

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, AUGUST 21, 1963, 8:30 A.M.

* * * * *

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, KAUFMAN, COCKRELL, PADILLA, PARKER and BREMER; ABSENT: ROHLFS and GATTI.

- - -
The invocation was given by Rev. Kenneth F. Brown, Brookhill Baptist Church.

- - -
The minutes of the previous meeting were approved.

- - -
First zoning case heard was Case No. 1845, to rezone Lot 9, NCB 11790, located on the west side of San Pedro Avenue, approximately 340' south of Heimer Road, from "A" Residence District to "F" Local Retail District.

Planning Director Steve Taylor briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Mrs. Cockrell, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: Rohlfs and Gatti.

AN ORDINANCE 31,685

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 9, NCB 11790 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 385

- - -
Next heard was Case No. 1899, to rezone Lot 142, NCB 11253, located on the south side of S. W. Military Drive, 327' west of Kelsey Avenue, from "B" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition to the change.

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

AN ORDINANCE 31,686

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 142, NCB 11253, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 386

August 21, 1963

Next heard was Zoning Case No. 1932, to rezone Lot 15, NCB 13604, located northwest of the intersection of Burkedale Drive and Pecan Valley Drive, from "A" Residence District to "F" Local Retail District; and Lot 14, NCB 13604, located northwest of the intersection of Burkedale Drive and Pecan Valley Drive, from "A" Residence District to "E" Office District.

The Planning Director briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition to the change.

On motion of Dr. Parker, seconded by Mr. de la Garza, 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, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: Rohlf and Gatti.

AN ORDINANCE 31,687

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 15, NCB 13604 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT; AND LOT 14, NCB 13604 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 386

Next considered was Case No. 1957, to rezone Lot 1, Blk 10, NCB 10057, a triangular lot bounded on the west by El Montan Drive, on the south by Rilla Vista Drive, and on the north and east by Dot Drive, from "D" Apartment District to "E" Office District.

The Planning Director briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition to the proposed change.

On motion of Mrs. Cockrell, seconded by Mr. Bremer, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: Rohlf and Gatti.

AN ORDINANCE 31,688

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, BLK 10, NCB 10057 FROM "D" APARTMENT DISTRICT TO "E" OFFICE DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 387

Next heard was Case No. 1961, to rezone Lots 8 and 9, NCB 10870, located southwest of the intersection of S. E. Military Drive and Glasgow Drive, from "B" Residence District to "F" Local Retail District.

Planning Director Taylor briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Dr. Parker, 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, Cockrell, Padilla, Parker and Bremer; NAYS: None;

August 21, 1963

ABSENT: Rohlfs and Gatti.

AN ORDINANCE 31,689

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 8 AND 9, NCB 10870 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 387

Next heard was Case No. 1846, to rezone Lot 22, NCB 10737, located on the west side of S. W. W. White Road, approximately 115' south of the cut-off of Rice Road, from "A" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the proposed change. He added that this case had been previously heard by the Council and was sent back to the Zoning Commission further for/study. He stated that after discussion with the applicant, and in agreement with the applicant, the Zoning Commission recommended this property to be zoned "F" Local Retail District instead of "J" Commercial as originally requested. No one spoke in opposition to the change.

On motion of Mr. Padilla, seconded by Dr. Parker, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Padilla, Parker and Bremer; NAVS: None; ABSENT: Rohlfs, and Gatti.

AN ORDINANCE 31,690

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, NCB 10737, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 388

Next heard was Case No. 1947, to rezone Lots 13 and 14, NCB 845, located in the area east of the intersection of E. Euclid Avenue and Erie Avenue, from "E" Office District to "F" Local Retail District.

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

Mr. Tom King, Manager of the Wayfarer Motor Hotel, explained that they proposed to locate 28 new prefabricated mobile units on this property which is adjacent to the existing motel. He said the units would be 10' x 14' with 4 rooms to a section; each unit or room would have a separate bath and would rent for \$5 per day. He added that this plan was being utilized because they were unable to purchase adjacent property in order to construct permanent buildings.

No one spoke in opposition to the change.

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

August 21, 1963

the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: Rohlfs and Gatti.

AN ORDINANCE 31,691

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 AND 14, NCB 845, FROM "E" OFFICE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 388

Next heard was Case No. 1948, to rezone Lot 1, Blk 13, NCB 10139, located southeast of the intersection of Pennystone Avenue and Clark Avenue, from "B" Residence District to "D" Apartment District.

Planning Director Taylor briefed the Council on the proposed change which was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. de la Garza, seconded by Mr. Bremer, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, de la Garza, Kaufman, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: Rohlfs and Gatti.

