

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 3, 1975.

* * * *

The meeting was called to order at 8:30 A. M. by the presiding officer, Mayor Charles L. Becker, with the following members present: COCKRELL, SAN MARTIN, BECKER, BLACK, LACY, MORTON, O'CONNELL, NIELSEN, TENIENTE; Absent: NONE.

75-18 The invocation was given by The Rabbi Doctor David Jacobson, Temple Beth El.

75-18 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

75-18 The minutes of the meeting of March 27, 1975, were approved.

75-18 RABBI AND MRS. DAVID JACOBSON

Dr. San Martin moved that the Council approve the preparation of a Citation for Rabbi and Mrs. David Jacobson, who are being honored by B'nai B'rith for their outstanding civic work. The motion was seconded by Rev. Black and on the following roll call vote was passed and approved: AYES: Cockrell, San Martin, Becker, Black, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Lacy, Morton.

The Clerk was instructed to prepare a suitable Citation.

75-18 Mayor Becker introduced two young visitors, who were attending the meeting on the occasion of Junior American Citizen Club Week. He then read a Proclamation declaring the week of April 3-10, 1975, to be "Junior American Citizen Club Week" in San Antonio.

Master Robert Galbraith and Master Paul Alvarez, of Ben Franklin Elementary School, thanked Mayor Becker for the Proclamation and presented him with a small American flag for his desk.

75-18 SELMA CATHOLIC SCHOOL

Mayor Becker recognized a 4th grade class from Selma Catholic School and welcomed them to the meeting.

Representatives of the class presented Mayor Becker with a key to their City.

April 3, 1975
kry

75-18 The Clerk read the following Ordinance:

AN ORDINANCE 45,104

AUTHORIZING ESTABLISHMENT OF TEMPORARY
BRANCH OFFICES FOR CONDUCTING ABSENTEE
VOTING BY PERSONAL APPEARANCE FOR THE
RUN-OFF ELECTION TO BE HELD ON APRIL
15, 1975.

* * * *

1. Fire Station No. 18, 1463 South W. W. White Road
2. Fire Station No. 19, 1310 Vance Jackson at I. H. 10
3. Fire Station No. 21, 5537 South Flores Street
4. Fire Station No. 24, 1956 Austin Highway
5. Fire Station No. 33, 2002 Southwest 36th Street

* * * *

The Ordinance was explained by City Clerk Jake Inselmann, who said that in response to the request of the City Council, he had arranged to establish five (5) absentee voting sub-stations using fire stations located at various points in the City. Absentee voting for the Run-Off Election will begin in these sub-stations on April 5.

After consideration, on motion of Dr. San Martin, seconded by Dr. Nielsen, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Lacy, Morton.

Mr. Teniente expressed appreciation to Mr. Inselmann for making these arrangements on short notice.

-

-

-

75-18

LONE STAR LIVESTOCK COMMISSION COMPANY

Mr. Seagal Wheatley, representing Mr. Gerald Lyda, owner of the Lone Star Livestock Commission Company, addressed the Council pursuant to the Council's request. He distributed a packet to each Council member containing copies of documents relating to the stockyard and also photographs of the facility. He showed, by the documents, that Mr. Lyda has been contacting various agencies, since November, 1971, beginning with the San Antonio - Bexar County Metropolitan Health Department. Mr. Wheatley went through all of the photos and explained in detail the steps taken to insure sanitation. (A copy of the photos and documents, presented by Mr. Wheatley, are on file with the papers of this meeting.)

Mr. Gerald Lyda also spoke concerning this venture and assured the Council that he had made every effort to comply with all requests made of him, as to sanitation and protection of the Edwards Underground Reservoir. He said that this will not be a feed lot and sales will be held two days each week. He described the routes to be used by cattle trucks to get to the stockyard and said that there will be no neighborhood streets used.

Mr. Wheatley said that he has not had any complaints from military bases.

City Attorney Crawford Reeder said that the decision to take legal action against this operation is strictly up to the Council. Legal action could be taken at a later date, if it is not properly run.

Mr. Walter Winters, Base Master Planner at Kelly Air Force Base, said that they do not anticipate any problems at Kelly from this stockyard.

Mayor Becker suggested that Mr. Wheatley meet with the citizens in the Valley Hi area and their attorney and answer the questions and fears they have regarding this stockyard.

