

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO HELD IN THE CITY COUNCIL CHAMBER, CITY HALL, ON WEDNESDAY, DECEMBER 20, 1961 AT 8:30 A.M.

* * * * *

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:

ABSENT: None

- - -

The invocation was given by Councilman Claus Rohlfs.

- - -

The minutes of the previous meeting were approved.

- - -

First order of business taken up was hearing on zoning Case 1231 to rezone Lot 32, NCB 7650 located at the southeast corner of E. White Avenue and Riverside Drive from "B" Residence District to "JJ" Commercial District.

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

On motion of Mr. de la Garza, seconded by Dr. Parker, 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 30,013

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 32, NCB 7650 FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

* * * * *

Full text in Ordinance Book L L, Page 401

- - -

Next heard was Case 1543 to rezone Arb. 11A, NCB 10753, located at the southwest corner of Lord Road and Semlinger Road from "A" Residence District to "JJ" Commercial District.

The Planning Director briefed the Council on the proposed change in zone.

December 20, 1961

Mr. Jack Sims, representing the applicant Mr. O. V. Threadgill, stated it was proposed to build a community type recreation area to include a swimming pool, tennis courts, basketball courts and picnic grounds. It is to be a club operation on a membership basis which could be operated in a "C" Residence Zone instead of "JJ" and asked the Council to approve the change to "C" Residence District which he would accept.

A representative of the Houston Terrace Lions Club spoke in favor of the change in zone.

Speaking in opposition to the change were Mrs. James R. Anderson, 459 Glenoak; Mrs. Eugene Albrecht, 442 Glenoak; W. L. Stovall, 467 Glenoak; Mrs. Horace Ridout, 434 Glenoak and Mr. J. A. Butler of 454 Glenoak.

After consideration of the matter, on motion of Mr. Gatti seconded by Mr. Padilla, the recommendation of the Zoning Commission to deny the rezoning was upheld; the vote being as follows: AYES: McAllister, de la Garza, Rohlf, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

Mr. O. P. Schnabel, local businessman, was presented an Alcalde of La Villita Certificate by Mayor McAllister in recognition of his work in helping to keep the streets and plazas of San Antonio clean for which the City of San Antonio has won an annual award for the past ten years.

Case 1548 to rezone Tract 3, NCB 11692, irregular in shape, property being located on the west side of Blanco Road, 135' south of Arroya Vista Drive, from "B" Residence District to "C" Residence District.

The Planning Director briefed the Council on the change.

Mr. Terry Anderson, representing the applicant Blanco Properties, Inc., stated they proposed to construct 50 luxury type apartments and plans had been redesigned to satisfy objections of opponents. He asked the Council to approve the recommendation of the Zoning Commission and grant the change to "C" Residence District. Also speaking in favor of the change were Mr. Robert Kelon, project architect and Mr. Frank Drain, appraiser.

Opposing the change were Mrs. Bennie Humphries, 1038 Arroya Vista who objected because it would block the view of the City and Mr. Joe Frazar, 1034 Arroya Vista, who felt the buildings would be built too close to the property line.

After discussion, on motion of Mr. Kaufman, seconded by Mr. Rohlf, the recommendation of the Zoning Commission to grant the change was upheld 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.

December 20, 1961

AN ORDINANCE 30,014

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 TRACT 3, NCB 11692, FROM "B" RESIDENCE DISTRICT TO "C" RESIDENCE DISTRICT.

* * * * *

Full text in Ordinance Book L L, Page 401

Next heard was Case 1559 to rezone the West 205' of Lot 1, NCB 11843, located at the southeast corner of Urban Crest and Vandiver Road from "A" Residence District to "B" Residence District.

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

Major L. T. Peterson, owner of the property, stated he wanted to build two duplexes on the property which has 205' frontage on Urban Crest and 161.26' on Vandiver. He said Commission had offered to rezone to "B" Residence District the East 80' of the property only to which he was not agreeable. He asked that all of the property be rezoned "B" Residence District.

