

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, FEBRUARY 17, 1977.

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The meeting was called to order at 8:30 A. M., by the presiding officer, Mayor Lila Cockrell, with the following members present: PYNDUS, BILLA, CISNEROS, BLACK, HARTMAN, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: NONE.

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77-10 The invocation was given by The Reverend B. T. Alexander, Pastor, Corinth Baptist Church.

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77-10 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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77-10 The minutes of the meeting of February 10, 1977 were approved.

77-10 HONORARIUM FOR PATROLMAN OSCAR GALLO

Mayor Cockrell invited Police Officer Oscar Gallo to the podium. He was accompanied by his wife and Police Chief Emil Peters.

Mayor Cockrell read the following Honorarium:

CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

HONORARIUM

to

OSCAR GALLO

PRESENTED IN RECOGNITION OF THE HEROIC ACTIONS OF
POLICE OFFICER OSCAR GALLO.

IN THE EARLY MORNING HOUR OF JANUARY 30, 1977,
PATROLMAN GALLO DISCOVERED A HOUSE ON FIRE AT
325 CEDAR STREET. WITH DISREGARD FOR HIS OWN
SAFETY HE ENTERED THE DWELLING, SEARCHING FOR
OCCUPANTS AND LEAD TWO OR MORE WOMEN TO SAFETY.
HE THEN RE-ENTERED IN SEARCH OF MR. CLETO ORTIZ
BUT WAS UNABLE TO LOCATE HIM.

THIS ACT OF HEROISM WAS ABOVE AND BEYOND THE
CALL OF DUTY AND REFLECTS THE HIGHEST TRADITIONS
OF HIS PROFESSION. A GRATEFUL CITIZENRY EXPRESSES
ITS DEEP APPRECIATION AND COMMENDATION TO POLICE
OFFICER OSCAR GALLO.

* * * *

Mayor Cockrell congratulated Officer Gallo and expressed the appreciation of the City for his efforts. All members of the Council personally greeted him.

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February 17, 1977
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00405

77-10METRO TRANSIT AUTHORITY ADVISORY COMMITTEE

Mayor Cockrell presented Citations to members who had served on the Metro Transit Authority Advisory Committee. She said the committee had done a very effective job spending many hours studying an issue of great importance to the City. The Citation was presented to:

Lloyd Denton, Chairman
 Marlin K. Hoyt
 Richard R. Tangum
 Earl M. Lewis
 Kurt A. J. Monier
 Gregory Garcia
 Robert Durr
 Paul D. Straw
 Marilyn Jones, Co-Chairman

* * * *

It read as follows:

CITY OF SAN ANTONIO
 (State of Texas)

Hereby Presents This

CITATION

IN SINCERE APPRECIATION FOR OUTSTANDING SERVICE TO THE COMMUNITY AS A MEMBER OF THE METROPOLITAN TRANSIT AUTHORITY COUNCIL ADVISORY COMMITTEE.

* * * *

77-10METROPOLITAN TRANSIT AUTHORITY

Councilman Hartman said he had attended the first meeting of the new Transit Authority and spoke highly of the Board's enthusiasm and dedication.

77-10CITY WATER BOARD CONDEMNATION

Mayor Cockrell requested that Item X of the agenda being an ordinance authorizing condemnation of property to be purchased by the City Water Board be postponed. The purpose of the requested postponement would be to give the City Water Board and its staff an opportunity to consider the latest proposal submitted by the Birch family.

After consideration, the Council concurred with Mayor Cockrell.

Consideration of Item X was postponed one week.

77-10ZONING HEARINGS

1. CASE 6760 - to rezone Lots 17, 18 and 20, Block 2, NCB 11966, 410-414 Portland Road, 778 Isom Road, from "A" Single Family Residential District to "B-3" Business District, located on the southwest side of Portland Road between Isom Road and McCullough Avenue, having 395' on Portland Road; 165' on Isom Road; and 80' on McCullough Avenue.