Mr. John Harris, owner of property on Loop 410, near the area under consideration, said that he had purchased this tract of land to develop with apartments, town houses and a shopping center. He said that if this stockyard is put in operation, it will kill any chance he might have to obtain financing commitments for his project. He asked that steps be taken to stop the project.

Mr. Bob Thompson, attorney for the citizens residing in the Valley Hi area, submitted a petition in opposition to the stockyard signed by 1,800 persons. He said that last week he had stated the points of opposition and he now asked where the Council's loyalty lies - with the business outside the City Limits paying no City taxes or with the tax-paying citizens.

Mr. Reeder suggested that Mr. Thompson get together with Mr. Wheatley and City staff and discuss the problems and get all of the questions answered.

After discussion, Mayor Becker said that presently, since this is not yet in operation, it cannot be proven that this will be a nuisance. He suggested that Mr. Lyda be given a chance to start his operation. Then, if it is clear, that odors are not controlled, and flies begin to be a problem and other bad things happen, legal action could be taken to stop it.

Mayor Becker asked Mr. Thompson to meet with Mr. Wheatley and Mr. Reeder today and arrive at firm, written terms and conditions that he would expect Mr. Lyda to conform to. All parties agreed to Mayor Becker's request and retired from the room.

Mrs. Cockrell said that one aspect of this situation, that also presents itself with zoning cases, is the fact that the average citizen doesn't ordinarily read legal notices. It is therefore easy for a person to fail to see a notice of a hearing, which may directly affect them. The City requires that notice of a zoning change be posted on the premises. If State agencies adopted a similar course of action, it might help.

75-18

COMMENDATION OF POLICE CHIEF EMIL PETERS

Mayor Becker said that he had read in the paper a statement made by Chief Peters concerning the increase in crime in San Antonio and the Nation. He had cited the need for punishment, which requires tougher legislation, more district courts, better juvenile system, protection for rape victims and higher bonds for those charged with crimes.

April 3, 1975
kry

742
301
Mayor Becker expressed his concurrence with Chief Peters' statement and commended him for his stand.

75-18

MISSOURI PACIFIC RAILROAD CROSSING

Mr. Mel Sueltenfuss, Director of Public Works, recalled that last week Council had asked him to invite representatives of the Missouri Pacific Railroad to this week's meeting to discuss the problems where the railroad converges with Zarzamora Street and Frio City Road. He introduced Mr. J. W. Berry, Mr. J. W. Brugioni, and Mr. G. E. McIntyre.

Mayor Becker stated that the main question to the railroad officials is why the trains have to stop and block this intersection for 15 to 30 minutes at a time.

Mr. Brugioni, Superintendent of the Palestine Division of Missouri Pacific, said that in the past the railroad has attempted to provide a measure of safety in this area by erecting a steel fence about 1000' long along Frio City Road. It has been repaired many times and each time holes are cut in it so people can make short cuts. He also spoke of the difficulty in training children to use an overhead crosswalk.

Mr. Jim Berry stated that he doesn't know of occasions when trains block Zarzamora Street for long periods of time. There are occasions when southbound trains may encounter a delay because of traffic in the rail yards. When they do stop, however, they are supposed to be clear of Zarzamora and Malone Streets. There is a problem at this intersection due to the placing of the traffic lights. A train may encounter some difficulty when leaving the yard which would cause it to stop at this location.

Mr. Stewart Fischer, Director of Traffic and Transportation, said he was unaware of the problem of the traffic signals but would have it investigated immediately.

Mrs. Beatrice Gallego said that she had personally experienced these trains blocking the crossing. It happens often in the morning and also in the afternoons. She said she often has to wait as long as 25 minutes.

Mrs. Landis also spoke of the time she has had to go many miles to get around the intersection when it is blocked. She asked that the Council build a pedestrian bridge over the tracks at this location.

Mayor Becker suggested that since there is a difference of opinion between the citizens and the railroad officials as to whether the trains do, in fact, block the crossing that someone should monitor the conditions at that crossing to determine what the exact conditions are.

Mrs. Nick Pedraza also spoke concerning the problem and urged the Council to approve the bridge.

April 3, 1975
nsr

Dr. San Martin moved to approve the concept of a pedestrian bridge pending all of the necessary engineering and determination of the best location for it and that the railroad be requested to participate in the cost. The motion was seconded by Mrs. Cockrell.

Mr. Teniente said he wanted to see the total problem resolved including the inconvenience caused to automobile traffic.

Mr. Joe Mesa also spoke in favor of having the bridge approved.

