

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE CITY COUNCIL CHAMBER, CITY HALL,
ON THURSDAY, AUGUST 4th, 1960, AT
8:30 A.M.

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The meeting was called to order by the Presiding Officer Mayor J. Edwin Kuykendall with the following members present.

- KUYKENDALL
- PASSUR, MCMAHON,
- JOHNSON, SIMPSON,
- OLIVARES, PINSON and
- DE LA GARZA; ABSENT: DIETERT

The invocation was given by Mayor J. Edwin Kuykendall.

On motion of Mr. Passur the Council dispensed with the reading of the minutes of the previous meeting.

The Mayor announced that public hearings were scheduled at this time on certain proposed zoning changes.

First item heard was Case No. 1008 to rezone Lots 36, 37 and 38, NCB 11880 located on the southwest corner of W. Lawndale Drive and Broadway, from "A" Residence District to "E" Office District.

Mr. Burtis Lawrence, Asst. Planning Director, briefed the Council on the change. No one appeared in opposition to the change. On motion of Dr. McMahon, seconded by Mr. Olivares, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON AND DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

AN ORDINANCE 28, 770

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 36, 37 AND 38, NCB 11880 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE.

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Full text in Ordinance Book J.J. Page 592

Next heard was Case No. 1245 to rezone Lot 3, NCB 10600, located on the west side of Eddie Road from "A" Residence District to "JJ" Commercial District.

Mr. Lawrence briefed the Council on the change. No one spoke in opposition to the change. 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 28, 771

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 3, NCB 10600, FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book J.J. Page 592

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON AND DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

Next heard was Case No. 1278 to rezone Lot 8, NCB 10114, located on the southwest corner of Reoletta Road and San Pedro Avenue, from "F" Local Retail District to "JJ" Commercial District.

Mr. Lawrence briefed the Council on the change. No one spoke in opposition to the change. On motion of Mr. Passur, seconded by Mr. Simpson, the recommendation of the Planning Commission was approved by passage of the following ordinance,

AN ORDINANCE 28, 772

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, NCB 10114, FROM "F" LOCAL RETAIL DISTRICT TO "JJ" COMMERCIAL.

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Full text in Ordinance Book J.J. Page 593

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON AND DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

Case No. 1296 to rezone Lot 20, NCB 10849 located on the southeast corner of Alma Drive and South W. W. White Road and Lot 23, NCB 10849 located on the east side of W. W. White Road, from "A" Residence District to "JJ" Commercial District.

The Asst. Planning Director briefed the Council on the change. No one appeared in opposition. On motion of Dr. McMahon, seconded by Mr. Pinson the recommendation of the Planning Commission was approved by passage of the following ordinance,

August 4th, 1960

AN ORDINANCE 28, 773

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 20, NCB 10849 AND LOT 23, NCB 10849 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book J.J. Page 593

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON and DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

Next taken up was Case No. 1312 to rezone Lot 31, NCB 8619 located on the east side of Roosevelt and Dagley approximately 29' northeast of the intersection of White Avenue and Roosevelt, from "B" Residence and "J" Commercial District to "JJ" Commercial District.

The Asst. Planning Director briefed the Council on the change. One spoke in opposition to the change. On motion of Mr. Olivares, seconded by Mr. Pinson, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON, AND DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

AN ORDINANCE 28, 774

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, NCB 8619 FROM "B" RESIDENCE DISTRICT AND "J" COMMERCIAL DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book J.J. Page 594

In connection with previous discussion about the unsightly condition of property that is used for junk yards and sale of second-hand merchandise, Dr. McMahon moved that the City Manager be instructed to prepare and ordinance requiring screening of places and areas that have second-hand merchandise for sale. Seconded by Mr. Olivares, the motion carried.

Hear next was Case No. 1321 to rezone Lot 13, NCB 1707, located on the east side of McCullough Avenue bounded by Mistletoe and East Woodlawn from "D" Apartment District to "E" Office District.

The Assistant Planning Director stated the Planning Commission recommended the rezoning be granted. Mr. George Beaury, representing Mrs. Catherine Half, the owner of the property, stated the property had been replatted into one lot in accordance with the

requirements of the Planning Commission, and are asking for "E" Office District as they are convinced that the property cannot be sold for residences since McCullough Avenue has developed into other types of property over the years. He said the main building sets 65' from the street and the construction, character and design of the building will be retained. He said ample off-street parking area is provided, and have agreed to a 5' non-access easement on East Woodlawn. Mr. George E. Bradfield of 228 East Woodlawn objected to the change as he feared that it would seriously depreciate his property his property. He also feared that other buildings would be built in the vacant part of the property. He said he would not object to rezoning the east 150' of Lot 13 but would object to rezoning it almost 300' back from McCullough. Mrs. Catherine Wright stated she would not object to rezone the front part of the lot. After considering the possibility of placing non-access easement on Mistletoe and the possibility of platting the property into 2 lots with the rear lot remaining "D" Apartment, on motion of Mr. Passur the hearing was continued until after the Council members are able to make an on the ground inspection of the property. Interested parties are to be notified by the Planning Department of the date when the matter will again be considered.

