

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 15, 1965, 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, CALDERON, JONES, COCKRELL, GATTI, and BREMER; ARRIVING LATE: KAUFMAN, PADILLA and PARKER.

65-363 Invocation was given by Reverend Abel M. Gomez, El Divino Salvador Methodist Church.

The minutes of the previous meeting were approved.

65-364 Mr. Melvin Sisk, Executive Director of the San Antonio Chamber of Commerce, introduced Licenciado Eduardo Jiminez Gonzalez, of Mexico City, who is visiting the city as a representative of President Diaz Ordaz of Mexico. Mr. Gonzalez is a young attorney in the office of the Personal Secretary to President Ordaz.

Mr. Gonzalez presented the Mayor with two volumes of a book entitled "Thoughts in Action", which outlines the Administration of former President Adolfo Lopez Mateos, and a book entitled "Fifty Years of Revolution in Mexico", along with still another book which was written by Lic. Eduardo Jiminez Gonzalez, outlining the Agrarian Reforms as they apply to the Constitution of Mexico.

65-365 Mayor McAllister welcomed Mr. Gonzalez and thanked him for the gifts. He then arranged for a tour of the City Departments for Mr. Gonzalez.

65-365 Mr. Orville Slater, President of the Fiesta San Antonio Commission, thanked the City Council for its help and cooperation, as well as the Administrative Staff and all City employees who help make Fiesta Week a success. As a token of appreciation, he presented each member of the Council with a gold medallion to be worn during Fiesta Week and invited them to attend as many of the different functions as possible.

65-366 First zoning case heard was No. 2313, to rezone Lot 35, NCB 12116, subject property is rectangular in shape being approximately 542.73' x 612.08' in size and located 435.55' west of Perrin-Beitel Road and 2873.2' north of I. H. 410, from Temporary "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 33,208

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 35, NCB 12116 FROM TEMPORARY "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-367 Next heard was Case No. 2350, to rezone Lot 16, NCB 13747, located south of the intersection of West Avenue and Blanco Road, from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained 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 Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Kaufman, Jones, Cockrell, Gatti, Padilla and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 33,209

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 13747 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-368 Next heard was Case No. 2359, to rezone Lot 4, NCB 13716, located northwest of the intersection of Rittiman Road and Melton Drive and the south 100' of the west 100' of Lot 10, NCB 13717, located northeast of the intersection of Rittiman Road and Melton Drive, from "A" Residence District to "E" Office District; and Lot 10, NCB 13717, save and except the south 100' of the west 100' thereof, located northwest of the intersection of Rittiman Road and Fairdale Drive, from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 33,210

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 13716, AND THE SOUTH 100' OF THE WEST 100' OF LOT 10, NCB 13717 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT; AND LOT 10, NCB 13717 SAVE AND EXCEPT THE SOUTH 100' OF THE WEST 100' THEREOF, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-369 Next heard was Case No. 2384, to rezone Lot 13, NCB 12104, located on the east side of Nacogdoches Road 170' northeast of the cutback to I. H. 410, from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition.

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

AN ORDINANCE 33,211

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 12104 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-370 Next heard was Case No. 2391, to rezone Lot 54, NCB 11781, located on the east side of West Avenue, 416' northeast of Mt. Ida Drive, from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission,

No one spoke in opposition to the change.

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

AN ORDINANCE 33,212

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 54, NCB 11781 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-371 Next heard was Case No. 2401, to rezone Lot 11, NCB 11685, located on the west side of West Avenue, 250' south of Glen Ivy Drive, from "D" Apartment District to "JJ" Commercial District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

Mr. Leonard E. Hart, Owner and Applicant, stated he has owned the subject property for a number of years and now desires to build a warehouse on it in order to realize some income from the property.

Mrs. W. R. Stanley opposed the change in zone because she feared that a used car lot or a junkyard would be located on this property.

Mr. Hart assured her and the City Council that he would not permit a junkyard or used car lot on the property.