Mr. Sueltenfuss discussed with the Council the alternatives which had been studied and the possible locations. He also discussed the difficult right-of-way problems to be overcome.

After consideration, the motion of Dr. San Martin was passed and approved by the following roll call vote: AYES: Cockrell, San Martin, Becker, Black, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Lacy, Morton.

75-18

CITIZENS TO BE HEARD

MRS. NORVA HILL

Mrs. Norva Hill invited the members of the City Council to attend the George Washington Carver Cultural Center Planning Workshop on Wednesday, April 16, 1975, at 528 N. Center Street from 9:30 A.M. to 4:00 P.M.

Mrs. Hill then spoke of Item Nos. 19 and 20 on today's agenda which establishes a Citizens Advisory Board for the Carver Center and appoint members to it. She said that she would like to have these two items set aside until after the Planning Conference.

Rev. Black said that he did not feel that this board would interfere with the Planning Conference and would provide persons that would be related to this matter to attend the conference. He insisted that the matter be considered when it comes up on the agenda.

Mrs. Hill was invited to be present at that time when she could also propose a substitute ordinance which she had in hand.

MR. KARL WURZ

Mr. Karl Wurz, 820 Florida, spoke of the Urban Renewal Agency's demolition policies and the fact that the Executive Director had recently admitted that they were not proper. He said that the Director should be dismissed.

WEST COMMERCE STREET MEDIAN

Mr. Richard Teniente stated that Mr. Rick Vela had asked about an opening in the median to be built on West Commerce Street in front of McDonald's.

April 3, 1975

-5-

NEF

City Manager Sam Granata said that this will be a concrete median and no cut is proposed at Panuco Street adjacent to McDonald's.

Mr. Stewart Fischer, Director of Traffic and Transportation, reviewed the project and said that the Model Cities staff had requested a beautified median. It will be a red brick surface with planters and an irrigation system. He showed on a map the traffic problems involved. He said that at this point the median can be eliminated but it will cost about \$50,000 for the City to purchase the materials which have already been acquired by the contractor. The median should be kept in the vicinity of McMullen Drive. In lieu of the concrete median a painted median could be provided.

After discussion, Mr. Teniente moved that the median be eliminated. The motion was seconded by Dr. Nielsen and was passed and approved by the following roll call vote: AYES: Cockrell, San Martin, Becker, Black, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Lacy, Morton.

City Manager Granata said that a proper ordinance will be prepared for next week.

Mr. Fischer was instructed to notify the State Highway Department of this decision.

- - -
75-18 The meeting recessed for lunch at 12:40 P.M. and reconvened at 2:30 P.M.
- - -

A. CASE 5981 - to rezone a 2.092 acre tract of land out of NCB 12815, being further described by field notes filed in the Office of the City Clerk, 4300 Block of Medical Drive, from "B-1" Business District to "B-2" Business District, located north of the intersection of Medical Drive and Ewing Halsell Drive, having 324.17' on Medical Drive and 269.71' on Ewing Halsell Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. O'Connell made a motion that the recommendation of the Planning Commission be approved, provided that proper platting be accomplished. Dr. Nielsen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,105

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 2.092 ACRE TRACT OF LAND OUT OF NCB 12815, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 4300 BLOCK OF MEDICAL DRIVE, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING BE ACCOMPLISHED.

* * * *

B. CASE 6017 - to rezone Lots 10, 11, 12, and 13, Block 9, NCB 838, 700 Block of Camden Street and 900 Block of Brooklyn Avenue, from "F" Local Retail District to "B-3" Business District, located north of the intersection of Brooklyn Avenue and Camden Street, having 165.7' on Brooklyn Avenue and 176.8' on Camden Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,106

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 10, 11, 12, AND 13, BLOCK 9, NCB 838, 700 BLOCK OF CAMDEN STREET AND 900 BLOCK OF BROOKLYN AVENUE, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

C. CASE 5992 - to rezone the east 95.40' of Lot 78, NCB 11887, 8005 Broadway, from "A" Single Family Residential District to "B-2" Business District, located northwest of the intersection of Broadway and West Sunset Road, having 150' on Broadway and 95.40' on West Sunset Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Morton, O'Connell, Nielsen; NAYS: San Martin; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,107

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE EAST 95.40' OF LOT 78, NCB 11887, 8005 BROADWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

April 3, 1975
nsr

D. CASE 5964 - to rezone Lot 29, Block 1, NCB 15768, 5000 Block of Eisenhower Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of Eisenhower Road between Fratt Road and Ray Bon Drive, having 1416.46' on Eisenhower Road, 534.17' on Fratt Road and 732.56' on Ray Bon Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. O'Connell made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and a six foot solid screen fence be erected along the south property line. Dr. San Martin seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,108

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 29, BLOCK 1,
NCB 15768, 5000 BLOCK OF EISENHAUER
ROAD, FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT
PROPER REPLATTING IS ACCOMPLISHED AND
A SIX FOOT SOLID SCREEN FENCE BE
ERECTED ALONG THE SOUTH PROPERTY LINE.