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

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,684

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 17, 18 AND 20, BLOCK 2, NCB 11966, 410-414 PORTLAND ROAD, 778 ISOM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

2. CASE 6746 - to rezone a 3.284 acre tract of land out of NCB 13975, being further described by field notes filed in the office of the City Clerk, in the 7500 and 7600 Block of Quintana Road, from "R-A" Residential Agricultural District to "I-1" Light Industry District, located 380' northwest of Quintana Road, being 3,525' southwest of the intersection of the Railroad R.O.W. and S.W. Military Drive, having 304.85' on the Railroad R.O.W. and a maximum depth of 535.35'.

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

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,685

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 3.284 ACRE TRACT OF LAND OUT OF NCB 13975, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 7500 AND 7600 BLOCK OF QUINTANA ROAD, FROM "R-A" RESIDENTIAL AGRICULTURAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

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3. CASE 6755 - to rezone a 20 acre tract of land out of NCB 13962, being further described by field notes filed in the office of the City Clerk, in the 5500 and 5400 Block of U.S. Highway 90 West, from "R-A" Residential-Agricultural District to "I-1" Light Industry District, located on the south side of U.S. Highway 90 West, being 1945.50' west of the cutback between South Acme Road and U.S. Highway 90 West, having 1520.37' on U.S. Highway 90 West and a maximum depth of 573.14'.

00408

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,686

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 20 ACRE TRACT OF LAND OUT OF NCB 13962, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5500 AND 5400 BLOCK OF U. S. HIGHWAY 90 WEST, FROM "R-A" RESIDENTIAL AGRICULTURAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED,

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4. CASE 6745 - to rezone the east 49.6' of the north 73.3' of Lot 44 and the north 73.9' of Lots 45 and 46, Block 33, NCB 8115, 731 Cupples Road, from "B" Two Family Residential District to "B-3" Business District, located on the west side of Cupples Road, being 190' north of the cutback between Cupples Road and U. S. Highway 90 West Expressway, having 73.9' on Cupples Road and a depth of 292.88'.

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished if necessary. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,687

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 49.6' OF THE NORTH 73.3' OF LOT 44 AND THE NORTH 73.9' OF LOTS 45 AND 46, BLOCK 33, NCB 8115, 731 CUPPLES ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED IF NECESSARY.

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5. CASE 6707 - to rezone a 0.20 acre tract of land out of NCB 12097, being further described by field notes filed in the Office of the City Clerk, 2575 Bitters Road, from "B" Two Family Residential District to "B-3" Business District, located on the northeast side of Bitters Road, being 190' northwest of the intersection of Bitters Road and Broadway, having 90' on Bitters Road and a maximum depth of 110'.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished if necessary. Mr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,688

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 0.20 ACRE TRACT OF LAND OUT OF NCB 12097, LOCATED ON THE NORTHEAST SIDE OF BITTERS ROAD AND BROADWAY, HAVING 90' ON BITTERS ROAD AND A MAXIMUM DEPTH OF 110', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2575 BITTERS ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED IF NECESSARY.

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6. CASE 6708 - to rezone Tract 13-B and the northwest 5' of Tract 13-C, NCB 12097, 10129 Sommers Drive, from "B" Two Family Residential District to "B-3" Business District, located on the southwest side of Sommers Drive, being approximately 590' northwest of the intersection of Sommers Drive and Broadway, having 68.35' on Sommers Drive and a maximum depth of 175'.

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black.

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AN ORDINANCE 47,689

00410

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 TRACT 13-B AND THE NORTHWEST 5' OF TRACT 13-C, NCB 12097, 10129 SOMMERS DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

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7. CASE 6656 - to rezone a 50.35 acre tract of land out of NCB 15911, being further described by field notes filed in the Office of the City Clerk, in the 11300 Block of Weidner Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District located northeast of the intersection of Weidner Road and Schertz Road, having 1588.22' on Weidner Road and 970' on Schertz Road.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black.