After a lengthy discussion on the question of setback requirements and injury to adjoining property, a motion was made by Mr. Kaufman, seconded by Mr. Rohlfs, to refer the matter back to the Zoning Commission for further study. The motion failed by the following vote: AYES: Rohlfs, Kaufman, Gunstream; NAYS: McAllister, de la Garza, Gatti, Padilla, Parker and Bremer; ABSENT: None.

Mr. Bremer then moved that the Council overrule the Zoning Commission and rezone the property to "B" Residence District. Seconded by Mr. Padilla, the motion failed by the following vote: AYES: McAllister, de la Garza, Rohlfs, Padilla, Parker and Bremer; NAYS: Kaufman, Gunstream and Gatti; ABSENT: None.

Mr. Kaufman then moved that the Council reconsider its action and refer the matter back to the Zoning Commission for further study. Seconded by Mr. Bremer, the motion carried by the following vote: AYES: McAllister, de la Garza, Rohlfs, Kaufman, Gunstream, Padilla, Parker and Bremer; NAYS: Gatti; ABSENT: None.

Next heard was Case 1560 to rezone Lot 46, Block G, NCB 8394, from "A" Residence District to "F" Local Retail District, located on the East side of Bandera Road 150.68' southeast of Hillcrest Drive and having 400.7' on Bandera Road.

The Planning Director briefed the Council on the proposed change.

Mr. Max Allen, representing the applicant, stated that Bol-Con, Inc., proposes to build a bowling alley on the property which is not suitable for residential property. They would protect the homes to the rear by providing screening.

Mr. Frank Baskin, representing Col. Bruce Canwright, asked the Council to consider the fact that about 8 blocks west on Bandera Road construction of a bowling center is underway and consider the propriety of the matter.

December 20, 1961

After consideration, on motion of Dr. Parker, seconded by Mr. Kaufman, the recommendation of the Zoning Commission was approved by the 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.

AN ORDINANCE 30,015

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 46, BLK. G, NCB 8394 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

* * * * *

Full text in Ordinance Book L L, Page 402

Next heard was Case 1569 to rezone Lot 16D, NCB 8407, located on the north side of DeChantle Road 284' southwest of Fredericksburg Road, from "B" Residence District and "F" Local Retail District to "C" Residence District.

The Planning Director briefed the Council on the proposed change.

Mr. Morris Rector, applicant, stated he proposed to build a 14 unit apartment building, provide offstreet parking and dedicate 8' for widening of DeChantle Road.

Miss Florence Laird, owner of Lot 16C, favored the change for apartments rather than have it zoned "F" at a later date.

Mr. Claud Stroud, 159 DeChantle, opposed the change because he felt apartments would create a traffic hazard on the narrow street.

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

AN ORDINANCE 30,016

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 16D, NCB 8407 FROM "B" RESIDENCE DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "C" RESIDENCE DISTRICT.

* * * * *

Full text in Ordinance Book L L, Page 402

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

December 20, 1961

AN ORDINANCE 30,017

ACCEPTING THE LOW BID OF DELTA ELECTRIC CONSTRUCTION COMPANY FOR STANDBY GENERATOR SYSTEM FOR POLICE HEADQUARTERS FACILITIES AND CORPORATION COURTS BUILDING; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT TRANSFERRING CERTAIN FUNDS; AND APPROPRIATING \$7,379.00 OUT OF NO. 479-15 POLICE HEADQUARTERS BUILDING BONDS PAYABLE TO DELTA ELECTRIC CONSTRUCTION COMPANY, INC., AND \$150.00 OUT OF SAID SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT.

* * * * *

Full text in Ordinance Book L L, Page 402

AN ORDINANCE 30,018

ACCEPTING THE BID OF UTILITY TOWER COMPANY FOR THE INSTALLATION OF COMMUNICATIONS TOWER AND ANTENNAS FOR POLICE HEADQUARTERS FACILITIES AND CORPORATION COURTS BUILDING; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT; AND APPROPRIATING \$23,463.00 OUT OF FUND NO. 479-15, POLICE HEADQUARTERS BUILDING BONDS PAYABLE TO UTILITY TOWER COMPANY AND \$500.00 OUT OF SAID SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT IN CONNECTION THEREWITH.

