

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE CITY COUNCIL CHAMBER, CITY HALL,
WEDNESDAY, JANUARY 2, 1963, 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, ROHLFS, KAUFMAN, GUNSTREAM, GATTI, PADILLA, PARKER and BREMER.

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The invocation was given by Councilman John Gatti.

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The minutes of the previous meeting were approved.

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Mayor McAllister recognized Mr. Weldon Forren, Head Coach of the Brackenridge Eagles, and his Assistants, Messrs Herman Humble, Joe Mullins and Rode Gonzales. The Mayor stated that last week at the Council meeting the Brackenridge Eagles had been invited to the meeting, but that Coach Forren and two of his assistants were out of town, and wanted to take this opportunity to congratulate the men who had made victory possible by shaping their material into a championship team. On behalf of the City Council and the citizens of San Antonio, he congratulated Coach Forren and his assistants for the fine job they had done and wished them success in the coming year.

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First zoning case heard was No. 1806 to rezone Lot 11, NCB 1705, located on the south side of E. Mistletoe Avenue, 100' west of McCollough Avenue, from "D" Apartment District to "E" Office District.

Planning Director Steve Taylor briefed the Council on the proposed change. No one spoke in opposition.

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

AN ORDINANCE 31,002

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 11, NCB 1705 FROM "D" APARTMENT DISTRICT TO "E" OFFICE DISTRICT.

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Full text in Ordinance Book MM, Page 511

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Next heard was Zoning Case No. 1802, to rezone Lots 7, 8, 9, 10 and 11, NCB 8672 with the exception of that property in the protective right-of-way of the proposed North Expressway, located southeast of the intersection of Northern Blvd. and Western Avenue, from "A" Residence District to "F" Local Retail District.

Planning Director Steve Taylor explained that it was proposed to construct a 119-unit motel on the property. He said that one parking space for each unit and additional parking for guest parking and restaurant parking is to be provided. He also explained the proposed closing of

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the east-west and possibly the north-south alleys in NCB 8672.

No one spoke in opposition.

After consideration of the matter, on motion made by Mr. Gatti, seconded by Mr. Rohlfs, the recommendation of the Zoning Commission to grant the change in zone was approved by passage of the following ordinance, the vote being as follows: AYES: McAllister, de la Garza, Rohlfs, Kaufman, Gunstream, Gatti and Parker; ABSTAINED: Padilla; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 31,003

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 7, 8, 9, 10 and 11, NCB 8672 WITH THE EXCEPTION OF THAT PROPERTY IN THE PROTECTIVE RIGHT-OF-WAY OF THE PROPOSED NORTH EXPRESSWAY, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 511

Next heard was Case No. 1788 to rezone Lots 22 and 23, NCB 12050 located between I. H. 410 and Isom Road, approximately 820' east of San Pedro Avenue, from "B" Residence District to "F" Local Retail District.

Planning Director Taylor explained the proposed change which was recommended by the Zoning Commission.

No one spoke in opposition.

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

AN ORDINANCE 31,004

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 22 AND 23, NCB 12050 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 511

Next heard was Zoning Case No. 1823 to rezone Lot 10, Blk 4, NCB 7238 located on the southeast corner of Aganier and Basse Road, from "B" Residence District to "D" Apartment District.

Planning Director Taylor explained that the application for rezoning had been made in order to construct a Chiropractic Clinic. He stated the Zoning Commission felt that this would be a good use as it was evident that no future residences are contemplated on the south side of Basse Road. He explained that twenty-three notices had been mailed out and none were returned in opposition. He said that off-street parking would be provided in the rear of the property with entrance to the parking lot fronting on Aganier Avenue.

No one spoke in opposition to the change.

On motion made by Mr. de la Garza, seconded by Mr. Kaufman, the recommendation of the Zoning Commission to grant the change in zone was approved by passage of the following ordinance

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by the following vote: AYES: de la Garza, Kaufman, Gunstream, Gunstream, Gatti, Padilla and Parker; NAYS: McAllister and Rohlfs; ABSTAINED: Bremer; ABSENT: None.

AN ORDINANCE 31,005

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 10, BLK 4, NCB 7238, FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book MM, Page 512

Next taken up was Case No. 1760 to rezone Lot 41, NCB 11880, located on the south side of Ridgecrest Drive, 253.86' west of Broadway, from "A" Residence District to "B" Residence District; Lot 42, NCB 11880 located on the south side of Ridgecrest Drive, 176.43' west of Broadway, from "A" Residence District to "E" Office District; and the West 154.87' of Lot 43, NCB 11880, rectangular in shape, located 173.43' west of Broadway and 137.5' south of Ridgecrest Drive, from "A" Residence District to "J" Commercial District.

Planning Director Steve Taylor explained the proposed change which was requested in order to expand the existing map company business. He stated that the proposed recommendation for "E" and "B" Zoning would make a good buffer zone between the present "F" and Residential zoning to the west on Ridgecrest Drive.

No one spoke in opposition to the proposed change.