AN ORDINANCE 47,690

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 50.35 ACRE TRACT OF LAND OUT OF NCB 15911, LOCATED NORTHEAST OF THE INTERSECTION OF WEIDNER ROAD AND SCHERTZ ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 11300 BLOCK OF WEIDNER ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

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8. CASE 6751 - to rezone Lot 7, Block 30, NCB 2281, 2723 W. Houston Street, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located northeast of the intersection of W. Houston Street and N. Rosillo Street, having 50' on W. Houston Street and 125' on N. Rosillo Street.

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

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Councilman Pyndus said the staff had recommended denial of this request and asked Mr. Camargo to give his reasons for staff action.

Mr. Camargo said that the area of the lot in this case is insufficient to even accommodate the units already on it. The staff felt that rezoning would encourage others in the area to such waivers from the Board of Adjustment and continue over building in the area.

Councilman Teniente said that he did not feel that the approval of this request would have a detrimental effect.

No citizen appeared to speak in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 47,691

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 7, BLOCK 30, NCB 2281, 2723 W. HOUSTON STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

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77-10 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Cisneros presided.

9. CASE 6748 - to rezone Lot 88, NCB 11888, 7915 Broadway, from "O-1" Office District to "B-1" Business District, located on the west side of Broadway, being 159.2' north of the intersection of Terra Alta and Broadway, having 75' on Broadway and a depth of 177.40'.

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

In answer to Councilman Pyndus, Mr. Camargo said that the staff position was that commercial zoning in this area should be confined to the intersection of Sunset Road and Broadway rather than strip zoning on Broadway.

No citizen appeared to speak in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 47,692

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 DES-

CRIBED HEREIN AS LOT 88, NCB 11888,
7915 BROADWAY, FROM "O-1" OFFICE DISTRICT
TO "B-1" BUSINESS DISTRICT, PROVIDED THAT
PROPER REPLATTING IS ACCOMPLISHED, IF
NECESSARY.

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10. CASE 6734 - to rezone the east 100' of the west 200' of Lot 13, Block 2, NCB 8061, in the 800 Block of El Monte Blvd. from "F" Local Retail District to "B-3" Business District located on the north side of El Monte Blvd., being 100' west of the intersection of Blanco Road and El Monte Blvd., having 100' on El Monte Blvd. and a depth of 125'.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 47,693

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 DES-
CRIBED HEREIN AS THE EAST 100' OF THE
WEST 200' OF LOT 13, BLOCK 2, NCB 8061,
IN THE 800 BLOCK OF EL MONTE BLVD. FROM
"F" LOCAL RETAIL DISTRICT TO "B-3"
BUSINESS DISTRICT.

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77-10 Mayor Cockrell returned to the meeting and presided

11. CASE 6744 - to rezone Lots 22 and 23, Block 50, NCB 2744, 1614-1620 Fredericksburg Road from "F" Local Retail District to "B-3" Business District, located on the northeast side of Fredericksburg Road, being 144.26' northwest of the intersection of Buckeye Avenue and Fredericksburg Road, having 100' on Fredericksburg Road and a depth of 120'.

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

Mr. James R. Witt, Attorney for the applicant, said that the property is presently zoned "F" Local Retail. He had applied for "B-3" Business District zoning as his client intends to have a used furniture business in that location. He described the immediate area and the commercial zoning that already exists and asked for Council approval.

Mr. Eugene B. Mazzurana, owner of two pieces of property in the area, spoke in opposition. He said that he did not object to the furniture store but "B-3" zoning permits many objectionable uses. If the furniture store were ever abandoned, then there could be liquor or a dance hall or other objectionable business there. He said he would prefer a more restrictive zoning. He also spoke in opposition for his parents who reside nearby. He asked that the application be denied.

Mr. Teniente said that he has asked the staff to look into a change in the zoning ordinance whereby a "B-3" zoning, as in this case, would not include the present classification of on-premises consumption. He suggested that this matter be postponed while the matter is being studied.

Mr. George Haney also spoke in opposition.

Mr. Witt then spoke in rebuttal. He said that his client would be willing to deed restrict the property so that there could not be any business other than the furniture store.