AN ORDINANCE 31,692

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, BLK 13, NCB 10139, FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 389

Last case heard was Case No. 1922, to rezone Lot E and F, NCB 12170, located between Austin Highway and Corrine Drive, 460' south of the intersection of these streets, from "B" Residence District to "F" Local Retail District; Lot G, NCB 12170, located between Austin Highway and Corrine Drive, 150' south of the intersection of these streets, from "B" Residence District to "JJ" Commercial District.

Planning Director Steve Taylor briefed the Council on the proposed change which was recommended by the Zoning Commission. He added that the Council had considered this case previously and sent it back to the Zoning Commission for restudy, and this was a new recommendation.

Mr. John Dittmar, Attorney representing Mr. Frank Zarsky, owner and applicant, stated that the original application had been amended so that the request was for "F" zone on Lots E and F instead of "J" Commercial, and that Lot G be zoned "J" Commercial. He said the Zoning Commission had approved "JJ" instead of "J" Commercial on Lot G in order to provide a 25' set-back, and this was agreeable with him.

Mr. Ted Balter, owner of property across the street from the property in question stated that they were not in opposition to "J" Commercial, but were in opposition to "JJ" zoning because of the uses to which the property may be put in the future.

August 21, 1963

The Planning Director explained that the only difference is that in "J" zoning the set-back is 15', and in the "JJ" zoning the set-back is 25'. As to the uses allowed he said there was no difference whatsoever.

With this explanation, Mr. Balter withdrew his objection to the change.

No one else spoke in opposition.

On motion of Mr. de la Garza, 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, Cockrell, Padilla, Parker and Bremer; NAYS: None;

ABSENT: Rohlfis and Gatti.

AN ORDINANCE 31,693

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 E AND F, NCB 12170 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT; LOT G, NCB 12170 FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

* * * * *

Full text in Ordinance Book NN, Page 389

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

AN ORDINANCE 31,694

ACCEPTING THE BID OF HENRY MOELLER AND BESSIE TERRIL IN THE AMOUNT OF \$2,662.00 FOR TRACT #5, CITY WATER BOARD SURPLUS PROPERTIES; AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED THEREFOR; REJECTING ALL OTHER BIDS RECEIVED ON TRACT #5 AND REJECTING ALL BIDS RECEIVED ON TRACT #4.

* * * * *

Full text in Ordinance Book NN, Page 390

AN ORDINANCE 31,695

AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM TO A SMALL PORTION OF QUINTANA ROAD RIGHT OF WAY ABUTTING LOT 4 NEW CITY BLOCK 8909 TO BARNEY, INC., FOR THE SUM OF \$150.00.

* * * * *

Full text in Ordinance Book NN, Page 391

AN ORDINANCE 31,696

APPROPRIATING \$3,640.00 OUT OF HIGHWAY 90 WEST EXPRESSWAY BONDS, FUND #479-16 PAYABLE TO THE COUNTY CLERK OF BEXAR COUNTY SUBJECT TO THE ORDER OF SAN FERNANDO WATER COMPANY, AS ITS INTERESTS MAY APPEAR, SAID AMOUNT BEING THE AWARD OF THE SPECIAL COMMISSIONERS IN CONDEMNATION CAUSE #1505 FOR THE PURCHASE OF 0.0849 OF ONE ACRE OF LAND, MORE OR LESS, SAME BEING OUT OF AND A PART OF LOTS 29 AND 30, BLOCK 4, NEW CITY BLOCKS 3487 AND LOTS 1 AND 2, BLOCK 5, NEW CITY BLOCK 3488, SAN FERNANDO ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

* * * * *

Full text in Ordinance Book NN, Page 391

August 21, 1963

The Clerk informed the Council of petitions received as follows:

August 21, 1963

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:

8-14-63 Petition filed by Mrs. Lillian White, 218 Fredonia Street, requesting the City to widen pave and construct curbs on Fredonia Street.

8-14-63 Petition filed by Mr. Marcos Borrego, 3319 West Laurel Street, and other citizens, protesting the proposed closing of West Laurel Street where it crosses the drainage project now under construction.

8-14-63 Petition filed by Mr. Lupe Avila, 535 Blue Ridge Street, and other citizens, objecting to the proposed closing of Blue Ridge Street where it crosses the drainage project now under construction.

8-14-63 Petition signed by Mrs. Howard Shupp and other property owners on Sims and Gladstone Streets, requesting the City to close and quitclaim to petitioners the alley running from Buffalo Street to Nogalitos Street, between Sims and Gladstone Street.

Sincerely,

/s/ J. H. Inselmann
City Clerk

The City Manager reported on petitions as follows:

1. Petition filed by Mrs. Lillian White, 219 Fredonia Street, requesting the City to widen, pave and construct curbs on Fredonia Street.

