

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, NOVEMBER 7, 1962, 8:30 AM

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

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The invocation was given by Councilman Kaufman.

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The minutes of the previous meeting were approved.

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Mayor Pro-Tem Walter C. Gunstream welcomed Girl Scout Troop No. 11 from Terrell Hills Junior High School. The troop of sixteen girls was accompanied by Mrs. Burris, Mrs. Curtis and Mrs. Grant.

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The first zoning case heard was Case No. 1679 to rezone Lot 31, NCB 11688, located on the east side of West Avenue, 652' south of Jackson Keller Road, from "D" Apartment District to "JJ" Commercial District.

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The Planning Director briefed the Council on the case and stated that the Zoning Commission recommended the change in zoning. No one spoke in opposition.

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

AN ORDINANCE 30,876

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 31, AND 32, NCB 11688, FROM "D" APARTMENT DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM , Page 415

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Next heard was Case No. 1750 to rezone Lot 30, Blk 90, NCB 3249, located on the south side of Gramercy Place between Martinez Creek and SA&AP Railroad R-O-W and a portion of Lot 32, Blk 91, NCB 3248 not zoned "MM" Manufacturing District, located on the north side of Gramercy Place, 94.18' west of SA&AP Railroad R-O-W from "J" Commercial District to "M" Manufacturing District.

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The Planning Director briefed the Council on the proposed change and stated that the Zoning Commission recommended the proposed change. No one spoke in opposition.

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On motion of Mr. de la Garza, seconded by Mr. Bremer, the change in zoning was approved by passage of the following ordinance by the following vote: AYES: Gunstream, de la Garza, Rohlfs, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

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AN ORDINANCE 30,877

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 30, BLK 90, NCB 3249; AND THAT PORTION OF LOT 32, BLK 91, NCB 3248 NOT ZONED "MM" MANUFACTURING DISTRICT, FROM "J" COMMERCIAL DISTRICT TO "M" MANUFACTURING DISTRICT.

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Full text in Ordinance Book MM, Page 415

Case No. 1762 was next heard to rezone Lot 49, NCB 10111 located on the northeast side of El Mio Drive, 175' southeast of N. Flores Street; and Lot 29, NCB 10112, located on the east side of N. Flores Street between El Mio Drive and Breeden Avenue, from "B" Residence District to "C" Residence District.

The Planning Director explained the change to the Council, and stated that the Zoning Commission recommended the rezoning. No one spoke in opposition.

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

AN ORDINANCE 30,878

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 49, NCB 10111; AND LOT 29, NCB 10112 FROM "B" RESIDENCE DISTRICT TO "C" RESIDENCE DISTRICT.

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Full text in Ordinance Book MM, Page 416

Next Case No. 1770 to rezone Lot 4, Blk 7, NCB 1692, located between Stafford Street and Van Ness Street, 156' east of N. New Braunfels Avenue from "C" Residence District to "F" Local Retail District, was heard.

The Planning Director briefed the Council on the proposed change as recommended by the Zoning Commission.

Mr. Reid, representing the applicant, explained the reasons for the requested change and stated that parking area would be provided by the use of City owned property immediately in front of this property. He understood that the City was going to blacktop this strip of land.

The City Manager said that there were no definite plans for resurfacing this area, but if /done, it would be a joint operation between the State and the City. However, a general plan was under preliminary study for this area.

After further discussion, the Council directed that the study of the area be expedited and presented to the Council within thirty days at which time the request for rezoning this property would again be considered.

On motion of Mr. Rohlf, seconded by Mr. Padilla, the hearing was continued to December 5th, by the following vote: AYES: de la Garza, Rohlf, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

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Next heard was Case No. 1768 to rezone Lots 21 and 22, Blk 3, NCB 11257, located on the south side of S.W. Military Drive, approximately 2000' west of Bynum Street, from "B" Residence District to "JJ" Commercial District.

The Planning Director briefed the Council on the proposed change, as recommended by the Zoning Commission. No one spoke in opposition.

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

AN ORDINANCE 30,879

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 21 AND 22, BLK 3, NCB 11257, FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, Page 416

Next case heard was Case No. 1785 to rezone Lot 2, NCB 10490, located on the north side of Adrian Drive, approximately 197.46' west of Vance Jackson Road, from "B" Residence District to "E" Office District.

The Planning Director explained that the original request was for "F" Local Retail, but the Planning Commission recommended "E" Office District for this property.

Mr. Solomon Abdo, applicant, stated he proposed to construct an office building to be occupied by an insurance company. He said the FHA would not finance a residence on this property, and asked the Council to approve the change.

Mr. Theodore W. Sohn, 415 Adrian, protested any change of the present zoning of the property.

After consideration, on motion of Mr. Gatti, seconded by Mr. de la Garza, the recommendation of the Zoning Commission was approved by passage of the following ordinance. The vote was as follows: AYES: de la Garza, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; ABSTAINED: Rohlf; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 30,880

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 2, NCB 10490 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Case No. 1751 was next considered to rezone Lot 33, NCB 3895, located on the north side of Denver Blvd., approximately 240' east of S. Cherry Street, from "D" Apartment District to "J" Commercial District.

The Planning Director briefed the Council on the Zoning Commission's recommended change of zoning.