Mr. Pyndus moved that this case be postponed 60 days. The motion was seconded by Mr. Rohde.

Mr. Teniente offered a substitute motion to postpone action on the case for 30 days to allow the applicant time to complete the deed restriction. The motion was seconded by Mr. Pyndus.

On the following roll call vote, the motion carried. AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Hartman, Nielsen.

Case No. 6744 was postponed 30 days.

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12. CASE 6374 - to rezone the remaining portions of Lots 4 and 5, Block 5, NCB 10937, 700 Block of Hot Wells Blvd., from "B" Two Family Residential District to "B-3" Business District, located west of the cutback between I. H. 37 Expressway and Hot Wells Blvd., having 286.69' on I. H. 37 Expressway; 189.47' on Hot Wells Blvd.; and 66' on the cutback between I. H. 37 Expressway and Hot Wells Blvd.

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

On one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved provided that proper replatting is accomplished, if necessary. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Nielsen.

AN ORDINANCE 47,694

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 REMAINING PORTIONS OF LOTS 4 AND 5, BLOCK 5, NCB 10937, 700 BLOCK OF HOT WELLS BLVD., FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

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13. CASE 6743 - to rezone Lot 10, Block 2, NCB 11901, 4538 Walzem Road, from "A" Single Family Residential District to "O-1" Office District, located on the south side of Walzem Road, being 540' east of the intersection of N. Heights Drive and Walzem Road, having 49.77' on Walzem Road and a depth of 120'.

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along the south property line. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Nielsen.

AN ORDINANCE 47,695

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 10, BLOCK 2, NCB 11901, 4538 WALZEM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

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14. CASE 6747 - to rezone the west 521' of Parcel 101, NCB 9022, being that portion not zone "JJ" Commercial District, in the 500 Block of N. Gen. McMullen Drive from "C" Apartment District to "B-3" Business District, located 137.0' west of N. Gen. McMullen Drive, being 244.9' south of the intersection of Rivas Street and N. Gen. McMullen Drive, having 244.9' in width and 521' in length.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved provided that proper replatting is accomplished, if necessary. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Pyndus, Cisneros, Hartman, Nielsen.

AN ORDINANCE 47,696

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 DESCRIPTION HEREIN AS THE WEST 521' OF PARCEL 101, NCB 9022, BEING THAT PORTION NOT ZONED "JJ" COMMERCIAL DISTRICT, IN THE 500 BLOCK OF N. GEN. MC MULLEN DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

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15. CASE 6759 - to rezone Lot 8, Block 5, NCB 3169, 202-204 Yale Avenue, from "B" Two Family Residential District to "R-2A" Three and Four Family Residential District, located southwest of the intersection of Meridian Avenue and Yale Avenue, having 50' on Yale Avenue and 135.3' on Meridian Avenue.

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

Mr. Fred Sanders said that he is asking for this change so he can convert an existing structure into a duplex. There is also a garage apartment on the property.

Speaking in opposition to the request were:

Mrs. Preston Littrell
Mr. David Roniker
Mrs. Joyce Menchaca
Mrs. Emma Escamilla

The opponents described this as a quiet, well-kept, single family area and they opposed changes that would bring in multi-family housing which would increase traffic also.

Speaking in rebuttal, Mr. Sanders said that he would carefully screen persons who rented his duplex and would keep the property in order.

After consideration, Mr. Billa moved that the recommendation of the Zoning Commission be overruled and the application be denied. The motion was seconded by Mr. Teniente and was passed and approved by the following roll call vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Nielsen.

The rezoning was denied.

* * * *

16. CASE 6750 - to rezone the remaining portions of Lots 6 and 7, Block 13, NCB 7876, 738 W. Harlan Avenue, from "B" Two Family Residential District to "B-3" Business District, located southeast of the intersection of W. Harlan Avenue and U. S. Highway 81 South, having 128.54' on U. S. Highway 81 South and 43.7' on W. Harlan Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be denied by the City Council. Mr. Camargo advised the Council that 7 affirmative votes would be required in this case to overrule the recommendation of the Zoning Commission.

