

REGULAR MEETING OF THE CITY COUNCIL OF  
THE CITY OF SAN ANTONIO HELD IN THE CITY  
COUNCIL CHAMBER, CITY HALL, ON WEDNESDAY  
APRIL 4, 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 W. W. McAllister, with the following members present:

McALLISTER

DE LA GARZA

ROHLFS

KAUFMAN

GATTI

PADILLA

BREMER

PARKER

ABSENT: GUNSTREAM

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The invocation was given by Councilman Jack H. Kaufman.

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The minutes of the previous meeting were approved.

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Zoning hearings were scheduled for this time.

First heard was Case No. 1055 to rezone the following property: Lot 1, NCB 9587, located northeast of the intersection of Fair Avenue and S. Gevers Street, from "B" Residence District, "F" Local Retail and "J" Commercial to "F" Local Retail District;

Lot 2, NCB 9587, located southeast of the intersection of Hiawatha Street and S. Gevers Street from "B" Residence to "F" Local Retail District;

Lot 3, NCB 9587, located on the south side of Hiawatha Street 225' east of S. Gevers Street from "B" Residence to "E" Office District;

E. 20' of Lot 33 & Lots 34-52, NCB 3828; E. 20' of Lots 7 & 33 & Lots 8-26 and 34-52, NCB 3832 E. 20' of Lot 7 & Lots 8-26, NCB 3836, located in the area bounded on the east by Walters Street, on the north by a line 120' south of Hiawatha Street, on the east by a line 155' east of Mittman Street, and on the south by a line 110' north of Fair Avenue, from "B" Residence to "A" Residence.

The Planning Director gave a brief history of this case which dates back to 1959.

Mr. Joe Street, Attorney, represented Mountain Townsite Company, as owner and applicant. He stated that the original plan for development of the property did not materialize and asked the Council to approve the request as now proposed, which would allow the proposed development of an H.E.B. Grocery Company Community Center.

Mr. Bill Black, Representative of H. E. B. Grocery Company, showed an architect's drawing of the proposed development and plans to protect the residential property.

Dr. Thomas B. Weber, 201 Hiawatha discussed the proposed change at length and opposed the rezoning because there were no assurances that Lots 1 through 26, NCB 3828, fronting on

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Hiawatha Street across the street from his property would be upgraded from "B" Residence to "A" Residence District, which case is to be heard by the Zoning Commission later this month.

Mr. Joe Street assured Dr. Weber and the Council that Mountain Townsite Company, owner of Lots 1 through 26, NCB 3828, would not oppose the rezoning of these lots to "A" Residence District.

After further discussion of the matter, on motion of Mr. Gatti, 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, Rohlfs, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS : None; ABSENT: Gunstream.

AN ORDINANCE 30,240

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 FOLLOWS: LOT 1, NCB 9587 FROM "B" RESIDENCE, "F" LOCAL RETAIL AND "J" COMMERCIAL TO "F" LOCAL RETAIL; LOT 2, NCB 9587 FROM "B" RESIDENCE TO "F" LOCAL RETAIL DISTRICT; LOT 3, NCB 9587 FROM "B" RESIDENCE TO "E" OFFICE DISTRICT; E 20' OF LOT 33 AND LOTS 34-52, NCB 3828; E 20' OF LOTS 7 & 33 & LOTS 8-26 AND 34-52, NCB 3832; E 20' OF LOT 7 & LOTS 8-26, NCB 3836 FROM "B" RESIDENCE TO "A" RESIDENCE DISTRICT.

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Full text in Ordinance Book L L, page 304

The following Resolution was read:

A RESOLUTION

DESIGNATING THE LITTLE LEAGUE BALL DIAMOND AT ELMENDORF PARK AS PETER D. REED FIELD.

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Full text in Ordinance Book L L

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

Mr. Sam Arriaga, President of the Pan American Optimist Club, thanked the Council for approving the resolution and introduced Mr. Peter D. Reed, who expressed deep appreciation for the honor.