Our investigation revealed that the responsibility for curbing is with each property owner and if all the property owners for one block will curb, the City will install the tie-in pavement with no expense to the property owners. If curbing is put in by an individual property owner, he must pay for the tie-in to the existing pavement. Fredonia Street was originally a gravel street and was given the first G-5 treatment in February 1960 and the second course in January 1961.

We do not contemplate any other than normal maintenance on this street. We have so advised Mrs. White.

No action was taken by the Council since Mrs. White had been notified of the procedure that will be followed.

2. Petition filed by Mr. Marcos Borrego, 3319 West Laurel Street, and other citizens, protesting the proposed closing of West Laurel Street where it crosses the drainage project now under construction.

This is another request for a bridge over storm drainage project #57, 58-A.

The Staff again cannot recommend additional bridges on this project. The matter will be looked into upon completion of the project.

3. Petition filed by Mr. Lupe Avila, 535 Blue Ridge Street, and other citizens, objecting to the proposed closing of Blue Ridge Street where it crosses the drainage project now under construction.

This is an additional request for a bridge over storm drainage project #57, 58-A.

Again, the Staff cannot recommend additional bridges on this project. The Council will wait until this project is complete and then take another look at the situation.

August 21, 1963

of
 City Manager Jack Shelley, stated that prior to awarding/the contract for Drainage Project #57, 58-A, the Traffic Department had made a study of the traffic problems in this area. The plan for bridges was approved by the Council. He added this was the fifth petition for additional bridges on this project. He said that some time ago the Council took the position that it would reconsider the matter of additional bridges after the project is completed.

Mr. Lupe Avila addressed the Council and urged them to provide a bridge on Blue Ridge Street as it was the only street in the vicinity that runs all the way to General McMullen Drive.

Mr. John H. Coy, Laurel Street resident, and Mrs. Ernestina Andral, 2223 West Laurel Street spoke to the Council and also urged them to consider a vehicular crossing on this street where at present they have a low water crossing.

After further discussion the Council informed the petitioners that the contract will be completed as awarded, and after it is completed, the Council will again review the requests for additional bridges.

- - -
 A youth who preferred not to state his name, presented the City Council with a proposed sign which he felt would promote tourism in San Antonio. The sign would list the City's major attractions and some of the famous people in San Antonio.

He was thanked and the suggestion was referred to the Director of Traffic and Transportation for study.

- - -
 The following statement regarding the Council's attitude and position concerning San Antonio's water supply was read by Mayor McAllister.

STATEMENT

A subject about which the members of the City Council receive many inquiries is that of the problem of supplemental water supply for San Antonio and the Council's relationship with the City Water Board.

Although we believed our relationship to the Water Board had always been clear, a repetition of our position appears in order.

1. The Water Board is the agent of the City Council and the City of San Antonio in dealing with the surface water problem.
2. The City Water Board has the full support, endorsement and confidence in the City Council in its efforts to obtain a dependable supplemental supply at the most economical cost.
3. In recent weeks this support of the City Council has been manifest on a number of occasions, principally in the statement concurred in on June 14, 1963, in a letter sent to the San Antonio River Authority; and on July 17, when the City Council authorized the City Water Board to apply to the State Water Commission for approval of feasibility studies on three possible upstream water sources.
4. The City Council desires to commend the Water Board for its reasonable approach to solution of the problem, particularly its frequently expressed proposal to resume negotiations among all interested parties in an effort to work out a harmonious solution of an area-wide problem.
5. With many millions of dollars in savings at stake for the people of San Antonio, it is most fitting that the City Council and the Water Board continue their efforts to obtain the least expensive water possible.'

August 21, 1963

Mayor McAllister informed those present that Mrs. Josephine Gatti, Mother of Councilman John Gatti, had passed away and by unanimous vote of the Council, the following resolution was approved.

A RESOLUTION

EXPRESSING CONDOLENCES TO THE FAMILY OF MRS. JOSEPHINE GATTI.

* * * * *

Full text in Ordinance Book NN, Page 385

Mr. Randall Clay, representing the Aerial Transportation Company, Mr. Rec McCombs and Mr. A. Hemphill, proposed to the Council that a skyride be constructed in Brackenridge Park as an additional attraction. The ride would be approximately 1200' from the parking area to the Zoo entrance. He stated that this firm was prepared to make the installation and ask the Council to render a decision as soon as possible.

The Mayor stated that the Council would give the proposal consideration and see if some general specifications can be written, and then let such a concession out on a bid basis.

Mrs. Cockrell introduced some distinguished visitors from Guadalajara, Mexico, who were being escorted by Mr. Theodore Manzano, Reverend Villalobas and Mrs. Preston Dial.

The Mayor greeted the group and cordially invited them to return to visit San Antonio again.

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

A P P R O V E D :

h m McAllister
MAYOR

A T T E S T : *J. H. Imelmann*
C i t y C l e r k