

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, OCTOBER 7, 1965, 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: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER. ABSENT: McALLISTER and JAMES.

65-1015 The invocation was given by Dr. Edwin Kirtley, Alamo Heights Christian Church.

The minutes of the meeting held on September 30, 1965, were approved.

65-1016 First zoning case heard was Case No. 2549, to rezone Lot 1, Block 3, NCB 12813, located west of the intersection of Louis Pasteur Drive and Fredericksburg Road, from "A" Residence District to "E-3" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Dr. Calderon, seconded by Mrs. Cockrell, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33,745

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 3, NEW CITY BLOCK 12813 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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65-1017 Next heard was Case No. 2532, to rezone Lot 20, NCB 11190, located southwest of the intersection of Hopi Street and Palo Alto Road, having 50' on Palo Alto and 150' on Hopi, from "B" Residence District to "B-2" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Mrs. Cockrell, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33,746

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 20, NEW CITY BLOCK 11190 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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65-1018 Next heard was Case No. 2525, to rezone Lot 5, NCB 12170, triangular in shape subject property is located east of the intersection of Austin Hwy., and Klaus Road; having 251.8' on Austin Hwy., and 268.13' on Klaus Road, from "B" Residence District to "B-3" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Dr. Parker, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33,747

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 5, NCB 12170, FROM "B" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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65-1019 Next heard was Case No. 2539, to rezone Lot 19, NCB 12397, located northwest of the intersection of Fairdale Drive and Glendora Drive; having approximately 596.15' on Fairdale and 175.64' on Glendora, from "A" Residence District to "R-3" Multiple-Family Residence District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Mr. Jones, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33,748

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 19, NEW CITY BLOCK 12397, FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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65-1020 Next heard was Case No. 2516, to rezone Lot 75, NCB 13490 from "A" Residence District to "B-3" Business District; and that portion of Lot 74, NCB 13490 presently within the City Limits of the City of San Antonio, from "A" Residence District to "B-2" Business District, located east of the intersection of Blanco Road and West Avenue; having a frontage of 511.19' on West Avenue, a depth 570.68' and being bounded on the east by the City Limits line, from "A" Residence District to "B-3" and "B-2" Business Districts.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Mr. Bremer, seconded by Dr. Parker, the recommendation of the Planning Commission was approved by the passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER, and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33, 749

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 75, NCB 13490 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND THAT PORTION OF LOT 74, NCB 13490 PRESENTLY WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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65-1021 Next heard was Case No. 2523, to rezone Lot 1, Block 1, NCB 13824, triangular in shape, property is located on the north side of McGarty Road immediately west of Lorene Lane; having 748.14' on McGarty Road and a maximum depth of 383.62', from "A" Residence District to "R-3" Residence District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of Dr. Parker, seconded by Mrs. Cockrell, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33, 750

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 1, NEW CITY BLOCK 13824, FROM "A" RESIDENCE DISTRICT TO "R-3" RESIDENCE DISTRICT.

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65-1022 Next heard was Case No. 2546, to rezone Lot 18, Block 2, NCB 10365, located on the south side of Burkedale Blvd., approximately 260' east of Stringfellow Avenue, having 110' on Burkedale and a depth of 117.75', from "D" Apartment District to "B-1" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the proposed change.

On motion of 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: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

AN ORDINANCE 33, 751

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 18, BLOCK 2, NEW CITY BLOCK 10365, FROM "D" APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT.

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65-1023 The public hearing on Zoning Case No. 2415, scheduled to be considered at this time, was delayed in order to contact the applicant or his attorney who were not present.

65-1024 The City Council next took up consideration of the application filed by Mr. Stanley Rosenberg in behalf of the applicant, B. F. Pittman III for a rehearing before the City Council relative to Zoning Case No. 2472 on which the Council had finally acted on September 23, 1965.

Neither the applicant nor his attorney were present.

After consideration by the Council, Mrs. Cockrell made a motion to deny the application for a rehearing. Seconded by Mr. Jones, the motion was passed and approved by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO and BREMER; NAYS: PARKER; ABSENT: McALLISTER and JAMES.

The City Clerk read the following ordinance for the first time.

65-1025

AN ORDINANCE 33,752

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 19.991 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. (Harmony Hills Unit 4C)

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City Manager Shelley briefed the Council on the annexation ordinance.

No one asked to be heard.

On motion of Dr. Parker, seconded by Mr. Trevino, the ordinance was passed and approved for publication only, by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

65-1026 The City Manager made the following report on the petition of Grimsinger Plumbing and Heating Company, requesting permission to install an eight-foot rough cedar stockade fence at 2203 Danbury:

Staff investigation reveals that the erection of this fence will remove unsightliness to the public and will give protection from theft and vandalism, we therefore, recommend approval of this request.

On motion made by Dr. Calderon, seconded by Mr. Jones, the following ordinance was passed and approved by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

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AN ORDINANCE 33,753

GRANTING PERMISSION TO GRIMSINGER PLUMBING AND HEATING COMPANY TO ERECT AN EIGHT FOOT (8') FENCE IN THE REAR OF PROPERTY LOCATED AT 2203 DANBURY AS PROTECTION AGAINST THEFT AND VANDALISM.

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The City Manager made the following report on petitions.

65-1027 Petition of Alton Haecker for the City to return the 25' street dedication he gave to the City on July 17, 1959.

