

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE CITY COUNCIL CHAMBER, CITY HALL,
ON WEDNESDAY, AUGUST 15, 1962, AT 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor Walter W. McAllister, with the following members present: McALLISTER, DE LA GARZA, KAUFMAN, GUNSTREAM, PADILLA and PARKER; ABSENT: ROHLFS, GATTI and BREMER.

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The invocation was given by the Reverend James F. Vorkoper, of Faith Lutheran Church.

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The meeting of the previous meeting were approved.

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Zoning Hearings were scheduled to be heard at this time.

First heard was Case No. 1658 to rezone Lots 1 and 2, Blk 1, NCB 13465, located northwest of the intersection of Ingram Road and Callaghan Road, from "A" Residence District to "F" Local Retail District.

The proposed change was explained by Planning Director Steve Taylor. The change in zone was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Mr. Gunstream, the recommendation of the Zoning Commission that the change in zone be granted, was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Gunstream, Padilla, and Parker; NAYS: Noen; ABSENT: Rohlfs, Gatti and Bremer.

AN ORDINANCE 30,674

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 1 & 2, BLK 1, NCB 13465, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 249

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Second case heard was Case No. 1607 to rezone Lots 11, 23 and 24, NCB 13342, and Lots 22, 23, 24 and 25, NCB 13339, located on the east side of Sahara Drive 272.28' south of Ramsey Road, and on the southwest side of the intersection of Ramsey Road and Sahara Drive, from "A" Residence District to "B" Residence District; and Lot 37, NCB 13342, located southeast of the intersection of Ramsey Road and Sahara Drive, from "A" Residence District to "D" Apartment District.

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

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

AN ORDINANCE 30,675

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED " AN ORDINANCE ESTABLISHING ZONING REGULATIONS

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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, 23, & 24, NCB 13342 AND LOTS 22,23,24 AND 25, NCB 13339, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; LOT 37, NCB 13342, FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book MM, Page 249

Next case taken up was Case No. 1682 to rezone Lot 21, NCB 11714, located on the north side of Loop 410, approximately 557.32' east of the cut-off to Blanco Road, from "A" Residence District to "D" Apartment District.

The Planning Director explained the proposed change recommended by the Zoning Commission. No one spoke in opposition to the change.

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

AN ORDINANCE 30,676

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 21, NCB 11714, FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book MM, Page 250

Donald Roszell of the 3720 Basic Military School, Lackland Air Force Base, who has the distinction of being designated as Airman of the Year, was presented with an Alcalde of LaVillita certificate and sat with the City Council to get acquainted with civic duties.

Next heard was Case No. 1692 to rezone Lot 20, NCB 1755, located on the west side of E. Park Avenue, 317.8' southeast of North Saint Mary's Street, from "D" Apartment to "JJ" Commercial District.

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

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

AN ORDINANCE 30,677

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 1755, FROM "D" APARTMENT DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, Page 250

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Next case taken up was Case No. 1693 to rezone Lot 21, NCB 11190, located on the west side of Palo Alto Road 50' south of Hope Street, from "B" Residence District to "F" Local Retail District.

The Planning Director briefed 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. Kaufman, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Gunstream, Padilla and Parker; NAYS: None; ABSENT: Rohlfs, Gatti and Bremer.

AN ORDINANCE 30,678

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 21, NCB 11190, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 251

Case No. 1720 was next heard, to rezone Lot 9, NCB 10757, located on the west side of South W. W. White, 660.9' north of Rigsby Avenue, from "A" Residence District to "LL" Manufacturing District.

The Planning Director briefed the proposed change in zone recommended by the Zoning Commission. No one spoke in opposition.

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

AN ORDINANCE 30,679

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 9, NCB 10757, FROM "A" RESIDENCE DISTRICT TO "LL" MANUFACTURING DISTRICT.

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Full text in Ordinance Book MM, Page 251

Next taken up was Case No. 1371, to rezone Lot 53, NCB 11314, located southwest of the intersection of the proposed U. S. Highway 90 West Expressway and General McMullen Drive, from "B" Residence District to "F" Local Retail District.

