

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, OCTOBER 1, 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 and PARKER: ABSENT: BREMER.

64-209 The invocation was given by Councilman Jack Kaufman.

Minutes of the previous meeting were approved.

64-209 The Mayor called on Mr. Rosen, who extended an invitation to the Council Members and all citizens of San Antonio to attend the Fifth Annual Fireman's Award Dinner to be held at Villita Assembly Hall, October 22, 1964. He explained that the dinner is sponsored by Highland Park Exchange Clubs of San Antonio and that this year the theme will be HemisFair, 1968. Mr. William Sinkin will be the guest speaker for the evening. Mr. Rosen then introduced Mr. Tex Kennedy, President of the Highland Park Exchange Club. Mr. Kennedy stated it was the civic duty of every citizen to honor the firemen. He then introduced Milton Rogers, Chief of the San Antonio Fire Department. Chief Rogers explained the various awards.

64-209 Mayor McAllister stated, speaking on behalf of the Council, he was proud of the fine work done by the Fire Department, not only in handling fires when they occur, but the fine work done in preventing fires. He stated the citizens of San Antonio are indeed fortunate to have such a fine department in that the fire insurance rates for San Antonio amounts to 9¢ per \$100 valuation in comparison to other cities in Texas which amounts to approximately \$1.00 per \$100 valuation.

64-209 The Mayor then made a presentation proclaiming "Employ the Handicapped Week" to Mr. F. B. Roser, Chairman of the Mayor's Committee on Employment of the Handicapped.

Mr. Roser thanked the Mayor and said this marked the 20th year of recognizing the work of the handicapped. He then introduced other members of the Committee.

64-210 First zoning case to be heard was Case No. 2232 to rezone Lot 27, NCB 10978, located on the west side of Goliad Road 262' north of Linn Road from "B" Residence District to "F" Local Retail District.

Mr. Burt Lawrence, Assistant Planning Director, explained 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 Mrs. Cockrell, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Jones and Bremer.

## AN ORDINANCE 32,790

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

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64-211 Next case heard was Case No. 2224, to rezone Lot 13, NCB 11693, located on the south side of Burwood Lane 216.32' east of Blanco Road from "A" Residence District and "B" Residence District to "JJ" Commercial District; and Lots 14 and 19, NCB 11693 located on the south and north sides of Burwood Lane 401.02' east of Blanco Road from "A" Residence District and "B" Residence District to "D" Apartment District.

Mr. Burt Lawrence briefed the Council on the proposed change, as recommended by the Planning Commission.

No one spoke in opposition.

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: McAllister, de la Garza, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSTAINED: Jones; ABSENT: Bremer.

## AN ORDINANCE 32,791

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 11693 FROM "A" RESIDENCE DISTRICT AND "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT; AND LOTS 14 AND 19, NCB 11693 FROM "A" RESIDENCE DISTRICT AND "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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64-213 Case No. 2235 was next heard to rezone Lots 44 and that portion of Lot 43, NCB 11716 not presently zoned "F" Local Retail District, located between San Pedro Avenue and Isom Road approximately 657.63' north of the intersection of these two streets from "B" Residence District and "E" Office District to "F" Local Retail District.

Mr. Burt Lawrence explained the proposed change as recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 32,792

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 44 AND THAT PORTION OF LOT 43, NCB 11716 NOT PRESENTLY ZONED "F" LOCAL RETAIL DISTRICT, FROM "B" RESIDENCE DISTRICT AND "E" OFFICE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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64-214 Next heard was Case No. 2254 to rezone Lots 12 and 13, NCB 2015, located on the northeast corner of Cincinnati and No. Elmendorf from "D" Apartment District to "F" Local Retail District.

Mr. Lawrence explained the proposed change in zone as 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: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 32,793

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 12 AND 13, NCB 2015, FROM "D" APARTMENT DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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64-212 Next heard was Case No. 2243, to rezone the south 62.5' of Lots 12, and 13, NCB 1704 located on the west side of N. McCullough Avenue, 62.5' south of Magnolia Avenue, from "D" Apartment District to "E" Office District.

Mr. Burt Lawrence briefed the Council on the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 32,794

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

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THE SOUTH 62.5' OF LOTS 12, AND 13, NCB 1704 FROM "D" APARTMENT DISTRICT TO "E" OFFICE DISTRICT.

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64-215 Next heard was Case No. 2211, to rezone that portion of Lot 86, NCB 11508 not presently zoned "F" Local Retail, located on the east side of Cheryl Drive 232.75' south of Bandera Road, from "A" Residence District to "F" Local Retail District; and Lot 87, NCB 11508, located on the east side of Cheryl Drive 315.34' south of Bandera Road from "A" Residence District to "B" Residence District.