Mr. Edwin Carr, Attorney for the applicant, said that this odd shaped tract was a remnant left by construction of I. H. 35. His client intends to remove the existing structure and erect a new building to house an auto repair shop. He said that he had checked with the City Tax Office and it had been stated that rezoning of this property would have no effect on surrounding property taxes. The Texas Highway Department has granted a permit so that he can have access from the expressway.

No one spoke in opposition.

Councilman Teniente moved that the recommendation of the Zoning Commission be overruled and that the rezoning be approved provided that a non-access easement is imposed on the north property line and that a six-foot solid screen fence is erected and maintained on the south and east property lines. The motion was seconded by Mr. Rohde. On roll call, the motion failed to carry by the following vote: AYES: Cisneros, Hartman, Teniente, Nielsen; NAYS: Pyndus, Billa, Black, Rohde, Cockrell; ABSENT: None.

A question was raised as to the advisability of sending the case back to the Zoning Commission in view of the permit granted by the Highway Department.

After consideration, Councilman Rohde moved to reconsider the action of the Council for the purpose of referring the case back to the Zoning Commission for further study. The motion was seconded by Mr. Teniente and was passed and approved by the following roll call vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

Councilman Billa then moved that Case No. 6750 be referred to the Zoning Commission for further study. The motion was seconded by Mr. Teniente and carried by the following roll call vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

Case No. 6750 was referred back to the Zoning Commission

* * * *

17. Case 6752 - to rezone Lots 39 and 40, Block 8, NCB 10995, 275 Birchwood Drive, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of Birchwood Drive and Vance Jackson Road, having 126.30' on Birchwood Drive and 121.88' on Vance Jackson Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be denied by the City Council. Mr. Camargo advised the Council that this is an appeal case and would require seven affirmative votes to overrule the recommendation of the Zoning Commission.

Mr. Robert Pizzini, architect for the applicant said that he had recommended that only the rear portion of the property be rezoned. Mr. Guerrero, the applicant, has a business of repairing clocks and watches and making trophies. Most of his business is conducted on the telephone with very little traffic to the place of business.

Mr. Guerrero also spoke in favor of the rezoning. He said that the building he proposed to build would improve the neighborhood.

Mrs. George V. Ebner spoke in opposition. She said that many school children pass through the intersection of Vance Jackson and Spicewood everyday. Traffic is bad now and should not be increased. She also is opposed to extending the commercial zoning into the residential area.

Mrs. Shirley Toifl also spoke against the intrusion of commercial zoning into the residential area.

Speaking in rebuttal Mr. Guerrero pointed out the existing commercial zoning in the area and urged approval of his request.

After consideration, Mr. Rohde moved that the recommendation of the Zoning Commission be upheld and the request for rezoning denied. The motion was seconded by Dr. Nielsen and was passed and approved by the following roll call vote: AYES: Pyndus, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYES: None; ABSENT: Billa, Cisneros.

The rezoning was denied.

* * * *

The Clerk read a proposed resolution opposing the Environmental Protection Agency's "New Source Review Policy in Non-Attainment Areas."

Mr. Bill O'Connell, speaking for the Greater San Antonio Chamber of Commerce urged the Council to pass this resolution which endorses the efforts of the Chamber and other organizations seeking to have the Environmental Protection Agency's recent New Source Review Process in Non-Attainment Areas ruling rescinded. He said that this ruling will have an effect of keeping new industries from locating in San Antonio. He cited a serious problem where Oklahoma lost a large industry because of it. He read a prepared statement on the subject.

Mr. Walter Harrison, Environmental Protection Agency Officer for the Health Department, appeared to answer questions.

After a discussion by all Council members, it was agreed that action on the resolution would be postponed for one week. The Environmental Protection Agency Office in Dallas is to be contacted and a representative invited to appear at next week's Council meeting to discuss the matter further.