* * * * *

Full text in Ordinance Book L L, Page 403

AN ORDINANCE 30,019

ACCEPTING THE LOW BID OF WRIGHT BROTHERS ELECTRIC COMPANY FOR ELECTRICAL WORK (UNDERGROUND) FOR POLICE HEADQUARTERS FACILITIES AND CORPORATION COURTS BUILDING; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT; AND APPROPRIATING \$3,766.00 OUT OF FUND NO. 479-15, POLICE HEADQUARTERS BUILDING BONDS, PAYABLE TO WRIGHT BROTHERS ELECTRIC COMPANY, AND \$100.00 OUT OF SAID SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT IN CONNECTION WITH SAID PROJECT.

* * * * *

Full text in Ordinance Book L L, Page 403

Traffic Engineer Stewart Fischer, reported on the request of Groos National Bank for a permit to use the area beneath the sidewalks on Market, Navarro and Commerce Streets the for the purpose of parking cars in/basement of its new bank. As a practical matter, he recommended denial of the request. He also discussed the matter of permits for barricades, drainage, street construction, relocation of traffic signals, and rental for the use of the subsurface area of City property. After discussion the City Manager was instructed to negotiate the matter with Groos Bank officials.

The following ordinance was passed and approved by the following vote: AYES: McAllister, de la Garza, Rohlf, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 30,020

AUTHORIZING PAYMENT OF THE SUM OF \$12,658.41 TO BUSBY THE BUILDER, INC., OUT OF SEWER RENTAL PLEDGED FUND NO. 204, AS FULL CONSIDERATION FOR ALL RIGHT, TITLE AND INTEREST IN AND TO THE BUSBY SEWER LINE AND LIFT STATION AND FOR THE CONVEYANCE OF EXISTING EASEMENTS AND APPURTENANCES THERETO PLUS AN ADDITIONAL REQUIRED EASEMENT.

* * * * *

Full text in Ordinance Book L L, Page 404

December 20, 1961

The Clerk read the following ordinance:

AN ORDINANCE 30,021

TRANSFERRING FIVE TAXICAB LICENSES FROM TIP TOP
TAXICAB COMPANY, INC., TO RED BALL TAXICAB COMPANY, INC.

* * * * *

Full text in Ordinance Book L L, Page 404

The City Attorney explained the civil suit between Red Ball Taxicab and Mr. C. A. Talley regarding the deposit required by the Taxicab Ordinance.

Mr. Maynard Robinson, Attorney for Mr. ^{C.A.}Talley, objected to the transfer, claiming the taxicab ordinance was invalid; that Red Top was already operating the cabs in violation and requested an investigation of the matter.

After discussion of the matter, on motion of Mr. Rohlfs, seconded by Mr. de la Garza, the ordinance was approved by the following vote: AYES: McAllister, de la Garza, Rohlfs, Kaufman, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

Mr. Walter Wolf, representing the Rancho Pillow Motel, which is being condemned by the City for airport purposes stated his client had offered to accept \$105,000 provided he could have certain improvements on the property. He said he would accept the \$100,000 figure offered by the City provided they could have certain improvements on the property and the City wreck the buildings and clean up the property.

After discussion, Mr. Padilla stated the City had offered \$100,000 for the whole property and moved that it be left that way, Seconded by Mr. Gatti, the motion carried by the following vote: AYES: McAllister, de la Garza, Rohlfs, Gunstream, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None; ABSTAIN: Kaufman.

Police Chief George Bichsel gave a report on police enforcement for the year through the month of November.

The Clerk read the following letter:

November 20, 1961

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

Gentlemen:

The following petitions were received by this office and forwarded to the proper department for any indicated action:

12-15-61 Petition filed by the Groos National Bank, requesting permission to use the area beneath the sidewalks on Market, Navarro and Commerce Streets, when their new Bank is constructed, for the purpose of parking cars, was referred to the Director of Public Works.

Yours very truly,

/s/ J. Frank Gallagher
City Clerk

There being no further business, the meeting adjourned.

A P P R O V E D :

Wm. W. Miller
M A Y O R

A T T E S T :

Frank Galloghly
C I T Y C L E R K