The Assistant Planning Director briefed the Council on the proposed change as 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: McAllister, de la Garza, Jones, Kaufman, Cockrell, Padilla and Parker; NAYS: None; ABSENT: Gatti and Bremer.

AN ORDINANCE 32,795

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 THAT PORTION OF LOT 86, NCB 11508 NOT PRESENTLY ZONED "F" LOCAL RETAIL DISTRICT FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT; AND LOT 87, NCB 11508 FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT.

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64-216 Next heard was Case No. 2160 to rezone Lot 16, NCB 3639, located northeast of the intersection of N. W. 24th and Perez Street from "B" Residence District to "E" Office District.

Mr. Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be denied.

Mr. Thomas Guardia, Jr., attorney for the applicant explained the proposed change was necessary in order for his client to build a real estate office on it. The building would be approximately 1,000 square feet leaving sufficient room for off-street parking, and they will also build a fence as a buffer. The lot would have an entrance on Perez Street and an exit on N. W. 24th Street.

While there were opponents to the change in zone, none of them were present at the Planning Commission hearing and no opponents were present now at the Council meeting.

This property has been vacant for 12 or 15 years. This building will be a definite asset to the neighborhood, Mr. Guardia stated.

The Mayor asked if a sketch of the proposed building was available. Mr. Guardia stated he would be glad to get an architect's drawing of the building. He also stated he had been before the Planning Commission and at the Council

meeting a total of eight times. Mr. Gatti stated the Council had referred Mr. Guardia on a previous occasion to the Planning Commission to consider "E" Office District.

No one spoke in opposition to the proposed change.

After lengthy discussion of the Council regarding traffic patterns and type of building to be erected, it was determined that before a building permit could be issued a proper plat plan and provision for ingress and egress must be worked out.

Mrs. Cockrell made a motion to overrule the recommendation of the Planning Commission and grant the required rezoning. Seconded by Mr. Padilla, the proposed rezoning was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 32,796

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 3639 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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64-217 Next heard was Case No. 2231 to rezone 4.064 acres out of NCB 10780 being located on the south side of Sinclair Road 500' east of South W. W. White Road, from "A" Residence District to "J" Commercial District.

Mr. Burt Lawrence briefed the Council on the proposed change on which the Planning Commission recommended the zoning be denied.

Colonel Walker, one of the owners and applicants stated in view of General Hudnell's statement regarding small business dealing with the Government in San Antonio, his appearance was appropriate. The Precision Tool Company was formed in 1959. He reviewed their growth in San Antonio and the number of employees on the payroll. This year their volume will reach 3/4 million dollars, most of which is spent in San Antonio. The present location on Pleasanton Road is too small. He stated he cannot afford to pay the price of land already zoned. This property on S. W. W. White Road is the proper size for their present needs and for future expansion, and was selected because of the access for their employees as well as to government bases. On August 12th the request for change in zone was denied by the Planning Commission by a vote of 5 to 3, the reasons given by the Planning Commission was that this area was not appropriate for any change other than "A" Residence District.

He stated that there have been no major improvements in this area since it was annexed by the City other than the construction of a Telephone Exchange Building, and an open drainage ditch. No houses have been built on this street in 9 or 10 years. Another reason given by the Commission was that there was plenty of "J" zoned property in this area. He said about two weeks after the Commission overruled his request, one of the members on the Commission who had voted against the rezoning request, telephoned him and offered to sell some of the land in this general area which was properly zoned. He stated this disturbed him and that if this is the integrity of the people that are guiding the City, he must have chosen the wrong

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city in which to live.

Colonel Walker further stated he hoped everyone was familiar with General Hudnell's statement as to the opportunity of small business here in San Antonio in dealing with government contracts. If rezoning comes to pass, he proposed to build a building in excess of \$150,000, a masonry air-conditioned machine shop facing Sinclair Road, with the access to parking lot on the side leaving the property in the rear for future expansion. He explained how he had advertised for skilled labor and stated he had almost 90 applications illustrating that employment is a major factor for skilled labor as well as unskilled labor in this area.

After further discussion, Mr. Jones made a motion to overrule the recommendation of the Planning Commission, and grant the rezoning. Seconded by Dr. Parker, the rezoning was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

Prior to the vote, City Manager Shelley asked if Colonel Walker was agreeable to giving the City enough frontage for the proposed widening of Sinclair Road. Colonel Walker said he would gladly give the necessary frontage and would, in fact, give the City a letter of intent.

AN ORDINANCE 32,797

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 4.064 ACRES OUT OF NCB 10780 FROM "A" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

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64-218 Mrs. Cockrell moved that the Presiding Officer appoint a committee of three from the Council to investigate the alleged offer of sale of a tract of land to the applicant. Seconded by Dr. Parker, the motion was approved by passage of the following resolution: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

A RESOLUTION

APPOINTING THREE MEMBERS OF THE CITY COUNCIL, MRS, S. E. COCKRELL, JR., MR. JACK KAUFMAN AND MR. ROBERT C. JONES, TO INVESTIGATE AN ALLEGED PROPOSAL TO SELL PROPERTY BY A MEMBER OF THE PLANNING COMMISSION.