* * * *

E. CASE 5988 - to rezone a 3.237 acre tract of land out of NCB 15206, being further described by field notes filed in the office of the City Clerk, 6600 Block of Valley Hi Drive, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southeast of the intersection of Valley Hi Drive and Springvale Drive, having 319' on Valley Hi Drive and 430.68' on Springvale Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,109

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 3.237 ACRE TRACT OF LAND OUT OF NCB 15206, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 6600 BLOCK OF VALLEY HI DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

F. CASE 5965 - to rezone the southeast 200' of Lot 110, Block 2, NCB 15972, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and the northwest 276' of Lot 110, Block 2, NCB 15972, 5900 Block of Pearsall Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "B-2" zoning being located 276' southeast of the intersections of Five Palms Drive and War Cloud Drive with Pearsall Road, having 200' on Five Palms Drive and War Cloud.

The "B-3" zoning being located on the south side of Pearsall Road between Five Palms Drive and War Cloud Drive having 276' on Five Palms Drive and War Cloud Drive and 865.68' on Pearsall Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that a six foot solid screen fence be erected along the "B-2" portion of the property as it abutts the single family dwellings. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Morton, O'Connell, Nielsen; NAYS: San Martin; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,110

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTHEAST 200' OF LOT 110, BLOCK 2, NCB 15972, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND THE NORTHWEST 276' OF LOT 110, BLOCK 2, NCB 15972, 5900 BLOCK OF PEARSALL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY

RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT, PROVIDED THAT
A SIX FOOT SOLID SCREEN FENCE BE
ERECTED ALONG THE "B-2" PORTION OF
THE PROPERTY AS IT ABUTTS THE SINGLE
FAMILY DWELLINGS.

* * * *

G. CASE 5963 - to rezone Lot 15, Block 59, NCB 15157, 7700 Block of Medina Base Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located southeast of the intersection of Medina Base Road and Ray Ellison Road, having 1075' on Medina Base Road and 515' on Ray Ellison Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Morton made a motion that the recommendation of the Planning Commission be approved, provided that a six foot solid screen fence or landscape screening be erected adjacent to the single family dwellings. Mrs. Cockrell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Black, Lacy, Teniente.

AN ORDINANCE 45,111

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 15, BLOCK
59, NCB 15157, 7700 BLOCK OF MEDINA
BASE ROAD, FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT A
SIX FOOT SOLID SCREEN FENCE OR LANDSCAPE
SCREENING BE ERRECTED ADJACENT TO THE
SINGLE FAMILY DWELLINGS.

* * * *

H. CASE 5969 - to rezone Lots 4, 5, and 15, Block 4, NCB 12900, 4900 Block of Rigsby Avenue, from "A" Single Family Residential District to "B-3" Business District, located southwest of the intersection of East Rigsby Avenue and Irwin Drive, having 112' on Rigsby Avenue and 200' on Irwin Drive.

April 3, 1975
nsr

-11-

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Camargo stated that since this application has been denied by the Planning Commission, seven affirmative votes would be required to overrule their recommendation.

The applicant in this case, Mr. James M. Rosson, said that his client intended to build a cafe and lounge on the property and that was the reason for the "B-3" zoning. He said, however, that "B-2" zoning on the south half of Lot 15 would be sufficient to allow parking, and if the Council desired he would amend his request.

After consideration, Dr. San Martin moved that the recommendation of the Planning Commission be overruled and the rezoning of this property be granted with the south half of Lot 15 being zoned "B-2" and the remainder of the property zoned "B-3" and provided that proper replatting is accomplished. Dr. Nielsen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Morton, O'Connell, Nielsen; NAYS: None; ABSENT: Lacy, Teniente.