After consideration, on motion of Mr. Gatti, seconded by Dr. Calderon, 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, Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla and Bremer; NAYS: None; ABSENT: None; ABSTAINING: Parker.

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AN ORDINANCE 33,213

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 11685 FROM "D" APARTMENT DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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65-372 Next heard was Case No. 2403, to rezone Lot 29, Blk 15, NCB 7306, located between Earl Street and Millard Street and bounded on the west by the Missouri Pacific Railroad, from "C" Residence District to "JJ" Commercial District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 33,214

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 15, NCB 7306 FROM "C" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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65-373 Next heard was Case No. 2412, to rezone Lots 15 and 16, NCB 9306, located on the south side of S. W. Military Drive between Nock Avenue and Escalon Avenue, from "C" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

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

AN ORDINANCE 33,215

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 15 AND 16, BLK 4, NCB 9306 FROM "C" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-374 Next heard was Case No. 2418, to rezone Lot 3, NCB 11954, located on the south side of Hallmark Drive, 300.4' west of Eastern Avenue' from "A" Residence District to "JJ" Commercial District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

While no one spoke in opposition, Mr. Bremer made a motion to change the recommendation of "J" Commercial to "JJ" Commercial District in order that the setback requirements would conform with the adjoining property on either side, and especially since the applicant was agreeable. Seconded by Mrs. Jones, the motion was approved, carrying with its passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 33,216

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 11954 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.
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65-375 Next heard was Case No. 2342, to rezone Lot 20, NCB 12180, located on the south side of the Austin Highway, 1511.93' southwest of Bobby Lou Drive, from "A" Residence District to "F" Local Retail District.

Mr. Burt Lawrence explained that this case had been postponed from April 1, 1965, in order to have the applicant clean up the lot to the satisfaction of Mr. Rollings, who had opposed the rezoning due to the condition of the lot.

Mr. Ng T. Shew, applicant, presented a letter from Mr. Rollings, stating that all the trash, cans, bottles, etc., had been removed from the lot to his satisfaction, thus removing any opposition to the rezoning as recommended by the Planning Commission.

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

AN ORDINANCE 33,217

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 12180 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.
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65-376 Last heard was Case No. 2411, to rezone Lot 52, NCB 3720, located on the east side of Clark Avenue, 438.5' south of Hiawatha Street, from "B" Residence District to "E" Office District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council.

The Mayor informed the interested parties that a protest petition had been filed in this case and had been found sufficient by the City Attorney and will require seven affirmative votes to rezone the property.

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Mr. R. M. Maddox, 2740 Minnetonka, and Mr. Raymond Danish, both opposed the change in zone stating that the applicant proposed to move an old building on this property and felt that he could not afford to remodel this building into a first class structure to conform with the surrounding neighborhood. They felt that the lot was too small and would create a parking problem on Clark Avenue. They submitted pictures of buildings in the area as well as that of a frame building which they claimed that the applicant proposes to move on the subject property.

Mr. Gene Steckley, owner and applicant, stated that he has set aside \$10,000 for building purposes and while he did not wish to commit himself on whether he would move a building on to the property or build a new one, he said that the building would conform to the surrounding neighborhood. As to parking he said he had two site plans, one of which provided for thirteen off street parking places and the other one provided for six off street parking places, either of which would satisfy the parking problem. He felt that the Building Code and requirements and the regulations placed on houses that are moved on to property are strict enough to guarantee that a sound structure will result.

After consideration of the case, on motion of Mr. Gatti, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Kaufman, Cockrell, Gatti, Padilla and Bremer; NAYS: Parker; ABSENT: Jones.