Mr. Phillip Hemphill, Vice-President of the Highland Park Bank, the applicant, stated the

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building had been occupied by an electrical contractoe as an office and shop for sixteen years, but was now vacant and required the proposed change in zoning in order for the Bank to dispose of the property.

Mr. E. E. Wisakowsky, 204 Denver, opposed the contemplated change because of the additional noise and obnoxious odors that would be created by the contemplated purchaser's business, which is a tire recapping plant.

Mr. A. Vasquez, owner of the adjacent property, opposed the rezoning because there was a 2.3' difference in the property line. The Council informed Mr. Vasquez that his was a survey problem and did not enter into zoning this particular piece of property. Mr. Hemphill assured the Council that the bank would do everything possible to satisfy Mr. Vasquez. Mr. Hemphill further stated that the property would most likely be sold and used for a warehouse in order to utilize the building on the property, which use would not be a detriment to the area.

Mrs. R. J. Benavides, representing her father, Mr. Solis, who lives at 118 Denver, and Mrs. C. R. Siller, of 137 Denver, both spoke in opposition to the change.

After further discussion, on motion of Mr. de la Garza, seconded by Mr. Kaufman, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: Gunstream, de la Garza, Rohlfs, Kaufman, Gatti, Parker and Bremer; NAYS: Padilla; ABSENT: McAllister.

AN ORDINANCE 30,881

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 33, NCB 3895, FROM "D" APARTMENT DISTRICT TO "J" COMMERCIAL DISTRICT.

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Next heard was CaseNo. 1705 to rezone that portion of Lot 12, NCB 11622 inside the City Limits, located on the northeast side of Fredericksburg Road, 308' northeast of Donore Place, from "A" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the Zoning Commission's recommendation for rezoning.

Mr. L. L. Lopez, the applicant, representing prospective buyers, presented his reasons for the requested rezoning. He stated that a 86 unit motel was to be built on the portion of the property inside the City ,imits.

Rev. C. W. Lokey, 7923 Donore Place, owner of the adjoining property, opposed the rezoning because "F" Local Retail would allow many undesirable businesses to be established, along with the motel.

The City Attorney explained that a motel could not be operated in an "A" or "B" Residential zone, although it was similar to a hotel.

Mr. Ray Parker spoke in favor of the rezoning. Mr. L. E. Fite, Chairman of the Methodist Medical Hospital Board, spoke in opposition, stating that the whole area should be zoned on a master plan basis after a comprehensive study tying in with the medical hospital development was made. Mr. Fite said he would see that the City would receive the plans of the medical

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area as soon as possible.

After further discussion by the Council, it was decided to continue the hearing pending receipt of a master plan for the entire area. Mr. Rohlfs made a motion to continue the hearing to December 19th. Seconded by Mr. de la Garza, the motion was carried by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

The final hearing was Case No. 1739 to rezone Lots 25, and 26, NCB 7902, located on the south side of Division Avenue, 115' east of the cut-off of I. H. 35 Expressway, from "B" Residence to "D" Apartment District; and Lot 24, NCB 7902 located southeast of the intersection of Division Avenue and I. H. 35 Expressway, from "B" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the Zoning Commission's recommendation for rezoning.

Mr. Wm. Ferguson, Attorney for the applicant, made a comprehensive presentation of plans for development of the property into a service station and apartments.

Mr. Ralph Gomez and Mr. Ray Parker spoke in favor of the rezoning.

No one spoke in opposition. On motion of Mr. Kaufman, seconded by Mr. Rohlfs, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 30,882

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 25 & 26, NCB 7902, FROM "B" RESIDENCE TO "D" APARTMENT DISTRICT; AND LOT 24, NCB 7902 FROM "B" RESIDENCE TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 417

The Clerk read the following resolution:

A RESOLUTION

THE CITY COUNCIL EXPRESSES DEEP AND HEARTFELT SORROW IN THE LOSS OF MR. HENRY GUERRA, SR., AN OUTSTANDING CIVIC LEADER IN THE CITY OF SAN ANTONIO.

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Full text in Ordinance Book MM, Page 417

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

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

AN ORDINANCE 30,883

MANIFESTING A PERMIT TO PHILLIPS PETROLEUM COMPANY FOR CONSTRUCTION OF A PIPE LINE

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IN A PORTION OF SPRINGFIELD ROAD.

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Full text in Ordinance Book MM, Page 418

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AN ORDINANCE 30,884

ACCEPTING THE LOW BID OF WILLIAM GOETZ & SONS FOR CONSTRUCTION OF WESTFALL BRANCH LIBRARY BUILDING; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT THEREFOR; APPROPRIATING THE SUM OF \$88,900.00 PAYABLE TO WILLIAM GOETZ & SONS AND APPROPRIATING THE SUM OF \$1,000.00 AS A CONSTRUCTION CONTINGENCY ACCOUNT, SAID APPROPRIATIONS TO BE MADE FROM SAN ANTONIO PUBLIC LIBRARY WESTFALL FUND NO. 750-03.

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There being no further business, the meeting adjourned.

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A P P R O V E D :

M. McAllister

M A Y O R

A T T E S T :

J. H. Savelman
C i t y C l e r k