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64-219 Next case heard was Case No. 2222 to rezone the south 60' of Lot E, NCB 7879, located northwest of the intersection of Brunswick and Commercial Avenue from "B" Residence District to "F" Local Retail District.

Mr. Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be denied.

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Mr. Herbert Asbury, Jr. representing the applicant, Sixta C. Garcia, explained that they now have non-conforming rights within the confines of the existing building, but would like to have the proper zoning in order to expand. If zoning is granted it will help relieve the traffic jam created by gas price wars. He stated they did not plan to expand the building proper but to provide for parking space.

After a lengthy discussion by the Council, Dr. Parker moved the recommendation of the Planning Commission be overruled, and that rezoning be granted. Seconded by Mr. de la Garza the motion carried with it the passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 32,798

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 SOUTH 80' OF LOT E, NCB 7879 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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64-220 Last case heard was Zoning Case No. 2240, to rezone Lots 23 and 24, NCB 11196, located northeast of the intersection of Caddo Street and Somerset Road, from "B" Residence District to "F" Local Retail District.

Mr. Lawrence explained the requested change in zone, which the Planning Commission recommended be denied.

Mr. Guardia, Jr., Attorney for the applicant, Mr. Joe Salas, requested this case be postponed as he was hired by Mr. Salas only four days ago and needed time to better prepare his applicant's request for change in zone.

Mr. Max Fuentes, Jr., attorney for thirty people in opposition to this request for change in zone, requested the hearing be held now since the case was heard by the Planning Commission on August 19th, and that the applicant has had sufficient time to hire an attorney to present his application. He stated his clients have hired him to represent them, which is costing them money as well as time off from their jobs to be present at the meetings.

Mr. Guardia again requested a postponement due to the fact there was not a full Council present.

The Mayor stated even if the case was postponed two weeks it is not known if a full Council would be present, so the case would be heard now.

Mr. Guardia stated that his client wanted to establish the proper zone in order to sell beer off-premises but after further consultation his client wishes to establish a service station on this tract which would certainly be an improvement to the neighborhood.

Mr. Max Fuentes stated that his clients were puzzled by what Mr. Salas wanted to build on this lot as he had indicated a beer place, an ice house and now a service station. His clients opposed the change due to the noise and traffic that would be created in this residential neighborhood.

Mr. Rudy Laque, Mr. Oliver Allen and Mr. Ricardo Guzman each spoke in opposition to the proposed change.

After further discussion by the Council, on motion of Mr. Padilla, seconded by Mr. de la Garza, the recommendation of the Planning Commission to deny the request for rezoning was upheld, the vote being as follows: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

64-221 Having complied with all the requirements of the Municipal Annexation Act, the Assistant City Clerk read the following ordinance for the second and final time.

AN ORDINANCE 32,680

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 39.447 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. ( Being a part of Harmony Hills Sub-Division Unit 4-B).  
\* \* \* \* \*

Planning Director Steve Taylor explained the proposed annexation.

No one spoke in opposition.

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

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

64-222

AN ORDINANCE 32,799

APPROPRIATING \$22,545.00 OUT OF INTERNATIONAL AIRPORT CONSTRUCTION FUND TO ACQUIRE RIGHT-OF-WAY PERTAINING TO THE NORTH-SOUTH RUNWAY EXTENSION AND THE BITTERS ROAD RELOCATION PROJECT.  
\* \* \* \* \*

64-223

AN ORDINANCE 32,800

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF MANSFIELD LUMBER COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN ITEMS OF CREOSOTED BRIDGE TIMBER FOR A TOTAL OF \$5,742.60.  
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64-224 At the suggestion of Mr. Kaufman, the Mayor congratulated Mr. Joe Rust, Light Newspaper Reporter at City Hall for being voted Vice President of his newspaper fraternity, and stated he would receive a citation.

64-224 City Manager Shelley informed the Council that due to ill health Mr. John Saunders was relieved as Director of Aviation, and Mr. Bob Jamison, Assistant Director of Aviation, will be Aviation Director until such time as Mr. Saunders recovers. In the meantime, Mr. Shelley said, Mr. Saunders will be used in less strenuous capacity.

The Clerk read the following letter:

October 1, 1964

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

Gentlemen and Madam:

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

64-225 9-28-64 Petition of J. B. Martin requesting the City to close Merrick Street from the east right-of-way line of Probandt Avenue to the west right-of-way line of the San Antonio River.

Sincerely,

/s/ J. H. Inselmann  
City Clerk

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:

  
City Clerk

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