Next heard was Case No. 1327 to rezone Lot 1, Blk. 1, NCB 13120 located along the south side of Babcock Road 428' east of Hillcrest Drive from "A" Residence District to "D" Apartment District. The Asst. Planning Director briefed the change in zoning and there being no opposition, on motion of Mr. Olivares, seconded by Mr. Passur, the recommendation of the Planning Commission was approved by passage of the following ordinance,

AN ORDINANCE 28, 775

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. 1, NCB 13120, FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book J.J. Page 594

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON, and DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

Case No. 1328 to rezone Tract 1, Blk. 8, NCB 1886, subject property being bounded on the north by French Place, south by Ashby, east by Howard, and west by Lewis, from "B" Residence District to "D" Apartment District. The Asst. Planning Director briefed the change and there being no opposition, on motion of Dr. McMahon, seconded by Dr. Johnson, the recommendation of the Planning Commission was approved by passage of the following ordinance, by the following vote; AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON and DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

AN ORDINANCE 28, 776

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 TRACT 1, BLK. 8, NCB 1886 FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book J.J. Page 594

Next heard was Case No. 1335 to rezone Lot 25, NCB 11688 (to be zoned "JJ" Commercial District) and Lot 27, NCB 11688 (to be zoned "F" Local Retail District) located on the east side of West Avenue approximately 280' north of Arroya Vista Drive, from "B" Residence District and "D" Apartment District to "F" Local Retail District and "JJ" Commercial District. The Asst. Planning Director explained the change in zoning. No one spoke in opposition to the change. On motion of Mr. de la Garza, the recommendation of the Planning Commission was approved by passage of the following ordinance

AN ORDINANCE 28, 777

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 & 27, NCB 11688.

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Full text in Ordinance Book J.J. Page 595

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, PINSON, OLIVARES and DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

Last Zoning Case heard was Case No. 1336 to rezone Lot 22, NCB 10733 located on the northwest corner of Hein and W. W. White Road, from "A" Residence District to "F" Local Retail District. The Asst. Planning Director briefed the Council on the change. No one spoke in opposition to the change. On motion of Mr. Passur, seconded by Mr. Simpson the recommendation of the Planning Commission was approved ^{by passage} of the following ordinance

AN ORDINANCE 28, 778

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, NCB 10733 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book J.J. Page 595

by the following vote: AYES: KUYKENDALL, PASSUR, MCMAHON, JOHNSON, SIMPSON, OLIVARES, PINSON and DE LA GARZA: NAYS: NONE: ABSENT: DIETERT.

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

A RESOLUTION

ACCEPTING THE LICENSE FROM THE EXECUTOR OF THE ESTATE OF DWIGHT G. BOOK TO CONSTRUCT A RETAINING WALL IN NEW CITY BLOCK 106.

Full text in Ordinance Book J.J. Page 596

AN ORDINANCE 28, 779

APPROPRIATING \$15,600.00 OUT OF THE NAMED FUNDS IN CONNECTION WITH THE CITY'S LAND ACQUISITION PROGRAM.

Full text in Ordinance Book J.J. Page 596

Mayor Kuykendall inquired if there was an ordinance requiring junk yards to have a license. The City Manager stated there was an ordinance but understood it has not been enforced for several years. The City started to enforce the ordinance but have stopped the movement until a definition of the term "junk" is defined.

August 4th, 1960

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

Gentlemen:

The following petitions were received by this office and forwarded to the necessary department for any indicated action.

- 7-20-60 Petition signed by Mr. Bennie F. Steinhauser asking for the closing of Vada-lia St. between Hopkinton and N.W. 34th St. was referred to the Land Division of the Legal Dept.
- 7-29-60 Petition signed by Mr. H. P. Orts asking permission to vacate the entire sub-division known as Rittiman Estates and more particularly described as being 36.66 acres out of the 44.45 acre Herrle Tract out of the G. Rodriguez Survey No. 132, San Antonio, Texas, and also an adjoining area known as the Phillips Two (2) Acre Tract to be Resubdivided, was referred to the LandDivision of the Legal Dept.
- 8- 1-60 Petition signed by Mr. Samuel Fernandez and others asking that a concrete bri-dge be built between the 2700 and 2800 block, of El Passo St., was referred to the Dept. of Public Works.

Yours very truly,

J. FRANK GALLAGHER
C i t y C l e r k

There being no further business the meeting adjourned.

A P P R O V E D :

Mike Passer
M A Y O R

A T T E S T :

Frank Gallogher
C i t y C l e r k