

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN THE  
CITY COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JANUARY 19th, 1961, 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 J. Edwin Kuykendall with the following members present:

- KUYKENDALL
- DIETERT
- PASSUR
- JOHNSON
- SIMPSON
- PADILLA
- MCALLISTER and
- DE LA GARZA;
- ABSENT: MCMAHON

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The invocation was given by Reverend Eugene L. Warner, Associate Rector of St. Mark's Episcopal Church.

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The reading of the minutes of the previous meeting were dispensed with.

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The Mayor announced that certain zoning cases were to be heard this morning and he asked all who care to be heard in each to register with the Clerk.

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The first case called was #1360 a continued hearing from October 6th, to rezone Lot 35A, NCB 11259 on Bandera Road from "A" Residence District to "F" Local Retail District.

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After further briefing by the Planning Director and no one appeared to be heard the recommendation of the Planning Commission to rezone this property was approved by passage of the following ordinance on motion of Mr. Passur seconded by Mr. de la Garza.

AN ORDINANCE 29, 205

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 35A, NCB 11259 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 397

The vote on approval was AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

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Zoning Case #1385 to rezone Tract 27A, Block 5, NCB 11715 on San Pedro Avenue was next called. This case has previously been considered and action was deferred pending the result of the election for a North Expressway.

The Planning Director briefed the Council on the present status of the property and stated that it is in the area of the proposed expressway which the Highway Department wishes restricted until the final route is set.

Mrs. Evelyn Cobble appeared stating that she could do nothing with the property unless zoned. It was explained that it would be futile to zone it and have any structure which was built immediately torn down and that if the property is taken she will be paid for it.

Mr. de la Garza moved that the recommendation of the Planning Commission to rezone this property be disapproved and that no change be made. Seconded by Mr. Dietert the motion carried and the zoning change was refused.

Zoning Case #1403 to rezone Lot 33, Block 25, NCB 7746 on Mission Road near Sayers from "F" Local Retail District to "JJ" Commercial District was next called.

After briefing by the Planning Director and since no one appeared to be heard the Council approved the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. Passur, seconded by Mr. Dietert.

AN ORDINANCE 29, 206

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, Blk. 25, NCB 7746 FROM "F" LOCAL RETAIL DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 397

The vote on adoption was AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

Zoning Case #1404 to rezone Lot 2, Block 17, NCB 12085 at Sprucewood and El Montan from "A" Residence District to "E" Office District was next called.

After briefing by the Planning Director and since no one appeared to be heard the City Council approved the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. Dietert, seconded by Mr. de la Garza, by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

AN ORDINANCE 29, 207

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 2, BLK. 17, NCB 12085 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Full text in Ordinance Book K K, Page 398

Zoning Case #1405 to rezone Lot 30, Block 9, NCB 8672 on Northern Avenue near Jones Maltsberger from "A" Residence District to "J" Commercial District was next called.

After briefing by the Planning Director and since no one appeared to be heard the Council approved the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. de la Garza, seconded by Mr. Passur, by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister, and de la Garza; NAYS: None; ABSENT: McMahon.

AN ORDINANCE 29, 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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 30, BLK. 9, NCB 8672 FROM "A" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 398

Zoning Case #1413 to rezone Lot 15, NCB 11511 and Lot 58A, NCB 11508 at Cheryl Drive and Bandera Road from "A" Residence District to "F" Local Retail District was next called.

After briefing by the Planning Director and since no one appeared to be heard the Council approved the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. Dietert, seconded by Mr. Passur, by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

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## AN ORDINANCE 29, 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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 15, NCB 11511 AND LOT 58-A, NCB 11508 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 399

Zoning Case #1419 to rezone Lot 15, NCB 8410 from "B" Residence District to "E" Office District and Lot 14, NCB 8410 from "B" Residence District "F" Local Retail District was next called.

After the Planning Director briefed the Council on the case Mr. Paul Rose the proponent gave the Council detailed information as to plans for the property. He was followed by Mr. Edgar Russell, a holder of property across the road from these lots, who objected to the change as being detrimental to the neighborhood and spot zoning. Mr. A. T. Goff who owns property south of Mr. Russell also objected for the same reasons.

After much discussion by Council members and the interested parties, Mr. McAllister moved that the hearing be closed so that the Council members could visit the property and that a vote be taken on the recommendation of the Planning Commission next week. Seconded by Mr. de la Garza the motion was unanimously adopted.

Zoning Case #1420 to rezone Lot 21, Block 220, NCB 3947 at West Avenue and Ridgewood from "B" Residence District to "F" Local Retail District was next called.

After briefing by the Planning Director and since no one appeared to be heard the Council adopted the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. de la Garza, seconded by Mr. Passur, by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

## AN ORDINANCE 29, 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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 21, BLK. 220, NCB 3947 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 399

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Zoning Case #1423 to rezone Lot 11, NCB 9143 at Nacogdoches Road near Nottingham from "A" Residence District to "D" Apartment was next called.

After briefing by the Planning Director and since no one appeared to be heard the Council approved the recommendation of the Planning Commission by passing the following ordinance on motion of Mr. Passur, seconded by Mr. Dietert, by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister and de la Garza; NAYS: None; ABSENT: McMahon.

AN ORDINANCE 29, 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 RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 11, NCB 9143 FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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Full text in Ordinance Book K K, Page 400

The following ordinances and resolutions were passed and approved by the following vote: AYES: Kuykendall, Dietert, Passur, Johnson, Simpson, Padilla, McAllister, and de la Garza; NAYS: None; ABSENT: McMahon.

AN ORDINANCE 29, 212

APPROVING THE ROUTE OF THE NORTH EXPRESSWAY IN THE CITY OF SAN ANTONIO FROM JOSEPHINE STREET TO OLMOS DRIVE; ESTABLISHING BUILDING LINES ALONG THE OUTER BOUNDARIES OF SUCH ROUTE; AND DIRECTING THAT BUILDING PERMITS NOT BE ISSUED FOR CERTAIN WORK WITHIN THE BOUNDARIES OF SAID ROUTE FOR A ONE-YEAR PERIOD.

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Full text in Ordinance Book K K, Page 400

A RESOLUTION

MANIFESTING THE INTENT OF THE CITY OF SAN ANTONIO TO CO-OPERATE WITH BEXAR COUNTY IN CONSTRUCTING AND IMPROVING BLANCO ROAD BY PROVIDING THE NECESSARY RIGHT-OF-WAY FOR SAID PROJECT ALONG BLANCO ROAD FOR TWO MILES FROM LOOP 13 NORTH TO THE CITY LIMITS.

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Full text in Ordinance Book K K, Page 401

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AN ORDINANCE 29, 213

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN PRIVATELY-OWNED REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, FOR PUBLIC PURPOSES, TO-WIT: THE ACQUISITION OF RIGHT-OF-WAY FOR THE CONSTRUCTION OF SEGUIN ROAD - F.M. 78; AND DIRECTING THE CITY ATTORNEY TO INSTITUTE AND PROSECUTE TO CONCLUSION CONDEMNATION PROCEEDINGS TO ACQUIRE SO MUCH THEREOF AS CANNOT BE ACQUIRED BY PURCHASE.

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Full text in Ordinance Book K.K, Page 401.

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

*John Kuylen*  
MAYOR

A T T E S T  
*Frank Salloyer*  
CITY CLERK