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

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, Kaufman, Gunstream, Padilla, and Parker; NAYS: None; ABSENT: Rohlfs, Gatti and Bremer.

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AN ORDINANCE 30,680

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 53, NCB 11314, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM, Page 252

Next heard was Case No. 1663 to rezone Lot 32, NCB 8672, located between Northern Blvd. and Loop 410 approximately 352' west of Western Avenue, from "A" Residence District to "JJ" Commercial District.

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

Mrs. Robert L. Worley, one of the applicants, was questioned as to the proposed use of the property. She stated that they had requested the rezoning because it was proposed to resell the property to an instrested party, but she did not know for what the property was to be used. She assured the Council that it would not be used for aircraft storage.

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

AN ORDINANCE 30,681

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 32, NCB 8672, FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, page 252

Next Case No. 1689 was heard, to rezone Lot 13, NCB 11172, located southeast of the intersection of Ashley Road and Roosevelt Avenue (U. S. Highway 281), from "B" Residence District to "JJ" Commercial District.

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

On motion of Dr. Parker, seconded by Mr. Gunstream, 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, Kaufman, Gunstream, Padilla and Parker; NAYS: None; ABSENT: Rohlfs, Gatti and Bremer.

AN ORDINANCE 30,682

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 11172, FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM, page 252

Next heard was Case No. 1565 to rezone Lot 29, Blk 2, NCB 7470, located on the south side of Bulebra Road, 205' west of Hopkinton, from "C" Residence District to "F" Local Retail District.

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Planning Director Steve Taylor briefed 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. Padilla, 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, Kaufman, Gunstream, Padilla and Parker; NAYS: None; ABSENT: Rohlf, Gatti and Bremer.

AN ORDINANCE 30,683

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 29, BLK 2, NCB 7470 FROM "C" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book MM , page 253

Last zoning case taken up was Case No. 1722 to rezone the E. 66.7' of the N. 107.29' of Lot 14, NCB 1707, located on the south side of Mistletoe Avenue, 250.04' east of McCullough Avenue, from "B" Residence District to "D" Apartment District.

Mr. Paul Casseb, Attorney for the applicant explained that the property was originally owned by the Halff Estate and the Council rezoned a portion to "E" Office District. The adjoining neighbors filed suit to stop "E" Office District but after agreeing to plans for an apartment building they withdrew their suit. He stated that they wanted to preserve two large trees on McCullough Avenue, and in order to do this they would have to set back 35 feet and will run short of space in the rear, hence the request for rezoning on the property in question which is to be used for a swimming pool or parking area to serve the apartment project which is to contain over 60 luxury-type apartments.

Mr. D. L. Strauss, 224 E. Woodlawn, owner of Lot 12, NCB 1707, stated he was not in opposition to "D" Apartment District for the property in question but only wanted to be assured that there would be no further extension of the "E" Zone into strictly residential area.

The Planning Director explained that the Commission recommended the change to "D" Apartment District provided that the property in question, originally Lots A6 and A7, be replatted into one lot which would include the property zoned "E" Office District. The entire property was replatted into Lot 14 as required by the Commission. He assured Mr. Strauss that the "D" and "E" zoning would be clearly outlined on the zoning map and that there would be no further extension of the "E" zone.

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, Kaufman, Gunstream, Padilla and Parker; NAYS: None; ABSENT: Rohlf, Gatti and Bremer.

AN ORDINANCE 30,684

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 E. 66.7' OF THE N. 107.29' OF LOT 14, NCB 1707, FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book MM , page 253

Mr. L. H. Hudson, Division Manager for the Southwestern Bell Telephone Company informed the City Council that beginning in January 1963, direct long distance dialing service would be inaugurated in certain portions of the city. This new service would be completed and available to the whole city about 1964.

Mr. Hudson then asked that the Telephone Company be allowed to withdraw its presently offered four-party line service. He explained that the direct long-distance dialing would not be available to this type of service because of wiring and ringing arrangements of four-party line.