Mayor McAllister stated the Council was happy to recognize his good work and urged him to continue the fine efforts of service to the community for many years to come.

Next heard was Case No. 1300 to rezone the South 636' of Lot 36, NCB 11688 from "B" Residence to "D" Apartment District; and North 700.23' of Lot 26, NCB 11688 from "B" Residence to "E" Office District.

The Planning Director briefed the Council on the proposed change. No one asked to be heard in opposition.

On motion of Mr. Rohlfs, seconded by Mr. de la Garza, the recommendation of the Zoning Commission to grant the change was approved by passage of the following ordinance, the vote

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being as follows: AYES: McAllister, de la Garza, Rohlfis, Kaufman, Gatti, Padilla and Bremer;  
NAYS: None; ABSENT: Parker and Gunstream.

AN ORDINANCE 30,241

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 RE-  
ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS  
SOUTH 636' OF LOT 26, NCB 11688 FROM "B" RESIDENCE  
TO "D" APARTMENT DISTRICT; AND NORTH 700.23' OF  
LOT 26, NCB 11688 FROM "B" RESIDENCE TO "E" OFFICE  
DISTRICT.

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Full text in Ordinance Book L L, page 305

Next brought up for hearing was Case 1537 to rezone Lot 33, NCB 7650, located northwest of the intersection of S. E. Military Drive and the Southern Pacific Railroad R-O-W, from "B" Residence to "JJ" Commercial District.

The Planning Director briefed the proposed change which was recommended by the Zoning Commission. No one asked to be heard in opposition. On motion of Mr. Gatti, seconded by Mr. Kaufman, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Rohlfis, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: Gunstream and de la Garza.

AN ORDINANCE 30,242

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 RE-  
ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS  
LOT 33, NCB 7650 FROM "B" RESIDENCE DISTRICT TO  
"JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book L L, page 305

After a brief recess the meeting reconvened with all Council members present except Mr. Gunstream, who was absent.

City Manager Jack Shelley informed the Council that the City Public Service Board plans to file supporting data to its request for increase in electric and gas rates. After the data has been received and checked by the administrative staff and reviewed by the Council, and after further analyses as may be necessary, the Council might then wish to set a date for a public hearing on the matter.

After a brief discussion, the City Manager was instructed to proceed accordingly.

Next heard was Case No. 1562 to rezone Lots 1, 2, 3 and 4, Blk 3, NCB 3245, located southwest of the intersection of Moberly Street and Avery Street from "B" Residence to "J" Commercial District.

The Planning Director briefed the Council on the proposed change, which had been recommended by the Zoning Commission.

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Mr. Harry Miller, Assistant General Manager of Knowltons Creamery, stated the rezoning of these lots was requested in order to provide additional parking for the Creamery's trucks. He said there was opposition to the change from the neighbors and the Creamery had tried to purchase the property of all persons opposing the rezoning based on appraisals made by Mr. Geo. French, plus a 5% bonus and other benefits, but so far had not been able to purchase the property because of the high price the owners were asking. He commented all these persons except two bought their property knowing the creamery was there. He asked the Council to approve the change.

Opposing the rezoning because of the noise nuisance and unwilling to sell their property to Knowltons Creamery at what they felt was a low appraisal price, were Mrs. Eloisa Bustos, 219 Moberly, Mrs. Genevieve Alonzo, 219 Moberly, Mr. H. L. Metzger and Mr. Gonzalo Jaimes.

Mr. Bob Ritter, Attorney for the group of property owners protesting the change, felt it was irregular in that no buffer zone was being provided between the proposed "J" Zone and the residential property. He criticized the appraisals of Mr. French as being too low. He asked the Council to deny the rezoning. If the rezoning was granted he felt it would take away the property owners bargaining power and they would have to sell out at the appraised price.

