

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, MAY 15, 1963, 8:30 A.M.

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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, ROHLFS, KAUFMAN, GUNSTREAM, GATTI, PADILLA, PARKER and BREMER.

In the absence of Father Raymond Catalan, Pastor of San Fernando Cathedral, the invocation was given by Councilman Roland Bremer.

The minutes of the previous meeting were approved.

First heard was Zoning Case No. 1876 to rezone Lot 32, Ncb 11958, located on the south side of Parkridge Drive, 150.2' east of Slavin Drive, from "A" Residence District to "JJ" Commercial District.

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

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

AN ORDINANCE 31,335

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 32, NCB 11958, FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book NN, Page 151

Next heard was Case No. 1896 to rezone Lots 7, and 21, NCB 10115, located on the north side of Basse Road, approximately 510' west of San Pedro Avenue, from "H" Local Retail District to "J" Commercial District.

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

AN ORDINANCE 31,336

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 7 AND 21, NCB 10115 FROM "H" LOCAL RETAIL DISTRICT TO "J" COMMERCIAL DISTRICT.

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Next taken up was Case No. 1865 to rezone that portion of Lots 28, 29 and 30, NCB 7899 not presently zoned "J" Commercial, located 150' west of Pleasanton Road and 380' north of Brighton 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.

On motion of Mr. Bremer, 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, Rohlf, Kaufman, Cockrell, Jr., Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 31,337

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 LOTS 28, 29 AND 30, NCB 7899 NOT PRESENTLY ZONED "J" COMMERCIAL, FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

Full text in Ordinance Book NN, Page 152

Next heard was Case No. 1837 to rezone that portion of Lot 50, Blk "C", NCB 10111 not presently zoned "C" Residence, located on the south side of Avenue Del Rey, 337.75' east of Melliff Drive, from "B" Residence District to "C" Residence District.

The Planning Director explained the proposed change which was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. Gatti, 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, Rohlf, Kaufman, Cockrell, Jr., Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 31,338

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 50, BLK "C", NCB 10111 NOT PRESENTLY ZONED "C" RESIDENCE DISTRICT. FROM "B" RESIDENCE DISTRICT TO "C" RESIDENCE DISTRICT.

Full text in Ordinance Book NN, Page 152

Next heard was Case No. 1879 to rezone Lot 17, NCB 11693 located on the east side of Blanco Road, 75.5' north of Weizmann Drive, from "B" Residence District to "J" Commercial District.

The Planning Director explained the proposed change which was recommended by the Zoning Commission. No one spoke in opposition.

On motion of Mr. Rohlf, seconded by Mr. Bremer, the recommendation of the Zoning Commission was approved by passage of the following ordinance by the following vote: AYES:

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McAllister, de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla, Parker and Bremer;
NAYS: None; ABSENT: None.

AN ORDINANCE 31,339

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 17, NCB 11693, FROM "B" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

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Full text in Ordinance Book NN, Page 153

Heard next was Case No. 1892 to rezone Lot 3, NCB 12085, located between San Pedro Avenue and El Montan Avenue, 150' south of Sprucewood Lane, 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. Rohlfs, 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, Cockrell, Jr., Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 31,340

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 3, NCB 12085 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book NN, Page 153

Taken up next was Case No. 1871 to rezone Lot 1, 2 and 3, NCB 11032 located southeast of the intersection of Coach Road and Blanco Road, from "A" Residence District to "B" Residence District; and Lots 1, 2, 3 and 4, NCB 11031 located northeast of the intersection of Coach Road and Blanco Road, from "A" Residence District to "E" Office District.

The Planning Director explained the Zoning Commission's recommendation for the change in zone which was agreeable to the applicant. No one spoke in opposition.

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

AN ORDINANCE 31,341

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 1, 2 AND 3, NCB 11032 FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; AND LOTS 1, 2, 3, AND 4, NCB 11031 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Next heard was Case No. 1889 to rezone Lots 27 and 28, NCB 11371, located on the east side of S. W. 35th Street, approximately 600' north of Growdon Road, from "B" Residence District to "LL" Manufacturing District.

The Planning Director explained that this was an appeal case as the Zoning Commission had recommended that only Lot 27 be rezoned to "LL". On Lot 28 it was recommended "E" Office to extend from the south line of the lot to a point in the north line of Dale Street R-O-W extended. The remainder of Lot 28 to remain "B" Residence District.

Mr. Michael Rizik, Attorney for the applicant, Mr. M. F. Gonzalez, informed the Council the property would be used for conducting a surplus aircraft parts business. He stated there was no opposition except for a competitor who already had "LL" Zoning. Pictures of property in question and surrounding area were shown.

