

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, DECEMBER 5, 1962, 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; ABSENT: None.

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The invocation was given by Councilman Walter Gunstream.

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The minutes of the previous meeting were approved.

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First taken up was Zoning Case No. 1725 to rezone Lot 10, NCB 7838 located 100' south of Kendalia Avenue. 140' east of Pleasanton Road, from "D" Apartment District to "J" Commercial District.

Planning Director Steve Taylor explained the proposed change, which was recommended by the Zoning Commission. Discussion revealed that the applicant, Bilbrey Lumber Company, proposed to use the property for storage of materials and had agreed to construct a redwood fence on only a portion of the property to protect the adjacent property owners.

Protesting the change of zone was Mrs. C. C. Heylmann, 414 Kendalia, who felt that the rezoning would depreciate the value of adjacent homes.

After discussion, Mr. Gunstream moved that the hearing be continued for two weeks in order for the applicant, who was absent, to be present and inform the Council whether he would be agreeable to fencing the whole lot in order to afford more protection to the adjoining property. Seconded by Mr. Rohlfs, the motion carried unanimously.

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Next heard was Case No. 1778 to rezone Lot 29, NCB 8084 located southwest of the intersection of Dale Road and SW 35th Street from "B" Residence District to "E" Office District; and Lot 28, NCB 8084 located on the west side of SW 35th Street, 55' south of Dale Road from "B" Residence District to "LL" Manufacturing 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. Gatti, 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, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 30,941

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, NCB 8084 FROM "B" RESIDENCE TO "E" OFFICE DISTRICT; AND LOT 28, NCB 8084 FROM "B" RESIDENCE TO "LL" MANUFACTURING DISTRICT.

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Mr. Don Tiner, President of the Junior Chamber of Commerce, read the following resolution passed by the San Antonio Junior Chamber of Commerce.

A RESOLUTION

WHEREAS, the San Antonio Junior Chamber of Commerce recognizes the need for a convention center adequate to facilitate large conventions, and

WHEREAS, Tourist trade in Texas is classified as a major industry, and

WHEREAS, the current facilities of San Antonio do not facilitate the needs of a modern convention, then therefore,

BE IT RESOLVED that the San Antonio Junior Chamber of Commerce endorses and supports a study by the City Council of the City of San Antonio to determine the needs for such a convention center, and further,

BE IT RESOLVED that such plans be directed to facilitate the use of current city property adjacent to the San Antonio Municipal Auditorium, and further

BE IT RESOLVED, that the San Antonio Junior Chamber of Commerce would support a bond issue to complete this project.

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Mr. Bill Smith, Chairman of the Committee to promote the proposed convention center, presented a sketch of proposed convention center. He felt this would be a worthwhile investment for the business it would bring to San Antonio,

The Mayor expressed pleasure that the Junior Chamber of Commerce had come up with a plan and stated that the Council would give it proper consideration.

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Next heard was Case No. 1753 to rezone Lot 34, NCB A-52 located southeast of the intersection of Hildebrand Avenue and Stadium Drive from "A" Residence District to "E" Office District.

The Planning Director explained the proposed change which was recommended by the Zoning Commission. He stated that the applicant, Mr. Thomas Brundage, proposed to construct a high-rise apartment project.

Mr. Brundage explained the proposed project, going into detail about the parking to be provided and the plans for ingress and egress.

Due to the fact that the intersection of Hildebrand and Stadium Drive is one of the busiest intersections in the City, the Council felt it should have more information. On motion of Mr. Gunstream, seconded by Mr. de la Garza, the hearing was continued for two weeks in order for the Council to confer with the traffic, safety, and airport personnel. The motion carried unanimously.

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Mr. Roy Akers, President of the Greater San Antonio Safety Council introduced Mr. Don Hill, District Director of the National Safety Council, who gave a report on the 1961 Annual Traffic Inventory for the City of San Antonio. (Report is filed with the minutes of this meeting.)

Mr. A. R. Alderman, Regional Director of the Texas Safety Association, asked that all business and civic leaders, and citizens present, cooperate with the Association and the San Antonio Safety Council to stop needless traffic deaths.

