

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, FEBRUARY 6, 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, PARKER and BREMER: ABSENT: None.

The invocation was given by Councilman Gerald Parker.

The minutes of the previous meeting were approved.

First heard was Zoning Case No. 2066 to rezone Lot 31, NCB 10101, located on the south side of Nova Mae Drive, 150' northwest of San Pedro Avenue, from "F" Local Retail District to "JJ" Commercial District.

Planning Director Steve Taylor briefed the Council on the proposed change which was recommended by the Planning Commission. No one spoke in opposition to the change.

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

AN ORDINANCE 32,086

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 10101 FROM "F" LOCAL RETAIL DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book 00, Page 74

Next heard was Case No. 2083 to rezone Lots 11 and 12, NCB 2386, located northeast of the intersection of San Luis Street and S. Zarzamora Street, from "G" Local Retail District to "J" Commercial District.

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

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

AN ORDINANCE 32,087

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 11 AND 12, NCB 2386 FROM "G" LOCAL RETAIL DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book 00, Page 75

February 6, 1964

Next heard was Case No. 2081 to rezone Lot 16, NCB 12867, located on the west side of Loop 410, 1432.28' north of St. Hedwig Road, from "A" Residence District to "JJ" Commercial District.

The Planning Director briefed the Council on the proposed change which was recommended by the Planning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, 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, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,088

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 12867 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book 00, Page 75.

Next heard was Case No. 2060 to rezone Lot 17, NCB 513, located northwest of the intersection of Burleson Street and Hackberry Street, from "D" Apartment District to "J" Commercial District.

The Planning Director briefed the Council on the proposed change which was recommended by the Planning Commission.

Mr. Carlos Sanchez, real estate broker representing the Alamo Janitor Supply, showed an architectural sketch of the building to be built on the property. The present building on the property is 110 years old and is used by transient vagrants. He contacted all owners within 200' of the property and all were in favor of the change except four.

After discussion of the proposed change, on motion of Mr. de la Garza, 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, Cockrell, Gatti, Parker and Bremer; NAYS: Padilla; ABSENT: None.

AN ORDINANCE 32,089

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 17, NCB 513 FROM "D" APARTMENT DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book 00, Page 75.

Next heard was Case No. 2038, to rezone Lot 25, NCB 8958, located as follows: Subject property is complete block bounded on the east by Pleasanton Road, on the south by Burcham Avenue, on the west by Marney Plaza, and on the north by Southcross Boulevard, from "B" Residence and "J" Commercial Districts to "F" Local Retail District.

February 6, 1964

The Planning Director briefed the Council on the proposed change which was recommended by the Planning Commission. No one spoke in opposition.

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, the vote being as follows: AYES: McAllister, de la Garza, Jones, Gatti, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,090

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 25, NCB 8958 FROM "B" RESIDENCE DISTRICT AND "J" COMMERCIAL DISTRICTS TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book 00, Page 76.

Mayor McAllister recognized Water Board Chairman Harold Keller, and Board Members Mike Passur and Elmer Crumrine, and General Manager Bruce Sasse, together with eleven employees of the Water Board who have completed difficult training courses and have been qualified by the State as Certified Water Works Operators.

The Mayor congratulated the employees, who passed the course on their own time and at their own expense, and presented each with a certificate acknowledging their accomplishment.

Chairman Keller thanked the Council for recognizing the efforts of the City Water Board employees.

Next heard was Case No. 2037, to rezone Lot 3, NCB 12887, located northwest of the intersection of U. S. Highway 87 (Rigsby Avenue) and I. H. 410, from "A" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the proposed change, No one spoke in opposition. On motion of Mr. de la Garza, seconded by Mr. Jones, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Gatti, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,091

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 12887 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book 00, Page 76.

Next heard was Case No. 2070, to rezone Lot 11, NCB 7589, located north of the proposed I. H. 37 Expressway R. O. W. between S. New Braunfels Avenue and Dauchy Road, from "F" Local Retail District to "JJ" Commercial District.

Planning Director Taylor explained the proposed change which the Planning Commission

February 6, 1964

recommended be approved by the Council.

Mr. George Reed, Attorney representing McCreless Properties and McCreless City Merchants Association, stated they were asking for this "J" Zone which would be used only twice a year for two-week periods for a carnival when the Shopping Center has concentrated advertising and would be a part of the promotional program. The area requested to be zoned is less than an acre, and is 1200 feet from St. Stephen's Church and residences. He said the attractions they have been staging under the present "F" zone creates more noise and is less desirable than the use proposed. He presented a petition signed by 200 persons in favor of the requested change.

Mr. Dan Doolittle, spokesman for the Vestry of St. Stephen's Episcopal Church, stated the church was against the change because, from experience, the carnival was a noisy operation and disrupted its meetings. The church, he explained, has been at its present location for 12 years, 10 years before the shopping center was built, and he asked that the request be denied.

Mrs. Clare Willet, 459 Pamela Drive, also opposed the change, saying that the noise created was an invasion of property rights and would make property value go down.

Mr. Fred Schedler, 838 Linda Lou, objected to the change because of the traffic hazard to children who will cross the street to go to this attractive nuisance. He felt that if this request was granted there will be similar requests for the same sort of thing.

After discussion, on motion of Mr Gatti, seconded by Mr. de la Garza, the request for rezoning to "JJ" Commercial District was denied, the vote being as follows: AYES: McAllister, de la Garza, Gatti, Jones, Cockrell, Padilla, Parker, Kaufman and Bremer; NAYS: None; ABSENT: None.

Next heard was Case No. 2067 to rezone Lot 1, NCB 8706, located northeast of the intersection of Blakely Drive and Exeter Street from "B" Residence District to "D" Apartment District.