He explained that four-party lines came in prominence during World War II when sharing was the only answer. In 1952 there were 54,972 four-party telephones in use. In the ten year period since 1952 public demand for this type of service has all but disappeared. He said there are now only 3,232 four-party telephones in the use and the number dwindles each month.

He stated that the four-party lines now in service leads to hundreds of complaints and there was much customer dissatisfaction with this service. He felt it would be in the interest of the citizens to eliminate the now little-used service and move ahead with plans for direct

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long-distance dialing. He said any hardship problems encountered by the discontinuance of the four-party line service could be satisfactorily worked out, and asked the Council to amend the present ordinance to delete four-party telephone service.

After discussion of the matter, Dr. Parker made the following motion: That it is the sentiment of the Council that it will approve the request of Southwestern Bell Telephone Company to discontinue the offering of four-party line telephone service. Seconded by Mr. de la Garza, the motion carried by the following vote: AYES: McAllister, de la Garza, Kaufman, Gunstream, Padilla and Parker; NAYS: None; ABSENT: Rohlf, Gatti and Bremer.

The following ordinance was read and discussed, and on motion of Mr. de la Garza, seconded by Mr. Kaufman, it was passed and approved by the following vote: AYES: McAllister, de la Garza, Kaufman, Gunstream, Padilla, and Parker; NAYS: None; ABSENT: Rohlf, Gatti and Bremer.

AN ORDINANCE 30,685

ACCEPTING THE PROPOSAL OF DICK BALMOS REPRESENTING PETER M. PANFELD & ASSOCIATES TO RENDER CERTAIN SERVICES IN CONNECTION WITH THE CITY'S PUBLIC INFORMATION PROGRAM.

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Full text in Ordinance Book MM, page 254

The following ordinance was read:

AN ORDINANCE 30,686

APPROPRIATING \$175,000.00 OUT OF GENERAL FUND - PUBLIC IMPROVEMENTS UNALLOCATED ACCOUNT #30-01-01 PAYABLE TO ALAMO TITLE COMPANY AS ESCROW AGENT FOR MARTIN WRIGHT ELECTRIC COMPANY FOR THE PURCHASE OF LOT 12, NCB 180 AND ALL IMPROVEMENTS THEREON.

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Full text in Ordinance Book MM, page 254

Mayor McAllister explained this property was located at Auditorium Circle and Navarro Street just west of the Municipal Auditorium, and lends itself very well for expansion and future development of the Auditorium as a convention center.

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

Mr. Raymond J. Lemons, President of the Texas Singers Alliance, and Mr. R.H. Harris, President of the Quartet Singers Association, complained that delegates to the National Quartet Singers Convention being held in San Antonio were unable to secure housing at local hotels and motels because they were Negroes. They asked the Council to assist them in securing accommodations on a limited basis.

The Mayor stated this was the first experience this Council has had with a problem of this kind and was inclined to believe that they had no authority to act in connection with this matter as discrimination is part of the Federal Law. This was verified by the City Attorney.

The Mayor then informed Mr. Lemons and Mr. Harris that he would get in touch with the President of the Chamber of Commerce and see if they could have a meeting with the Hotel and Motel Associations to see if this situation could be taken care of and would communicate with them.

The Clerk read the following letter:

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

Gentlemen:

The following petitions were received and forwarded to the proper departments for any indicated action.

8-7-62 Petition signed by Minnie Stein, relative to Lots 19 and 20, Blk. 7, NCB 2998, "D" Apartment District, which adjoins her property. Miss Stein contends that the property listed above is being mis-used according to zoning regulations, and requests action on the matter.

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8-9-62 Petition of the Santa Rosa Medical Center, requesting permission to construct an underground utility tunnel under West Travis Street, in order to connect the existing and expanded mechanical room with a cooling tower to be built across the street. The proposed tunnel is to be constructed adjacent to an existing tunnel.

Yours very truly,

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

There being no further business, the meeting adjourned.

APPROVED:

Walter R. Scarborough
MAYOR Pro-Tem

ATTEST:

J.H. Inselmann
J.H. INSELMANN