

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, DECEMBER 19, 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 Pro-Tem Walter C. Gunstream, with the following members present: DE LA GARZA, ROHLFS, KAUFMAN, GUNSTREAM, GATTI, PADILLA, PARKER and BREMER; ABSENT: McALLISTER.

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The invocation was given by Reverend Earl Eliason, Pastor, House of Prayer Lutheran Church.

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The minutes of the previous meeting were approved.

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Major Donald Engelking introduced officers of the 312th Logistical Command "B", Dodd Field, Fort Sam Houston, Texas. The Major asked the Council to approve a resolution urging the Department of the Army to retain on active status the 312th Log Command "B".

On motion of Mr. Gatti, seconded by Dr. Parker, the following resolution was passed and approved by the following vote: AYES: de la Garza, Rohlfs, Gunstream, Gatti, Parker and Bremer; NAYS: None; ABSENT: McAllister, Kaufman and Padilla.

A RESOLUTION

URGING RETENTION OF THE 312TH LOG COMMAND "B".

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Full text in Ordinance Book MM , page 493

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Scheduled zoning hearings were taken up. First case to be 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.

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

On motion of Mr. Gatti, seconded by Mr. de laGarza, 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: de la Garza, Rohlfs, Gunstream, Gatti, Parker and Bremer; NAYS: None; ABSENT: McAllister, Padilla and Kaufman.

AN ORDINANCE 30,982

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 34, NCB A-52, FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Next heard was 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.

The Planning Director briefed the Council on the proposed change.

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Mr. Eugene Bilbrey, owner and applicant, stated he was willing to erect a 75' basket-weave fence along the east property line to help shield the adjoining residence from his lumber operation.

Mrs. Heylmann opposed any change in zoning. She felt that because of the proposed change, the business would expand and cause additional noise.

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

AN ORDINANCE 30,983

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 10, NCB 7838, FROM "D" APARTMENT DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book MM , page 493

The last case heard was Case No. 1705 to rezone that portion of Lot 12, NCB 11622, inside the City Limits, located on the northeast side of Fredericksburg Road, 308' northwest of Donore Place, from "A" Residence District to "F" Local Retail District.

The Planning Director briefed the Council on the proposed change.

Mr. L. L. Lopez, applicant and broker for the buyer, stated he was agreeable to building a six foot wall to act as an additional buffer for the adjoining property. At present, he said there was a 30' gas line easement between his property and the adjoining property which would also serve as a buffer. Mr. Pail Casseb, attorney for the buyer explained his client was set to build a large motel on the property and maintain it in the best condition at all times. The change of zone was necessary/^{due}to the planning of the proposed buildings. He stated that the change was in keeping with the other properties along Fredericksburg Road.

Mr. S. H. Simpson, Jr., opposed the proposed change stating that it would help destroy the value of the fine residential area that this section was being developed into. He said that he felt the City should be very careful in considering this change.

Mrs. Alberthal, 2125 Leal, owner of a vacant lot on Twin Oaks Drive, stated she had purchased her lot and was definitely going to build a residence there. She opposed any change saying that the area was a beautiful residential location.

Dr. C. W. Lockey, owner of the adjoining property, stated he wished to correct the impression that he wanted to build a 10-14 story hotel on his property. He said he wanted to go on record that he opposed any change from residential zoning and that the City should not change the zone until this area was annexed by the City. He also stated that the Master Plan of the Medical Center included two motels for this area at some future date.

Mr. Dan Peavy, 8106 Donore was opposed to zoning change due to the high class homes in the area. Mayor Pro-Tem Gunstream asked Mr. Casseb how much area the motel would take and if it could not be built on the portion of the tract outside the City Limits. Mr. Casseb said the motel would be built on 70% of the entire tract, and would occupy parts of the tract inside the

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City as well as portions of the tract outside the City Limits. Mr. Casseb then introduced his client, Mr. Carl Stephan.

Mr. Carl Stephan stated he purchased the tract for \$67,500 and at this cost he would not consider anything but a high class motel for the property. If legal, he would post a cash bond guaranteeing this.

After further discussion, and on motion of Mr. Padilla, seconded by Mr. de la Garza, the recommendation of the Zoning Commission to rezone the property was approved by passage of the following ordinance, the vote being as follows: AYES: de la Garza, Kaufman, Gunstream, Padilla, Parker, and Bremer; NAYS: Gatti and Rohlfs; ABSENT: McAllister.

AN ORDINANCE 30,984

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 THAT PORTION OF LOT 12, NCB 11622 INSIDE THE CITY LIMITS, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Mr. Bennett Bolen, Finance Director, explained the following resolution stating this would enable the Water Board to start negotiations with the County, and later on, an ordinance would be prepared for Council approval.

On motion of Mr. Gatti, seconded by Dr. Parker, the following resolution was approved for passage, the vote being as follows: AYES: de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

A RESOLUTION

AUTHORIZING THE CITY WATER BOARD TO CONDUCT NEGOTIATIONS WITH BEXAR COUNTY FOR THE USE OF SAID BOARD'S ELECTRONIC EQUIPMENT FOR THE PREPARATION OF COUNTY TAX STATEMENTS.

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Full text in Ordinance Book MM , page 494

Mr. Jerry Henckel, Assistant City Manager, briefed the Council on the following resolution. On motion of Mr. Bremer, seconded by Mr. Rohlfs, the resolution was passed and approved, the vote being as follows: AYES: de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

A RESOLUTION

AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS FOR THE ACQUISITION OF TITLE TO A CERTAIN 30-ACRE TRACT OF LAND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF SOUTH ZARZAMORA AND CULBERSON AVENUE, AND WHICH PROPERTY HAS BEEN DECLARED SURPLUS BY THE GENERAL SERVICES ADMINISTRATION TO THE NEEDS OF THE UNITED STATES GOVERNMENT.

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There being no further business, the meeting was adjourned.

Attest: City Clerk

A P P R O V E D: *McAllister* MAYOR