The Planning Director explained the proposed change which the Planning Commission recommended be denied by the Council.

Mr. Michael Whalen, applicant, stated that it was not economically feasible to construct a single family dwelling or duplex on this lot. He has asked for "D" Apartment District in order to construct a 16 unit apartment building with 32 off-street parking spaces with access to be to the rear of the property.

Mr. Seymour Dreyfus, realtor, stated the owner will not materially benefit from the sale of the property because of the high price he had paid for it, and was only asking for zoning relief without creating a hardship on neighbors. He felt there would be no material effect on values by the proposed development.

Speaking in opposition to the change were Mr. James E. Mayhan, 102 Blakely; Mr. W. E. Brown, Jr., 107 Blakely; and Mr. Earl Wentworth, 110 Blakely.

After discussion, on motion of Mr. de la Garza, seconded by Dr. Parker, the recommendation of the Planning Commission was upheld, and the rezoning denied. The motion carried by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

February 6, 1964

Planning Director Taylor informed the Council that Mr. Lloyd A. Denton, owner and applicant in Case No. 2071 to rezone Lots 3, 4 and 5, NCB 13335, located on Terra Alta east of Everest Street, from "A" to "B" Residence District has requested permission to withdraw the application for rezoning because of opposition from neighbors.

The request was granted by the City Council.

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

AN ORDINANCE 32,091A

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF C. K. MORRIS FOR THE COMPLETE DEMOLITION OF CERTAIN PARCELS LOCATED IN SAN ANTONIO URBAN RENEWAL AGENCY'S CENTRAL WEST AREA, PROJECT I, TEX R-39 FOR A NET TOTAL OF \$3,700.00.

Full text in Ordinance Book 00, Page 77.

AN ORDINANCE 32,092

AUTHORIZING THE PAYMENT OF THE SUM OF \$4,698.99 FROM GENERAL FUND ACCOUNT NO. 50-01-01 TO WAGHORNE & ASSOCIATES, INC., FOR PRODUCTION OF IMPROVEMENT BOND FOLDERS.

Full text in Ordinance Book 00, Page 77.

The following ordinance was explained by City Attorney Wolf, and on motion of Mr. de la Garza, seconded by Dr. Parker, was passed and approved by the following vote: AYES: de la Garza, Jones, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister; ABSTAINED: Kaufman.

AN ORDINANCE 32,093

DESIGNATING WILLIAM R. WARD AS ARBITRATOR IN LEASE DISPUTE BETWEEN THE CITY OF SAN ANTONIO, AS LESSOR, AND BUSINESS AIRCRAFT CORPORATION, AS LESSEE.

Full text in Ordinance Book 00, Page 77.

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

AN ORDINANCE 32,094

DECLARING A LEASE OF SPACE AT INTERNATIONAL AIRPORT TERMINATED AND DIRECTING THE CITY ATTORNEY TO TAKE ACTION TO COLLECT ANY AMOUNTS OWED TO THE CITY ON SAID LEASE.

Full text in Ordinance Book 00, Page 78.

February 6, 1964

AN ORDINANCE 32,095

APPROPRIATING \$1,141.35 OUT OF SEWER REVENUE FUND #204-02 PAYABLE TO THE COUNTY CLERK OF BEXAR COUNTY SUBJECT TO THE ORDER OF HYMAN FRIEDMAN AND WIFE ADELE FRIEDMAN AS THEIR INTERESTS MAY APPEAR, SAID AMOUNT BEING THE AWARD OF SPECIAL COMMISSIONERS IN CONDEMNATION CAUSE #C-20, COUNTY CIVIL COURT AT LAW OF BEXAR COUNTY, TEXAS FOR A PERMANENT SEWER LINE EASEMENT AND ADJOINING TEMPORARY CONSTRUCTION EASEMENT ACROSS, UNDER AND UPON DEFENDANTS' PROPERTY IN BEXAR COUNTY, TEXAS, AND FOR ALL COURT COSTS WHICH HAVE ACCRUED IN SAID CAUSE #C-20.

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Full text in Ordinance Book 00, Page 78.

AN ORDINANCE 32,096

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH NOONAN & KROCKER AND PHELPS, SIMMONS AND ASSOCIATES FOR ARCHITECTURAL SERVICE FOR THE COMMUNITY AND CONVENTION CENTER.

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Full text in Ordinance Book 00, Page 79.

After a short recess, the meeting reconvened.

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

AN ORDINANCE 32,097

APPOINTING MRS. WINFIELD S. HAMLIN AS A MEMBER OF THE PLANNING COMMISSION.

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Full text in Ordinance Book 00, Page 81.

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

AN ORDINANCE 32,098

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CERTAIN ENGINEERING FIRMS TO PERFORM ENGINEERING WORK ON STREET CAPITAL PROGRAM OF THE CITY OF SAN ANTONIO. (Jack S. Brown, Steve Canty, M. R. Mitchell, Earl Wentworth and Marvin Shipman).

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Full text in Ordinance Book 00, Page 81.

The Clerk read the following letter:

February 6, 1964

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.

2-3-64 Petition of Mrs. J. A. Brennen, 724 East Ashby Place, requesting the City to correct the drainage conditions at the intersection of McCullough and Ashby and at Saint Mary's and Ashby.

February 6, 1964

2-3-64 Petition of Red Arrow Realty Company requesting the City to grant permission to lay a water supply pipe across the Old Seguin Road, between the Holiday Inn and Red Arrow Realty Company property.

2-3-64 Petition filed by Mr. Rudy Nova, in behalf of the Principal and Members of the P.T.A. of Escobar Junior High School requesting the lots surrounding the school be cleaned and that traffic control signs be installed in the area of the school.

Sincerely,

/s/ 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 :


MAYOR

A T T E S T :


City Clerk