

REGULAR MEETING OF THE CITY COUNCIL OF  
THE CITY OF SAN ANTONIO HELD IN THE CITY  
COUNCIL CHAMBER, CITY HALL, ON WEDNESDAY,  
APRIL 18, 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, ROHLFS, KAUFMAN, GUNSTREAM, GATTI, PADILLA, PARKER and BREMER.

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The invocation was given by the Reverend Harold Werneke, Pastor of Hope Lutheran Church.

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The minutes of the previous meeting were approved.

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First taken up was Zoning hearing on Case No. 1608 to rezone Lot 6, NCB 12785, located between Cambray Drive and Cheddar Drive, approximately 390' west of the intersection of these streets from "A" Residence District to "E" Office District.

The Planning Director gave a brief history of the proposed change which the Zoning Commission recommended be denied by the City Council.

Mr. Robert Strickland, Attorney representing eighty families and other residents of Glen Oaks Park Subdivision in favor of the change, stated the application for rezoning had been changed to "D" Apartment which would allow the continued use of the property for a community swimming pool, playground and club house activities. He stated a Glen Oaks Non-Profit Association had been formed to operate the pool and would eventually own it. He said the applicant, Callaghan Road Development Company, would, through restrictive covenant, limit the use of the property to a community swimming pool and recreation center and should the use be discontinued the property would revert back to "A" Residence use.

Mr. Ted Franks, President of the Glen Oaks Non-Profit Association, told of plans to operate the center.

Mr. Don Leach, local Mortgage Company representative, felt values were enhanced by having a recreational facility in the area.

Mrs. E. A. Knaggs, Water Safety Instructor, told of the swimming activities at the pool and read a letter from the American Red Cross expressing advantages of supervised swimming programs.

Also speaking in favor of the change in zone were Mrs. Hugh Davis and Mrs. Norman Gustafson.

Mr. Edgar Von Scheele, representing the Callaghan Road Development Company, confirmed the offer to limit use of the property to recreational or "A" Residence use.

Mr. Roger Lightsey, Attorney representing property owners opposed to the zoning change, stated he had filed 32 petitions properly acknowledged from property owners within the 200' area adjacent to the property in question, and there are 110 other residents outside the immediate area who are also against the change. He discussed the present restrictive covenants and asked that the property not be rezoned to "D" Apartment District. Although not opposed to the swimming pool, his clients were against the club activities that would be allowed under "D" Zoning. Such activities would keep the center open until 11:00 P.M.; the streets are not wide enough to carry a great amount of traffic and there is not enough off-street parking

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provided. He felt that the pool, because of its small size, would not be self sustaining and activities would have to be expanded to make the operation pay for itself, which was their main objection.

Also speaking in opposition were Colonel Walter E. Skinner, Captain James Quiggle, Mr. Howard Hyman and Mr. R. F. Rayburg.

After a lengthy discussion of the enforcement of the Zoning ordinance and restrictive covenants, Councilman Kaufman suggested that the City Attorney study the possibility of amending the City Code to authorize the operation of this swimming pool. The amendment could authorize the Board of Adjustment to hear the case and grant a variance to operate the pool for a fixed period of time.

After discussion of the suggestion, Mr. Kaufman moved that the hearing be continued for four (4) weeks. Seconded by Mr. de la Garza, the motion carried by the following vote: AYES: de la Garza, Rohlf, Kaufman, Gunstream, Padilla, Parker and Bremer; NAYS: McAllister and Gatti; ABSENT: None.

City Manager Jack Shelley stated notice had been given to the Recreation Center to cease operation and it would have to remain closed until the matter is settled.

City Attorney Crawford Reeder asked the attorneys for each group to get together and submit to him a suggested solution to the matter.

Next heard was Zoning Case No. 1578 to rezone Lots 74 and 75, NCB 11507 at the northwest corner of Cheryl Drive and Bandera Road from "A" Residence District to "F" Local Retail District.

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

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

AN ORDINANCE 30, 275

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 74 & 75, NCB 11507 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book L L, page 626

Next heard was Zoning Case No. 1618 to rezone Lot 57, NCB 11191, located at the southwest corner of Navajo Street and Palo Alto Road from "B" Residence 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. Rohlf, 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.

