was as follows: AYES: KUYKENDALL, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA; NAYS: NONE; ABSENT: JOHNSON and MCALLISTER; ABSTAINING: DIETERT.

Next heard was Case 1341 to rezone Lot 143, NCB 11178, located on the South side of S.W. Military Drive (Loop 13) approximately 930' east of Roosevelt Avenue, from "A" Residence District to "JJ" Commercial District.

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

On motion of Mr. Passur, seconded by Mr. de la Garza, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, DIETERT, SIMPSON, OLIVARES, DE LA GARZA; NAYS: NONE; ABSNET: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 020

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 143, NCB 11178 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 106

Next heard was Case 1344 to rezone Lots 1 and 2, NCB 12059 located on the N.W. corner of Heimer Road and San Pedro, from "A" Residence District to "F" Local Retail District.

The Planning Director briefly told of the proposed change. No one spoke in opposition. On motion of Mr. de la Garza, seconded by Mr. Simpson, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA, NAYS: NONE; ABSENT: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 021

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 AND 2, NCB 12059 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

Full text in Ordinance Book K K, Page 107

Next heard was the continuation of the September 15th hearing on Case 1359 to rezone Lot 42, Blk. 3, NCB 8675, located on the South side of Halm Blvd., approximately 550' east of Slavin, from "A" Residence District to "LL" Manufacturing District.

The Planning Director briefly told of the proposed change. No one spoke in opposition.

On motion of Dr. McMahon, seconded by Mr. Simpson, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA; NAYS: NONE; ABSENT: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 022

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 42, Blk. 3, NCB 8675 FROM "A" RESIDENCE DISTRICT TO "LL" MANUFACTURING DISTRICT.

Full text in Ordinance Book K K, Page 107

Last case heard was Case 1368 to rezone Lot 47, Blk. 11, NCB 3112, located on the south side of Hildebrand, approximately 100' west of Grant Avenue, from "B" Residence District to "F" Local Retail District.

The Planning Director explained the proposed change. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Dr. McMahon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA; NAYS: NONE; ABSENT: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 023

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 47, BLK. 11, NCB 3112 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 108

The following ordinances were passed and approved by the following vote: AYES: KUYKENDALL, DIETERT, PASSUR, MCMAHON, SIMPSON, OLIVARES, DE LA GARZA; NAYS: NONE; ABSENT: JOHNSON and MCALLISTER.

AN ORDINANCE 29, 024

AMENDING NECESSITY ORDINANCE NO. 28795 TO DELETE CERTAIN PARCELS NOT NEEDED BY THE CITY.

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Full text in Ordinance Book K K, Page 108

AN ORDINANCE 29, 025

AUTHORIZING THE PAYMENT OF THE SUM OF \$2,448.23 OUT OF SEWER RENTAL PLEDGED FUND #204 IN FULL AND FINAL SETTLEMENT OF ALL ASSERTED RIGHTS TO COLLECT FEES FOR CONNECTIONS TO CERTAIN PRIVATELY CONSTRUCTED SANITARY SEWERS.

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Full text in Ordinance Book K K, Page 109

AN ORDINANCE 29, 026

EXTENDING THE PERIOD OF INJURY LEAVE OF FIREMAN FRED P. MONTEZ FOR SIX MONTHS FROM SEPTEMBER 19, 1960, TO MARCH 18, 1961.

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Full text in Ordinance BOOK K K, page 109

Mr. Richard L. Burch addressed the Council and asked that the ban on sirens on police patrol cars be removed. He was told that no change in policy had been made regarding sirens on police cars. The siren ban imposed last year applied to ambulances on only. He was asked to talk to the Chief of Police regarding this policy.

There being no further business, the meeting adjourned.

A P P R O V E D :

Edwin Hyland
MAYOR

A T T E S T :

Frank Gallagher
CITY CLERK