Mr. Hector Hall, Real estate agent for Kelly Field, who had filed a letter signed by Lt. Col. Lumpkin recommending "KK" or "JJ" zoning instead of "LL" Manufacturing, stated the military was not against the operation proposed but it was interested in the possibility of a smoke hazard being created which could affect the aircraft area of the base.

Mr. Gonzalez and Mr. Rizik assured the Council that there would be no burning operation conducted. Mr. Gonzalez stated he would accept a "JJ" or "KK" zone as long as they could operate the business and suggested that only a 50 foot buffer zone of "E" Office be required on the north part of the lot 28.

After further consideration, on motion of Mr. Rohlfs, seconded by Mr. de la Garza, Case No. 1889 was referred back to the Zoning Commission for further study with the suggestion that only the north 50' of Lot 28 be "E" Office as a required buffer zone. The motion carries by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

Next taken up was the continued hearing on Case No. 1887 to rezone Lots 15 and 16, NCB 7195 located on the north side of Olmos Drive, 200' west of Michigan Avenue, from "B" Residence District to "E" Office District.

Mrs. Cockrell stated that she had been informed the Zoning Commission was not aware of the widening of Olmos Drive at the time it considered the case and asked whether this would be a substantial change in conditions to warrant referring the case back to the Commission for rehearing.

The City Attorney answered in the affirmative, and in light of the situation Mrs. Cockrell moved that Case No. 1887 be referred back to the Zoning Commission for further study. Seconded by Mr. de la Garza, the motion carried by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla and Bremer; NAYS: None; ABSENT: McAllister and Parker.

City Manager Shelley explained the following ordinance which eliminates a corner of the Texas Pharmaceutical Company building from the R-O-W of the North Expressway.

AN ORDINANCE 31,342

CHANGING THAT PORTION OF THE RIGHT-OF-WAY OF THE NORTH EXPRESSWAY DESCRIBED AS THE

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AOUTH AND SOUTHWEST RIGHT-OF-WAY LINE AS IT AFFECTS THE PROPERTIES IN N.C.B. A-7 AND N.C.B. 1762, ESTABLISHING BUILDING LINES ALONG THE OUTER BOUNDARY THEREOF; AND DIRECTING THAT BUILDING PERMITS NOT BE ISSUED FOR CERTAIN WORK WITHIN SUCH BOUNDARY.

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

The following ordinance was explained by the City Manager and on motion of Mr. Rohlfs, seconded by Mr. Bremer, was passed and approved by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla and Bremer; NAYS: None; ABSENT: McAllister and Parker.

AN ORDINANCE 31,343

AUTHORIZING THE FINANCE DIRECTOR TO PURCHASE CERTAIN ITEM (HEATING ELEMENT FOR ASPHALT HEATER) FROM COOPER EQUIPMENT COMPANY FOR THE CITY OF SAN ANTONIO, DEPARTMENT OF PUBLIC WORKS-STREETS FOR \$1,245.30.

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Full text in Ordinance Book NN, Page 155

The following ordinance was explained by the Director of Housing and Inspections, and on motion of Mr. de la Garza, seconded by Mr. Rohlfs, was passed and approved by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla and Bremer; NAYS: None; ABSENT: McAllister and Parker.

AN ORDINANCE 31,344

GRANTING PERMISSON TO VAN BUREN & COMPANY INCORPORATED TO ERECT A SEVEN (7) FOOT FENCE ALONG THE EAST PROPERTY LINE OF 142 RAVENHILL.

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Full text in Ordinance Book NN, Page 155

The following resolution was introduced by Mayor Pro-Tem Gatti, and on motion of Mr. Rohlfs, was passed and approved by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Cockrell, Jr., Gatti, Padilla and Bremer; NAYS: None; ABSENT: McAllister and Parker.

A RESOLUTION

EXTENDING CONGRATULATIONS AND GOOD WISHES TO FRANCIS F. LUDOLPH UPON HAVING COMPLETED FIFTY YEARS OF SERVICE AS SECRETARY OF SAN ANTONIO INSURANCE EXCHANGE.

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Full text in Ordinance Book NN, Page 156

Next considered was the request of Mr. Jesus Guerra to erect an 8 foot fence next to an existing fence at 230 Benita Street. Assistant Manager Henckel reported that the request had been investigated and the Administrative Staff recommended against it. He explained that Mr. Joe Civileto, 234 Benita, had protested issuance of a permit because there was an existing fence which he owns and there was no need for another fence. He stated Mr. Guerra had erected an addition to the existing fence without permission and Mr. Civileto wanted it re-

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removed.