77-10

CITATION FOR DEBORAH WESER

Councilman Cisneros read the following citation:

CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

to

DEBORAH WESER

ON THE OCCASION OF HER ESCAPE FROM CITY HALL WHERE SHE HAS HELD SWAY FOR OVER SEVEN YEARS AS PEST OR CONFIDANT, SNOOPER OR REPORTER, FRIEND OR ANTAGONIST. HER IMPISH FACE AND INQUISITIVE SMILE WILL BE MISSED BY ALL.

THE CITY COUNCIL AND STAFF COMMEND DEBBIE FOR HER FRANK AND HONEST REPORTING AND OFFER BEST WISHES ON HER NEW ASSIGNMENT.

* * * *

Mayor Cockrell presented the Citation to Ms. Deborah Weser.

Debbie expressed appreciation to the Council and said that her seven years in City Hall have been most pleasant.

77-10-10 The following Resolution was read by the Clerk and after consideration, on motion of Mr. Hartman, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None, ABSENT: Pyndus.

A RESOLUTION
NO. 77-10-10

DESIGNATING THE SOUTH PRESA STREET PROJECT
AREA AND APPROVING THE UNDERTAKING BY THE

February 17, 1977

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00417

SAN ANTONIO DEVELOPMENT AGENCY OF THE
PREPARATION OF AN URBAN RENEWAL PLAN FOR
THAT AREA.

* * * *

77-10 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Billa, seconded by Dr. Nielsen, was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None, ABSENT: Pyndus.

AN ORDINANCE 47,697

BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AUTHORIZING AND DIRECTING THE GIVING OF NOTICE TO BIDDERS FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS AND ADDITIONS TO THE CITY OF SAN ANTONIO, TEXAS, CONVENTION CENTER ARENA; AND AUTHORIZING AND DIRECTING THE GIVING OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF SAID CITY IN AN AMOUNT NOT TO EXCEED \$4,000,000 FOR THE PURPOSE OF ACQUIRING FUNDS TO MAKE SUCH IMPROVEMENTS AND ADDITIONS AND TO PAY INCIDENTAL EXPENSES INCURRED IN CONNECTION THEREWITH; DECLARING AN EMERGENCY; AND MAKING CERTAIN OTHER FINDINGS AND DETERMINATIONS PERTINENT TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE.

* * * *

77-10 The Clerk read the following Ordinance:

AN ORDINANCE 47,698

EXEMPTING CERTAIN PROPERTIES FROM THE PROVISIONS OF ORDINANCE 47,544 OF JANUARY 6, 1977, SO AS TO ALLOW DEMOLITION OF CERTAIN BUILDINGS IN THE DOWNTOWN AREA.

* * * *

Mr. Hartman said that after the Council passed an Ordinance freezing demolition of buildings in the downtown area it was brought to his attention that there were some demolitions which should be made. The purpose of this Ordinance is not meant to be counter to the original Ordinance.

Mrs. Pat Osborne, Historic Planner, said that she had inspected the properties in question and confirmed that they are, indeed, in a badly deteriorated condition.

Mr. Hartman said that there are some facades in the St. Paul Square area which also need to be demolished and asked how that could be accomplished also and asked that those properties be included in this Ordinance.

After discussion, Dr. Nielsen moved that the Ordinance be approved and that properties in the St. Paul Square area be included. The motion was seconded by Mr. Billa, was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Nielsen, Teniente; NAYS: None; ABSENT: Pyndus, Cockrell.

* * * *

The Clerk read a proposed ordinance authorizing a contract with Harlandale Independent School District to hold its trustee election jointly with the City Election on April 2, 1977.

Mr. North West, Attorney for the District, said that he had anticipated this matter would come up after lunch. He asked that it be delayed and Council agreed.

Mr. Felix G. Castro, a resident of South San Antonio School District, asked that the Council also let that District have a joint election with the City. He said that he represented the South San Residents' Association.

The City Clerk said that he is in communication with the South San School District but only as to the matter of polling place location. The District has not asked for a joint election.

Later in the day, the matter came up again.