Mayor McAllister thanked those present for their interest in traffic safety and informed them that he had been authorized to sign the following Resolution urging all citizens to join with the Texas Safety Association and the Greater San Antonio Safety Council, in its campaign

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to prevent accidents during the holiday season.

A RESOLUTION

URGING ALL CITIZENS TO OBSERVE A SAFE HOLIDAY SEASON.

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His Excellency, Georges L. Heisbourg, Ambassador to the United States from Luxemburg, payed a good will visit to the City Council. Mayor McAllister welcomed him and presented him with a proclamation making him an Alcalde of LaVillita. Mr. Heisbourg in turn gave the Mayor a book which tells the story of Luxemburg.

Next heard was Zoning Case No. 1745 to rezone Lot 22, Blk 3, NCB 11714 which forms the corner northeast of the intersection of I. H. 410 and Blanco Road, from "A" 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. Rohlfs, seconded by Mr. Kaufman, 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, Padilla, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 30,942

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, BLK 3, NCB 11714 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Next case heard was Case No. 1752 to rezone Lot 1, NCB 13512, located on the east side of Fairdale Drive and south of Judivan Drive from "A" Residence District to "D" Apartment District; and Lot 2, NCB 13512, located southwest of the intersection of Judivan Drive and the MK&T Railroad R-O-W, from "A" 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. Gatti, seconded by Mr. de la Garza, the recommendation of the Zoning Commission was approved by the following vote: AYES: McAllister, de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 30,943

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, NCB 13512 FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT; AND LOT 2, NCB 13512 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Next heard was Zoning Case No. 1763 to rezone Lot 25, NCB 11862, located southeast of the intersection of Rockhill Drive and Nacogdoches Road, from "A" Residence District to "D" Apartment District.

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

On motion of Mr. Gatti, 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, Rohlf, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 30,944

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 11862, FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Next heard was the continued hearing on Case No. 1770 to rezone Lot 4, Blk 7, NCB 1692, located between Stafford Street and Van Ness Street, 156' east of North New Braunfels Avenue, from "C" Residence District to "F" Local Retail District.

The Planning Director explained that the hearing has been continued to see if the State would approve the use of a portion of the right-of-way of I. H. 35 for parking. He stated that the District Office has approved this use but it must be approved in Austin.

Mr. Bob Reed, representing Mr. Isaac Peltzer, stated that parking would not be a problem and most of his business, which is a retail store for the sale of oriental products, is walk-in trade.

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

AN ORDINANCE 30,945

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, BLK 7, NCB 1692 FROM "C" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Last heard was Case No. 1776 to rezone Lot 1, NCB 11898 located on the south side of E. Terra Alta Road, 151,81' west of North New Braunfels Avenue from "A" Residence District to "B" Residence District; and Lot 2, NCB 11898, which forms the corner west of the intersection of E. Terra Alta Road, N. New Braunfels and Nacogdoches Road, from "A" Residence

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District to "F" Local Retail District.

Planning Director Steve Taylor briefed the Council on the proposed change which was recommended by the Zoning Commission.

Mr. Bob Nelson, representing H. B. Zachry Properties, Inc., the applicant in the case, stated that there is existing commercial property on three corners. It was planned to construct a filling station at the corner of Nacogdoches Road and Terra Alta. The balance of the "F" Zone was to be used for a high-type shops and office complex, which would all front on Nacogdoches Road. On the property to be zoned "B", which fronts Terra Alta, he proposed to build residences which would be properly screened to protect and create a buffer zone. He concluded by stating that this plan had been worked out in cooperation with the Zoning Commission and felt that it would not prove to be a disadvantage to surrounding property.

Mr. Murray, owner of property in the area, stated that all the residents in the area were opposed to any rezoning for business. They wanted it to be developed for private and single family residences as people in the area had invested in their homes because of the restrictions. He said they were all violently in opposition to a filling station going in at the corner.

Mr. Cliff Shawd, 1718 Nacogdoches Road, whose property also fronts on Nacogdoches Road, opposed the rezoning stating that there was already a traffic hazard at that intersection and the change would increase the hazard. He felt that there was no need of further business in that area.