AN ORDINANCE 45,112

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 4 AND 5, AND THE NORTH 1/2 OF LOT 15, NCB 12900, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND THE SOUTH 1/2 OF LOT 15, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, (4900 BLOCK OF RIGSBY AVENUE) NCB 12900, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

75-18

MR. RAUL RODRIGUEZ

Mr. Raul Rodriguez said that for years he has protested the manner of holding sheriff's sales for properties taken for taxes. He said that several months ago staff was instructed to have a separate bulletin board to post notices and the notices were to have the street address of the property to be sold. Mr. Rodriguez complained that the notices are not on the board as promised and asked that staff be instructed again.

Mr. Joe Madison said that the notices are properly posted but frequently they are removed by the public.

After discussion of the matter, Mayor Becker instructed that a bulletin board be installed with a glass cover to lock so that the notices will be protected.

The Clerk read the following Ordinance:

AN ORDINANCE 45,113

APPROVING AMENDMENTS TO AGREEMENTS WITH O'BRIEN & GERE ENGINEERS, INC., WHICH PROVIDE FOR REVIEW OF CITY PUBLIC SERVICE RATE STRUCTURES AND OF THE SOUTHWESTERN BELL TELEPHONE COMPANY RATE APPLICATION, AND AUTHORIZING PAYMENT OF ADDITIONAL SUMS TOTTALLING \$68,000.00 OUT OF THE GENERAL FUND.

* * * *

The Ordinance was explained by Mr. Carl White, Director of Finance, who said that this amendment to the O'Brien & Gere contract covers all of those changes and additions in assignment.

After consideration, on motion of Dr. San Martin, seconded by Dr. Nielsen, the Ordinance was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Cockrell.

75-18 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 45,114

APPROVING AN AMENDMENT TO THE CONTRACT WITH PEAT, MARWICK, MITCHELL & COMPANY FOR IMPLEMENTATION OF A NEW FINANCIAL ACCOUNTING SYSTEM; AND TRANSFERRING THE SUM OF \$8,000.00 FROM OPERATING CONTINGENCY ACCOUNT TO SPECIAL PROJECTS ACCOUNT 18-06-07 AND AUTHORIZING PAYMENT OF SUM OF \$8,000.00 OUT OF THE LATTER ACCOUNT FOR THE ADDITIONAL SERVICES.

* * * *

AN ORDINANCE 45,115

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS HIGHWAY DEPARTMENT TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF RAMP CONTROL SIGNALS AT CERTAIN I. H. 10 ENTRANCE RAMPS.

* * * *

AN ORDINANCE 45,116

AUTHORIZING THE CITY MANAGER TO SIGN A LEASE FOR 654 SQUARE FEET OF SPACE IN THE MAIN PLAZA BUILDING TO HOUSE THE ENERGY CONSERVATION PROGRAM.

* * * *

75-18 The following Ordinances were read by the Clerk and explained by Mr. Cipriano Guerra, Director of Community Development and Planning, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: Cockrell, Morton.

AN ORDINANCE 45,117

AUTHORIZING THE CITY MANAGER TO APPLY TO THE ECONOMIC DEVELOPMENT ADMINISTRATION FOR A \$61,989.00 GRANT FOR CONTINUATION OF THE ECONOMIC DEVELOPMENT PLANNING SERVICES PROJECT FOR AN ADDITIONAL YEAR.

* * * *

AN ORDINANCE 45,118

RELEASING 2.0 ACRES OF LAND IN THE CITY'S EXTRATERRITORIAL JURISDICTION TO THE CITY OF HILL COUNTRY VILLAGE.

* * * *

75-18 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: None.

AN ORDINANCE 45,119

AMENDING PART OF TABLE 3-A, "BUILDING PERMIT FEES", 303(a) OF UNIFORM BUILDING CODE AS INCORPORATED INTO THE CITY CODE CHAPTER 10, AS AMENDED.

* * * *

AN ORDINANCE 45,120

ACCEPTING THE ADDITIONAL AMOUNT OF \$48,144.49 FROM THE U. S. DEPARTMENT OF LABOR FOR THE CITY'S MANPOWER TRAINING PROGRAM WHICH TERMINATES JUNE 30, 1975; APPROPRIATING FUNDS; AUTHORIZING THE CITY MANAGER TO EXECUTE A MODIFICATION AGREEMENT WITH THE GRANTING AGENCY AND TO EXECUTE A MODIFICATION TO THE CONTRACT WITH THE OPPORTUNITIES INDUSTRIALIZATION CENTER.