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

AN ORDINANCE 31,006

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 40, NCB 11880 FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; LOT 42, NCB 11880 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT; AND THE WEST 154.87' OF LOT 43, NCB 11880 RECTANGULAR IN SHAPE, FROM "A" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, Page 512

Next heard was Case No. 1767 to rezone Lot 13, NCB 6227, located on the north side of E. Hildebrand, 150' east of Broadway, from "B" Residence District to "E" Office District.

Planning Director Steve Taylor explained that this case had been previously heard by the Council and had been referred back to the Zoning Commission for study of the plan for parking. He said that the original request was for "F" Zone but the Zoning Commission felt that "E" Office District would permit adequate zoning relief and would provide a good buffer zone. He said the property would be converted into real estate offices and that a minimum of five parking spaces had been provided for in the parking plan.

No one spoke in opposition.

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

AN ORDINANCE 31,007

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 6227, FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Full text in Ordinance Book MM, Page 513

Next case heard was Zoning Case No. 1773 to rezone Lot 4, NCB 10756, located on the north side of Rigsby Avenue (U. S. Highway 87) 901' west of the cut-off to S. W. W. White Road, from "A" Residence District to "F" Local Retail District; and Lot 3, NCB 10756 located on the north side of Rigsby Avenue, 1001' west of the cut-off to S. W. W. White Road, from "A" Residence District to "JJ" Commercial District.

The Planning Director stated that this was property of the State-Wide Drive Inn Theatre and had a present non-conforming use and that the change would permit the owner to make improvements to the property. He said the Zoning Commission felt that the property recommended to be rezoned "F" would serve as a buffer for the property to the north.

No one spoke in opposition to the change.

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

AN ORDINANCE 31,008

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 4, NCB 10756 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT; AND LOT 3, NCB 10756 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, Page 513

Last case heard was Zoning Case No. 1798 to rezone Lot 1, NCB 12906, located southeast of the intersection of U. S. Highway 87 (Rigsby Avenue) and Rivina Drive, from "A" Residence District to "F" Local Retail District.

Planning Director Steve Taylor explained that the applicant requested the zone change in order to construct a beauty shop on the property. He said the property is located across the street from a Lutheran Church and School which was opposed to the change in zone, and all the property on the south side of the street is vacant for several blocks in each direction. He explained that the Zoning Commission's plan is to stop commercial zoning at the school on the north side of the street; that the property on the south be developed for residential purposes; and it was the Zoning Commission's recommendation that the request

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for change in zone to "F" Local Retail be denied.

Mr. George Silva, Applicant, stated that when the property was sold to him the real estate agent told him it was zoned "F" Local Retail. He said that on the south side of Rigsby, to the east, there was the 'Triple-A' Air Conditioning Company; and to the west, there was a business also; and across the street to the west, the property was zoned "F" Local Retail.

After a lengthy discussion of the merits of the case, Mr. de la Garza, moved that the Council overrule the recommendation of the Zoning Commission and rezone the property to "F" Local Retail. The motion was seconded by Mr. Padilla.

Seven affirmative votes being required to rezone property over the recommendation of the Zoning Commission, the motion failed and the recommendation of the Zoning Commission to deny rezoning was therefore sustained. The vote on the motion was as follows: AYES: de la Garza, Kaufman, Gunstream, Gatti, Padilla and Parker; NAYS: McAllister, Rohlf, and Bremer; ABSENT: None.

Further discussion then took place regarding the recommendation of the Traffic Engineer; the recent rezoning of the property across the street next to the school; comparison of this case with case No. 1823 considered earlier in the meeting; and the legal status of the business known as 'Triple-A' Air Conditioning Company, to the east.

Mayor McAllister announced that he was not opposed to reconsidering the action taken, but that final consideration not be taken for two weeks.

On motion of Mr. Padilla, seconded by Mr. Rohlf, the Council reconsidered and rescinded its previous action, and continued the hearing for two weeks, at which time it will take final action on Case No. 1798. The motion carried by unanimous vote of the Council.

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The following ordinance was read:

AN ORDINANCE 31,009

MANIFESTING AN AGREEMENT AUTHORIZING SUB-LEASING A PORTION OF PREMISES AT INTERNATIONAL AIRPORT LEASED TO ALAMO ACCESSORIES & SUPPLY COMPANY.

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Full text in Ordinance Book MM, Page 513

The City Manager explained that this ordinance authorized Alamo Accessories to sub-lease approximately 500 square feet of space to the Post Office Department for a sub-station at International Airport.

On motion of Mr. Padilla, seconded by Mr. Rohlf, the ordinance was passed and approved by unanimous vote of the Council.

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All of the above ordinances are recorded in full in Ordinance Book MM.

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The Clerk read the following letter:

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

Gentlemen:

✓ The following petition was received and forwarded to the proper departments for any indicated action.

12-31-62 Petition filed by Mrs. James L. Bias and others, requesting the resurfacing of Canton Street from the 300 block through the 1000 block, and for the installation of street lights in the middle of each block in addition to the present lights.

Yours very truly,

/s/ J. H. Inselmann
J. H. INSELMANN,
City Clerk

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There being no further business, the meeting was adjourned.
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A P P R O V E D :


M A Y O R

A T T E S T :

C i t y C l e r k