Our investigation reveals that this same request was turned down by the City Council two years ago. Prior to 1962 all subdivision plats required conformity to the City Master Thoroughfare Plan, In 1962 the requirements changed. According to the Master Plan, the piece Mr. Haecker desires back is actually needed for right-of-way. There are probably thousands of other pieces of property dedicated under these conditions. If we release one, it is possible all other property owners will request the same. The property owner cannot use it for improvements but can treat it as yard or parkway. According to the Master Plan, Dauchy Road is due to be developed in the future and is to be an 86' roadway.

We, therefore, recommended that the petition be denied.

After consideration, the City Council concurred in the City Manager's report and denied Mr. Alton Haecker's request.

65-1028 Petition of property owners and business men in the vicinity of Loop 410 and Broadway requesting the City to extend Ceegee Lane west of Broadway to Wetmore Road.

Our investigation reveals that this request has some merit. The only connections, at the present time, between Broadway and Wetmore are Loop 410 and Bitters Road which are approximately a mile apart. Ceegee Lane is a 42' street extending from Broadway to Aero Street. The property on the north side is owned by the City. It would require FAA approval and approval of the Missouri Pacific Railroad to cross their tracks. The extension would be 500' long and would cost \$13,500 including curbs. Railroad crossing and signal would cost about \$5,000.

There are not any funds budgeted for this project.

Action on the above petition was postponed until further investigation can be made.

65-1029 Petition of San Antonio Tennis Educational Foundation requesting the City for LAYKOLD resurfacing of the San Pedro Tennis Courts.

Our investigation reveals that the San Pedro Tennis Courts do need resurfacing; however, no funds were budgeted for this project which will cost approximately \$12,500.

Action on the above petition was postponed pending further investigation of the matter.

65-1030 At this time, Councilman Parker stated he had a request from a Mr. Gillespie, Manager of the Robert E. Lee Hotel at Travis Street and Main Avenue for a loading and unloading zone on Travis Street. Dr. Parker asked if some relief could be given the hotel.

Mr. Gerald Henckel, Assistant City Manager, stated he had received a similar request and had offered the hotel a parking or loading zone on Main Avenue, but not on Travis Street. He further explained that the hotel did have a loading and unloading zone for their Travis Street entrance seven or eight months ago, but it caused so much delay in moving traffic on Travis Street that it was removed. He felt that the hotel could rearrange their shop area and make an entrance on Main Avenue where the City could furnish them with a loading and unloading zone.

65-1023 The Council now resumed the hearing on Zoning Case No. 2415 to rezone Lot 15, NCB 11619, located on the north side of Babcock Road, 250.68' northwest of Newgate Drive; having 266' on Babcock Road, and a depth of 250', from "A" Residence District to "D" Apartment; Lot 14, NCB 11619, located on the north side of Babcock Road, 516.68' northwest of Newgate Drive; having 100' on Babcock Road and a depth of 250', from "A" Residence District to "E" Office District; Lot 13, NCB 11619, located on the north side of Babcock Road, 616.68' northwest of Newgate Drive; having 100' on Babcock and a depth of 575.00' from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended by approved by the City Council.

Neither the applicant nor his attorney were present to present their case.

The Council then agreed to hear from the opponents.

Mr. Leon Glasscock, Attorney for the opponents, presented a protest petition signed by 19 property owners in the immediate area.

Mr. R. J. Coffey, whose property adjoins that of the applicant, presented pictures of his home and the adjoining homes and stated he opposed the rezoning because this area is strictly residential and would depreciate the value of surrounding property.

Mr. Edgar Reagan, Trustee of the Oak Hills Presbyterian Church, also opposed the rezoning because of the future plans of the church.

After consideration by the Council, Dr. Parker made a motion to deny the rezoning. Seconded by Dr. Calderon, the motion prevailed by the following votes: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

65-1024 Mr. Stanley Rosenberg, Attorney for W. F. Pittman, III, applicant in Case No. 2472, asked to be heard. He apologized for being late as he thought he would have enough time to be present for the hearing, since it was scheduled near the end of the docket.

Although the Council had already denied the application for rehearing, Mr. Rosenberg requested another vote in the matter.

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Dr. Parker then made a motion to rehear the case. The motion was seconded by Mr. Jones. On roll call, the motion failed to carry by the following vote: AYES: CALDERON, JONES, TREVINO AND PARKER: NAYS: COCKRELL, GATTI and BREMER; ABSENT: McALLISTER and JAMES.

65-1023 Mayor Pro-Tem Gatti then recognized Mr. John Shaw, Attorney for Mr. Albert Perez, the applicant in Case No. 2415. Mr. Shaw explained that he had been in probate court this morning and thought he would have enough time to be present for the hearing. He asked the Council to reconsider its action and grant a rehearing of this case.

Mrs. Cockrell stated she felt it was not fair to the opponents to have to come to the Council Meeting as there was sufficient time to contact the opponents and explain the plans for the subject property.

After further discussion, Dr. Parker made a motion to deny the requested rehearing of Case No. 2415. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: CALDERON, JONES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; NAYS: NONE; ABSENT: McALLISTER and JAMES.

The City Clerk read the following letter.

October 7, 1965

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.

10/4/65 Petition of Apache Packing Company requesting the City to close
65-1015 and abandon the dead end portion of South Sabinas Street, south of Hidalgo Street and that same be sold to petitioner.

10/4/65 Petition of San Antonio River Authority and Mr. and Mrs. George
65-1015 Downs requesting the City to close and abandon a portion of South Pinto Street.

Sincerely,

/s/ J. H. Inselmann,
City Clerk

There being no further business, the meeting adjourned.

APPROVED

M. J. Callister
MAYOR

ATTEST: *J. H. Inselmann*
City Clerk