After consideration of the matter, Mr. Bremer made a motion to deny the permit and require removal of the wire fence placed on Mr. Civiletto's property. Seconded by Mr. Rohlfs, the motion failed by the following vote: AYES: Rohlfs, Cockrell, Jr., Gatti and Bremer; NAYS: de la Garza, Kaufman, and Padilla; ABSENT: McAllister; ABSTAINED: Dr. Parker, because he was not present for the full discussion of the matter. On the return of Mayor McAllister to the meeting Mr. Guerra's request was again considered and after full discussion, Mr. Kaufman made a motion that the permit be granted. Seconded by Mr. de la Garza, the motion carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: de la Garza, Rohlfs, Kaufman, Padilla, and Parker; NAYS: McAllister, Cockrell, Jr., Gatti and Bremer; ABSENT: None.

AN ORDINANCE 31,345

GRANTING PERMISSION TO MR. JESUS GUERRA TO ERECT AN EIGHT FOOT FENCE AT 230 BENITA STREET, KNOWN AS LOT 8, NCB 3982.

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After a short recess the meeting reconvened.

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Dr. Parker reported that the Committee composed of Mrs. Cockrell, Jr., Mr. Padilla and Dr. Parker, appointed to look into the matter of concessions in Brackenridge and Koehler Parks, recommended the bids of G. L. Smith Enterprise for a novelty concession and of R. L. Burney for remodeling the concession buildings be accepted. He said the Committee was not ready to report on the food and drink concession at this time.

On motion of Mr. Padilla, seconded by Mr. de la Garza, the following ordinance was passed and approved by unanimous vote of the Council.

AN ORDINANCE 31,346

ACCEPTING THE HIGH QUALIFIED BID OF G. L. SMITH ENTERPRISE FOR NOVELTY CONCESSIONS AT BRACKENRIDGE AND KOEHLER PARKS, CITY OF SAN ANTONIO, DEPARTMENT OF PARKS AND RECREATION.

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On motion of Mr. de la Garza, seconded by Mrs. Cockrell, Jr., the following ordinance was passed by unanimous vote of the Council.

AN ORDINANCE 31,347

ACCEPTING THE LOW BID OF R. L. BURNEY, CONTRACTOR, FOR REMODELING CONCESSION BUILDINGS AT BRACKENRIDGE AND KOEHLER PARKS; AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD PUBLIC WORKS CONSTRUCTION CONTRACT FOR SUCH PROJECT; AUTHORIZING PAYMENT FROM SPECIAL PROJECTS ACCOUNT 11-03-20 (BRACKENRIDGE AND KOEHLER PARK CONCESSION BUILDING IMPROVEMENTS) IN THE AMOUNT OF \$20,669.00 TO R. L. BURNEY, CONTRACTOR; AUTHORIZING THE SUM OF \$1,000.00 FROM THE SAME ACCOUNT TO BE USED AS A CONSTRUCTION CONTINGENCY ACCOUNT ON SUCH PROJECTS; AUTHORIZING PAYMENT OF THE SUM OF \$1,653.62 FROM THE SAME ACCOUNT, PAYABLE TO ORLANDO VOLPE, ARCHITECT; AND AUTHORIZING THE TRANSFER OF THE SUM OF \$23,322.52 FROM SPECIAL PROJECTS ACCOUNT 30-01-01 TO SPECIAL PROJECTS ACCOUNT 11-03-20 (BRACKENRIDGE & KOEHLER PARK CONCESSION BUILDING IMPROVEMENTS).

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The Clerk read the following letter:

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

Gentlemen:

The following petitions were received and forwarded to the proper departments for any indicated action.

5-6-63 Petition filed by Grace Lutheran Hospital, 701 South Zarzamora Street, requesting a permit to build a chain link fence around part of its new parking lot; the fence to have 3-strands of barbed wire on each side on top for an overall height of 8-feet.

5-7-63 Petition of Mrs. Jean C. Falzini, and others requesting a supervised recreation program during the summer at one of the school playgrounds in the North Alamo Heights area. They also request setting aside land in the area for a future community recreation center.

5-8-63 Petition of San Antonio Ski and Boat Club requesting a permit to use Woodlawn Lake on August 17th and 18th or August 24th and 25th, 1963, for a ski tournament.

Sincerely,

/s/ J. H. Inselmann
City Clerk

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

W. W. McClinton
MAYOR

ATTEST: *J. H. Inselmann*
City Clerk