* * * *

AN ORDINANCE 45,121

AUTHORIZING THE CITY MANAGER TO EXECUTE
A STANDARD PROFESSIONAL SERVICES CONTRACT
WITH HARRY JEWETT ASSOCIATES FOR FURNISHING
ENGINEERING SERVICES AND PREPARATION OF
PLANS AND SPECIFICATIONS FOR THE DOWNTOWN
INNER LOOP PROJECT; APPROPRIATING THE SUM
OF \$42,000.00 IN FUND 409-02, ACCOUNT
40-92-04 FOR COST THEREOF; AND AUTHORIZING
PAYMENT THEREOF.

* * * *

75-18 The following Resolution was read by the Clerk and explained
by Mr. Jim Parker, Assistant City Attorney, and after consideration,
on motion of Mr. Morton, seconded by Dr. Nielsen, was passed and approved
by the following vote: AYES: Cockrell, San Martin, Becker, Black,
Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: None.

A RESOLUTION
NO. 75-18-23

AUTHORIZING THE CITY ATTORNEY TO FILE
SUIT AS A PLAINTIFF OR AS AN INTERVENOR
AGAINST THE DEVELOPERS AND THEIR ENGINEER
OF SUBDIVISION DESIGNATED AS OAK TERRACE
ESTATES UNIT 5, FOR DIVERSION OF SURFACE
WATERS TO DETRIMENT OF CITY AND ADJOINING
LAND OWNERS.

* * * *

75-18 Item No. 11 of the agenda being a resolution authorizing the
City Attorney to file suit against the owners of livestock activities
being conducted within 5000' of the City limits at and near 8331 S.W.
Loop 410 was read by the Clerk.

Mayor Becker explained to Mr. Jim Parker that this matter had
been discussed at length earlier in the meeting and the persons involved
had agreed to work out a set of conditions by which Mr. Gerald Lyda would
operate the stockyards.

In view of the circumstances the Council asked that this item
be withdrawn from consideration.

75-18 The following Ordinance was read by the Clerk and explained
by Mr. Jim Parker, Assistant City Attorney, and after consideration,
on motion of Mr. Morton, seconded by Dr. San Martin, was passed and
approved by the following vote: AYES: Cockrell, San Martin, Becker,
Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None;
ABSENT: None.

April 3, 1975
nsr

-15-

77?

nsr

AN ORDINANCE 45,122

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF THE FEE TITLE TO CERTAIN PRIVATELY OWNED REAL PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS, FOR PUBLIC PURPOSES, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, OPERATION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF THE 24TH STREET IMPROVEMENT PROJECT; AND DIRECTING THE CITY ATTORNEY TO INSTITUTE AND PROSECUTE TO CONCLUSION CONDEMNATION PROCEEDINGS TO ACQUIRE SO MUCH THEREOF AS CANNOT BE ACQUIRED THROUGH NEGOTIATION.

* * * *

75-18 Item 13 of the agenda being a proposed ordinance establishing standards of conduct and providing for certain financial disclosures was withdrawn from consideration.

75-18 VOGEL BELT COMPLEX

The Clerk read a proposed ordinance authorizing the City Manager to execute an agreement with the San Antonio Development Agency for the purchase of the fee title to certain parcels of land in the Rosa Verde TEX-R-78 Urban Renewal Project.

Mr. Jim Parker, Assistant City Attorney, said that is authorization for the purchase of the Vogel Belt Complex from the San Antonio Development Agency. This agreement could only be effective if existing options are not exercised by the present holders and would provide that the facade of the three buildings having historical significance would be preserved.

Mr. Louis Viramontes read a prepared statement concerning this matter and urging that the development of this property be left to private enterprise. (A copy of Mr. Viramontes' statement is included with the papers of this meeting.)

In answer to Dr. San Martin's questions, Mr. Viramontes said that his plans for development of this property are the same as they were last year when he obtained the option from San Antonio Development Agency. He agreed that for the City to lease 28,000 square feet of space from him it would facilitate greatly the financing of the project and the leasing of the remainder of the space.

Mr. Joe Madison explained the staff's estimate of recovery of purchase price and cost of renovation. He estimated that recovery would be made in slightly more than nine years.

Mr. Viramontes and his partner, Mr. Louis Rosenberg, said that they would like an extension of time on their option to allow them sufficient time to obtain financing for their project. Mr. Viramontes said that he could not assure that he could obtain adequate financing without the City's leasing space.