AN ORDINANCE 33,218

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 52, NCB 3720 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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65-377 Mr. and Mrs. Oscar Bucher, Route 11, Box 157-A, presented a letter requesting that all their property be annexed by the City of San Antonio. The letter is as follows:

San Antonio, Texas
April 15, 1965

Mayor McAllister
City Council

Dear Sir:

Due to the new proposed jurisdictional territorial boundary line of Leon Valley and the City of San Antonio dividing our land; the greater portion being in the City, also divides our home which only makes for confusion; we wish to request the City of San Antonio to include all our property under the territorial jurisdiction of the City of San Antonio.

Said property being situated in Northwest Bexar County in the plat known as Monte Roble Park, Lot 4-C and 5-C, recorded in Volume 2222, Page 180 of the Bexar County records; which consist of 7 acres more or less on the West side of Huebner Road at the North boundary line of Leon Valley and the South end of the City of San Antonio boundary line as shown on

the new map, one-half mile from Evers Road going north on Huebner Road.

Thanking you for any consideration.

Sincerely,

/s/Mr. & Mrs. Oscar Bucher
Rt 11, Box 157-A
San Antonio, Texas
OV 40399

City Attorney Sam Wolf, in answer to a question as to the status of the extra-territorial jurisdicaional agreement with Leon Valley, stated that this agreement had not been finalized, however, in individual cases of this kind which consists of 160 acres or less, before a final agreement can be reached the individual property owner must give his specific consent to annexation by either city.

The Mayor informed them that before any final action is taken, they would be contacted and in all probability the matter would resolve itself.

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

65-378

AN ORDINANCE 33,219

DECLARING THE RESULTS OF THE RECHECK OF THE VOTING MACHINES AND COMPARISON OF THE RETURNS FOR ELECTION OF COUNCILMAN, PLACE 4, AT THE APRIL 6, 1965, REGULAR ELECTION; AND CONFIRMING THE DECLARATION OF THE RESULTS OF SAID ELECTION.

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65-379

AN ORDINANCE 33,220

ACCEPTING THE LOW BID OF LESLIE S. HUTTON FOR ALTERATIONS AND ADDITIONS TO THE GRAHAM BUILDING FOR PUBLIC WELFARE DEPARTMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SAID WORK; AUTHORIZING PAYMENT OF \$45,916.00 OUT OF THE GENERAL FUND TO LESLIE S. HUTTON; AUTHORIZING THE SUM OF \$1,000.00 OUT OF THE GENERAL FUND TO BE USED AS A CONSTRUCTION CONTINGENCY ACCOUNT AND \$200.00 AS A MISCELLANEOUS ACCOUNT AND AUTHORIZING THE TRANSFER OF \$1,302.00 FROM THE GENERAL FUND CONTINGENCY ACCOUNT TO GENERAL FUND SPECIAL PROJECTS-WELFARE BUILDING ACCOUNT.

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65-380

AN ORDINANCE 33,221

AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND SAN ANTONIO, FAIR, INC., PERTAINING TO CERTAIN PROPERTIES TO BE UTILIZED IN CONNECTION WITH THE WESTERN HEMISPHERE EXPOSITION.

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65-381

AN ORDINANCE 33,136

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 18,478 ACRES OF LAND, WHICH TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. (Clearfield Colony of Colonies North Subdivision.)

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Assistant City Manager Dave Harner explained the annexation.

No one asked to speak on the matter.

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

The Clerk read the following petition letter:

April 15, 1965

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.

- 65-382 4-12-65 Petition of Home Development, Inc., requesting the City to annex 6.686 of land lying adjacent to the city limits and the proposed Northeast Independent School District High School site.
- 65-383 4-12-65 Petition of The Facs Manufacturing Company, Inc., requesting the City to close and quitclaim the alley in NCB 669 to the petitioners.
- 65-384 4-12-65 Petition of H. Frank Jordan, requesting the City to prohibit parking at the curb for at least thirty feet from the corner, on the north side of Josephine at its intersection with East Elmira Street, and to assign a police officer to patrol this area to slow speeders on East Josephine.

Sincerely,

/s/ J. H. Inselmann
City Clerk

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D :



M A Y O R

ATTEST:


City Clerk

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