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## AN ORDINANCE 30,276

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 57, NCB 11191, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book L L, page 627

Next heard was Case No. 1619 to rezone Lot A-14, NCB 577, located on the east side of Hackberry Street, 181.8' south of Houston Street from "F" Local Retail District to "JJ" Commercial District.

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

Mr. Cleveland Muldron, applicant, stated he had leased this property to operate a garage and asked for approval of the rezoning.

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

## AN ORDINANCE 30,277

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 A-14, NCB 577, FROM "F" LOCAL RETAIL DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book L L, page 627

Last Zoning Case heard was Case No. 1636 to rezone Lot 8, NCB 12104, at the northeast corner of Zercher Road and Nacogdoches Road from "A" Residence District to "F" Local Retail District.

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

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

## AN ORDINANCE 30,278

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 8, NCB 12104, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book L L, page 628

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and resolution

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

AN ORDINANCE 30,279

GRANTING AND CONVEYING AN EASEMENT BY AND FROM THE CITY OF SAN ANTONIO TO THE SAN ANTONIO RIVER AUTHORITY FOR THE PURPOSES OF CONSTRUCTING, OPERATING AND MAINTAINING A FLOOD CONTROL CHANNEL UPON AND ACROSS LANDS OWNED OR HELD BY THE CITY OF SAN ANTONIO AS HEREIN SET FORTH.

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Full text in Ordinance Book L L, page 628

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A RESOLUTION

AUTHORIZING THE CITY CLERK TO ADVERTISE FOR BIDS FOR REVISION TO ELECTRICAL WORK AT AND IN THE EXISTING GOVERNMENT ANNEX BUILDING AT SAN ANTONIO INTERNATIONAL AIRPORT.

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Full text in Ordinance Book L L, page 632

AN ORDINANCE 30,280

APPROPRIATING \$31,500.00 OUT OF STREET RIGHT OF WAY PURCHASE BONDS, FUND #479-12 PAYABLE TO THE COUNTY CLERK OF BEXAR COUNTY SUBJECT TO THE ORDER OF SARAH H. EASTMAN, L. R. EASTMAN, JR., BEATRICE W. FROST, MAGNOLIA GAS COMPANY, BEXAR COUNTY TAX COLLECTOR, CITY OF SAN ANTONIO TAX COLLECTOR AND ALAMO HEIGHTS SCHOOL DISTRICT, SAID AMOUNT BEING THE AWARD OF THE SPECIAL COMMISSIONERS IN CONDEMNATION CAUSE #1362 FOR THE PURCHASE OF 1.078 ACRES OF LAND ON LOOP 410.

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Full text in Ordinance Book L L, page 633

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AN ORDINANCE 30,281

APPROPRIATING THE ADDITIONAL SUM OF \$3,169.40 OUT OF INTERNATIONAL AIRPORT BOND AND CONSTRUCTION FUND NO. 803-04 (F.A.A. 9-41-080-6011), PAYABLE TO D. F. (JACK) ORTS, INC., GENERAL CONTRACTOR, FOR ADDITIONAL LABOR AND MATERIALS REQUIRED TO COMPLETE ADDITIONS AND ALTERATIONS TO THE TERMINAL BUILDING AT INTERNATIONAL AIRPORT.

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Full text in Ordinance Book L L, page 633

Mr. G. E. Hancock asked the Council to rescind the ordinance which allows the sale of seats along the parade route during Fiesta Week. No action was taken on the request since the Council has already decided the matter for this year.

The Clerk read the following letter:

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

Gentlemen:

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

4-10-62 Petition filed by Reverend J. C. Bailey and other citizens, requesting a recreation center in the Kenwood Addition.

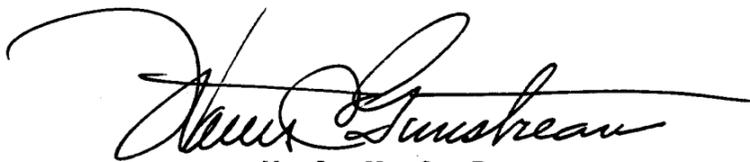
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Yours very truly,

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

There being no further business, the meeting adjourned.

A P P R O V E D :

  
M A Y O R

A T T E S T :   
Asst. C I T Y C L E R K