Mr. Louis Rosenberg said that the last intent of the Board of the Urban Renewal Agency was to give an extension of two months beyond the time when the new City Council takes office. This would give the new Council an opportunity to look at the overall downtown situation and determine matters of policy. He asked that they be granted until July 15. He recommended that the Council not pass this ordinance today as that would have the effect of clouding whatever right or interest they might have in the project.

Rev. Black suggested that the agreement with Viramontes and Rosenberg should contain a provision for the sale of this property to the City of San Antonio at some equitable figure in the event it should be needed by the City for expansion purposes.

Mayor Becker said that he would not want the City in the position of being looked upon as a guarantor on the loan for this property by leasing space or promising to lease space.

Dr. San Martin moved that an extension be granted to Mr. Louis Viramontes and Mr. Louis Rosenberg to August 1, 1975, and in case they are unable to exercise their option, the City will purchase this property with a clear understanding that the City is in no way a guarantor for any loan made on the project. The motion was seconded by Mr. Teniente and on the following roll call vote was passed and approved: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: None.

The staff was directed to start working on plans for possible redevelopment.

No action was taken on the proposed ordinance.

75-15 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: None.

AN ORDINANCE 45,123

ACCEPTING THE LOW QUALIFIED BID OF
ALAMO IRON WORKS TO FURNISH THE
CITY OF SAN ANTONIO WITH A SELF-
PRIMING CENTRIFUGAL PUMP FOR
\$5,853.60.

* * * *

AN ORDINANCE 45,124

ACCEPTING THE LOW QUALIFIED BID OF
THE PLANK COMPANY TO FURNISH THE
CITY OF SAN ANTONIO WITH HYDRAULIC
SHORING FOR A NET TOTAL OF \$3,856.19.

* * * *

75-18 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. Teniente, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Nielsen, Teniente; NAYS: None; ABSENT: Morton, O'Connell.

AN ORDINANCE 45,125

ACCEPTING THE LOW QUALIFIED BID OF GRANDE FORD TRUCK SALES, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH TRUCKS AT A UNIT COST OF \$14,800.00 FOR THE 1975-76 MODEL YEAR.

* * * *

Mrs. Cockrell inquired of Mr. Brooks about a proposed Mercedes-Benz made to the City several months ago about police cars.

Mr. Brooks said that at the time this was being discussed it was contingent upon the U. S. Government not extending safety standard deadlines. They have extended the deadlines to where it is not critical to get this program done immediately. The Mercedes-Benz Company will probably do the project in Europe on a much slower basis.

75-18 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. Teniente, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Nielsen, Teniente; NAYS: None; ABSENT: Morton, O'Connell.

AN ORDINANCE 45,126

AUTHORIZING PAYMENT OF \$4,380.37 TO THE IBM CORPORATION FOR TYPEWRITER MAINTENANCE COVERING THE PERIOD OF JULY 1, 1974 THROUGH DECEMBER 31, 1974.

* * * *

75-18 The Clerk read the following Ordinance:

AN ORDINANCE 45,127

ESTABLISHING A CARVER COMMUNITY CULTURAL CENTER ADVISORY BOARD AND SETTING FORTH ITS COMPOSITION, FUNCTION AND DUTIES.

* * * *

Rev. Black stated that this Board is similar in composition to the Market Advisory Board. It will give the City good control but will not take away from other organizations in the community that want to project programs in the facility.

After consideration, on motion of Mr. O'Connell, seconded by Dr. San Martin, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, O'Connell, Nielsen; NAYS: None; ABSENT: Morton, Teniente.

75-18 The following Ordinance was read by the Clerk and after consideration on motion of Dr. San Martin, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, O'Connell, Nielsen, Teniente, Morton; NAYS: None; ABSENT: None.

AN ORDINANCE 45,128

APPOINTING NINETEEN MEMBERS TO THE
CARVER COMMUNITY CULTURAL CENTER
ADVISORY BOARD AND PRESCRIBING TERMS
OF OFFICE.