After consideration of the matter, on motion of Mr. Gatti, seconded by Mr. Rohlfs, the hearing was continued to June 6, 1962 to see if all parties concerned can get together and resolve their differences. The motion carried by the following vote: AYES: McAllister, de la Garza, Rohlfs, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: Gunstream.

Next heard was Case No. 1596 to rezone Lot 37, NCB 786 located, triangular in shape, south-east of Quincy Street, southwest of Slocum Place and north and east of U. S. 81 North Expressway, from "D" Apartment to "F" Local Retail District.

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

AN ORDINANCE 30,243

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 37, NCB 786 FROM "D" APARTMENT DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book L L , page 210

Last heard was Case No. 1625 to rezone Lot 39, NCB 12046, located northwest of the intersection of Goliad Road and Coney Avenue, from "E" Office District to "F" Local Retail District.

The Planning Director briefed the proposed change. No one spoke in opposition. On motion of Mr. Padilla, seconded by Mr. Rohlfs, the recommendation of the Zoning Commission

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was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Rohlfis, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: Gunstream.

## AN ORDINANCE 30,244

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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 39, NCB 12046 FROM "E" OFFICE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book L L, page 307

The following ordinances were passed and approved by the following vote: AYES: McAllister, de la Garza, Rohlfis, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: Gunstream.

## AN ORDINANCE 30,245

AUTHORIZING SUBSTITUTION OF SIGNATURES OF ASSISTANT CITY CLERK AND CONTROLLER FOR THOSE OF CITY CLERK AND DIRECTOR OF FINANCE RESPECTIVELY ON NOTES TO FROST NATIONAL BANK.

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Full text in Ordinance Book L L, page 307

## AN ORDINANCE 30,246

AUTHORIZING THE PAYMENT OF THE SUMS OF \$729.25 FROM INTERNATIONAL AIRPORT ADMINISTRATIVE FUND #804 AND \$209.01 FROM STINSON AIRPORT FUND #805; TO L. C. BEERY, AGENT, FIREMAN'S FUND INSURANCE COMPANY, FOR RENEWAL OF BODILY INJURY AND PROPERTY DAMAGE LIABILITY COVERAGE AT INTERNATIONAL AIRPORT AND STINSON MUNICIPAL AIRPORT, FOR THE PERIOD JANUARY 15, 1962 TO JANUARY 15, 1963.

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Full text in Ordinance Book L L, page 308

The Clerk read the following letter: April 4, 1962

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

Gentlemen:

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

4-2-62 Petition of Reverend Hubert J. Janak, Pastor of St. Patrick's Church Parish and other citizens, requesting the City to widen Pine Street from East Grayson north to Nika Street, due to the great congestion of traffic since the Expressway has blocked off North Hackberry Street and re-routed all northbound traffic onto Pine Street, and Pine Street is to be an Exit of the new Expressway which is scheduled to be opened in the near future. Also, the petitioners have requested the construction of sidewalks in the same area for the protection of school children and pedestrians.

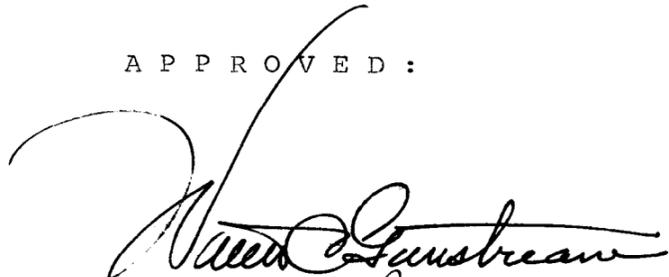
Yours very truly,

/s/ J. Frank Gallagher  
J. FRANK GALLAGHER,  
City Clerk

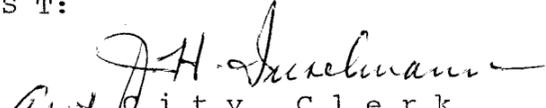
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There being no further business, the meeting adjourned.

A P P R O V E D :

  
MAYOR Pro-Tem

A T T E S T :

  
Asst. City Clerk