After a lengthy discussion of the case, Mr. Bremer moved that the recommendation of the Zoning Commission be overruled and the application for rezoning denied. Seconded by Mr. de la Garza, the motion carried by the following vote: AYES: McAllister, de la Garza, Rohlf, Kaufman, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSTAINED: Gunstream; ABSENT: None.

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

AN ORDINANCE 30,946

AUTHORIZING THE TRANSFER OF \$1,981.58 FROM 30-01-01 PUBLIC IMPROVEMENT UNALLOCATED TO SPECIAL PROJECTS ACCOUNT NO. 09-01-12 FOR THE PURCHASE OF CERTAIN WASTE RECEPTACLES FROM THE BEAUTIFY AMERICA AGENCY.

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AN ORDINANCE 30,947

AMENDING PARAGRAPH 2, ORDINANCE NO. 30917 THEREBY CHANGING THE DATE OF SALE OF PERSONAL PROPERTY HELD BY THE POLICE DEPARTMENT FROM DECEMBER 8, 1962 TO DECEMBER 15, 1962.

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Full text in Ordinance Book MM, Page 469

The following resolution was read:

A RESOLUTION

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ADOPTING A POLICY FOR REFUNDING THE FIREMEN'S AND POLICEMEN'S PENSION FUND DEFICIT;
AND CONDITIONING SUCH CONTRIBUTION ON CREATION OF AN ACTUARILY SOUND PLAN FOR FUTURE
FIREMEN AND POLICEMEN.

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Mayor McAllister stated this was a resolution to confirm the Council's statement that it wanted to put the Firemen's and Policemen's Pension Fund on an actuarially sound basis on condition that a bill will be passed by the State Legislature to establish a Group B Plan for future firemen and policemen. After discussion, Mr. Padilla moved that the resolution be passed. Seconded by Dr. Parker, the motion carried by the following vote: AYES: McAllister, de la Garza, Rohlf, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

Mr. Lewis Pfeiffer, owner of business property in the 900 block of S. W. Military Drive complained that the City has only allowed him to have two 15-foot driveways as a means of ingress and egress to the property. He stated that he had requested two 25-foot openings but was turned down by the City because the property was zoned residential. He claimed the City was in error as the property is zoned for commercial purposes. He presented a plan which he claimed would relieve traffic congestion at the intersection of Military Drive and Clamp Street.

After discussion of the matter, it was referred to the Traffic and Transportation Department for study and report.

Mr. Howard Lowery, 543 E. Craig Place, spoke to the Council regarding the bids for the driving range and 9-hole pitch and putt concession to be opened on December 6th. He stated that the specifications require the contractor to put in capital improvements of \$22,000.00 for a lighting system. It would also take an additional \$25,000.00 for supplies, etc., in order to operate, making an investment of \$47,000.00. He felt this would make it difficult to bid, and the City stands to lose if anyone should bid other than the present contractor, as it would lead to a lower bid proposal. He asked the Council to restudy the matter.

Mayor McAllister informed Mr. Lowery that the Council will consider his suggestions at the time that the bids are brought before the Council for consideration.

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.

11-29-62 Petition of Page Boy Properties, requesting the City to abandon, close and convey to the Page Boy Properties a portion of the surplus property which adjoins NCB 10171-A, Blk 21, Wilshire Village Subdivision.

12-3-62 Petition to the Casa Blanca Lumber Company requesting the City to close and quitclaim to petitioner the east 10 feet of the alley adjacent to Lot 19, NCB 8392.

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- 12-3-62 Petition of Raymond R. Parker, requesting annexation of a portion of a 1.159 acre tract of land located at the northeast intersection of I. H. 35 and Rittiman Road.
- 12-3-62 Petition of Mr. Joe E. Johnson and others, requesting a Yield-R-O-W or stop sign to be installed at the corner of Hamilton and Lauret Street.

Yours very truly,

/s/ J. H. Inselmann
J. H. INSELMANN,
CITY CLERK

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

J. M. Madister
MAYOR

A T T E S T :

J. H. Inselmann
City Clerk