* * * *

- A. Representing the San Antonio League of Negro Business and Professional Women's Clubs:
 - 1. Virginia Tatum - one year term
 - 2. Lou Nelle Sutton - one year term
 - 3. Mattie Lewis - one year term

- B. Representing the United Citizens Project Planning and Operating Corporation Board of Directors:
 - 1. Albert McKnight - one year term
 - 2. Claudius Minor - one year term
 - 3. Mrs. Clarence McGowan - one year term

- C. Representing the General Citizenship:
 - 1. Father Luis Urriza - one year term
 - 2. Hector Lopez - one year term
 - 3. Valmo Bellinger - one year term
 - 4. Jesus Rodriguez - one year term
 - 5. Mrs. Alice B. Hines - one year term

- A. Representing the San Antonio League of Negro Business and Professional Women's Clubs:
 - 1. Velma Butler - two year term
 - 2. Eulalia Armstead - two year term

- B. Representing the United Citizens Project Planning and Operating Corporation Board of Directors:
 - 1. Norva Hill - two year term
 - 2. Melvin Sance - two year term

- C. Representing the General Citizenship:
 - 1. Sr. Mary Boniface - two year term
 - 2. Dr. S. T. Scott - two year term
 - 3. Mrs. Wilethel Brooks - two year term
 - 4. Mrs. Leonora Castellanos - two year term

* * * *

Mrs. Irma Gray said that she has been working with the existing Board and asked what the relationship between these two Boards will be.

Rev. Black said that this Board has the responsibility of administration in terms of its relationship with the City. The other Board would have the responsibility of building whatever programs it would have an interest in and then negotiating with this new advisory group.

75-18 The following Ordinance was read by the Clerk and after consideration, on motion of Dr. San Martin, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, O'Connell, Nielsen, Teniente; NAYS: None; ABSENT: None.

AN ORDINANCE 45,129

APPOINTING MEMBERS TO THE CITY SOLICITATIONS
COMMISSION. (FOR TERMS EXPIRING JULY 31, 1977)

* * * *

1. William Denton Bailey to replace Wayne Ulrich.
2. George W. Richey, Jr. (reappointment)
3. Mrs. Katherine Black (reappointment)

* * * *

75-18 YANAGUANA RADIO FM CORPORATION

Dr. San Martin said that he has a letter from a group of citizens who have organized the Yanaguana Radio FM Corporation. It is organized as a non-profit, educational, cultural radio station dedicated to minorities in this area.

He asked the Council next week to consider a resolution endorsing the concept of a non-profit, educational, cultural radio dedicated to minorities.

The Clerk was instructed to prepare a resolution.

75-18 WALTER W. McALLISTER SR. PRESERVE

Mrs. Cockrell said that with approval of the Council, she will work with the Director of Parks and Recreation to set up a dedication ceremony for the Walter W. McAllister Sr. Preserve.

All members of the Council concurred with her request.

75-18 DOWNTOWN RENEWAL COMMISSION

Rev. Black said that the matter of a Downtown Renewal Commission has been on the agenda several times but has not been acted on.

Mrs. Cockrell said that each time it comes up she was absent from the meeting and it just has not been put on again.

Mr. Morton said that this really should be up to the new Council and suggested that it be held until then. He said that the structure of the Commission should be discussed also.

After discussion, Mrs. Cockrell said that she would hold this matter in abeyance until the new Council is seated.

75-18 The Clerk read the following letter:

March 28, 1975

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

Gentlemen and Madam:

The following petitions were received by my office and forwarded to the City Manager for investigation and report to the City Council.

March 21, 1975 Petition submitted by Mr. Lewis T. Tarver, Jr., on behalf of H. E. Butt Grocery Company, requesting permission to erect and maintain an escape landing and stairway located immediately north of the H. E. Butt Grocery Company property.

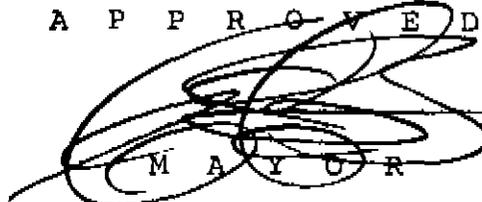
March 24, 1975 Petition submitted by Muriel Merrit, Administrator, Laurelwood Nursing Complex, requesting permission to construct a fence ten feet in height and 33 feet in length at the property of the Laurelwood Nursing Complex located at Woodlawn and North Flores.

/s/ J. H. INSELMANN
City Clerk

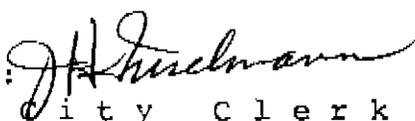
* * * *

There being no further business to come before the Council, the meeting adjourned at 5:15 P.M.

A P P R O V E D



Charles L. Becker

ATTEST: 
City Clerk

April 3, 1975
NSR

-21-

720

5/1/75

10/10/10