Mr. Billa reported for the Council Committee which had been appointed to study the matter. He said that the Harlandale School Board had made a presentation to the Committee requesting that their election be held jointly with the City Election on April 2. He said that both the City Attorney and City Clerk had raised strong objections and the Committee felt that the Council should make the decision.

Mr. Estaban Sosa, President of the Harlandale School Board, read a prepared statement requesting that a joint election be held.

Councilmen Hartman and Teniente both raised strong opposition to the request saying that in this first election from single member districts they felt that there should be no opportunity for confusion.

Mrs. Helen Dutmer, 739 McKinley, also spoke in opposition.

Mr. Sosa said that his District would pay the City \$1600 which is the amount the election would normally cost.

The City Clerk said that he had computed the City's cost as being \$4800 for the 16 voting places involved and he felt that if the agreement is approved the School District should stand one-half of the expense. This has not been agreed to by the District.

After consideration, Mr. Pyndus moved to endorse the concept of a joint election and that the staff work out details of the contract with the Harlandale Independent School District and that no other joint election will be considered. The motion was seconded by Mr. Cisneros and was passed and approved by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Cockrell; NAYS: Hartman, Rohde, Teniente; ABSENT: Nielsen.

* * * *

KARL WURZ

Mr. Karl Wurz read a prepared statement discussing the disaster that had stricken San Antonio in the way of an energy shortage. He asked that a resolution be passed and sent to the President and Governor requesting that each state develop its energy resources to the fullest. At the conclusion he said that he had originally read this statement to the Council in February, 1975.

* * * *

CAROLYN CROOM

Mrs. Carolyn Croom said that she is operating a business in the food cluster at HemisFair Plaza. Her husband died and she has been

trying to get the lease put in her name but so far has been unsuccessful. She said that she had heard that changes are to be made at HemisFair and some of the cluster will be removed. She wants to be told what to expect and also asked that the 60-day cancellation clause be removed from her lease.

After discussion of the matter, Mrs. Croom was asked to meet with the City Manager's staff and give them more details concerning her problems.

* * * *

77-10

HISTORIC DISTRICT ZONING

18. CASE 6737 - to place the following descriptions in an "H" Historic District:

All of NCB 6305; all of Block 1, NCB 3120; Lots 12 thru 15, NCB 6306; Lots 28 thru 40, NCB 3057; All of NCB's 6915, 6916, 6917, 6918, 6919; All of NCB 3975; All of Block 4, NCB 3978; All of Block 5, NCB 3979; All of Block 8, NCB 3982; All of Block 4, NCB 6515; All of Block 5, NCB 6516; All of Block 6, NCB 6517; All of NCB 6614; All of NCB's 3957, 7456, 3577; All of Block 20, NCB 7771; All of NCB 7672; All of NCB 7666, 7673; All of NCB 8616, 7665, Lots 5, 6, 11, 13 and 14, Block 21, NCB 7760; Lots 1 thru 6, Block 22, NCB 7759; Lots 27, 28, 33, 32, and 31, Block 25, NCB 7746; Lots 1 thru 10 and 30, Block 8, NCB 7730; Lots 5 thru 14 and 30, Block 9, NCB 7729; Lots 1 thru 11, Block 12, NCB 7728; Lots 1 thru 11, Block 14, NCB 7718; Lots 1 thru 11, Block 16, NCB 7717; Lots 1 thru 11, Block 19, NCB 7707; Lots 8 thru 12 and 24, Block 5, NCB 7706; Lots 10 thru 14, 27, and 28, Block 6, NCB 7697; Lots 13 thru 17 and 32, Block 14, NCB 7696; Lots 15 thru 19, 32 and 33, NCB 7689; All of NCB 7674; All of NCB's 8628; All of NCB's 8619, 7667, 7668, 8618; All of Block 1, NCB 14330; All of Block 2, NCB 14375; Lots 25 thru 27, Tracts D and F, NCB 7649; All of NCB's 7660, 7659, Tracts B, thru G, H-1 and H-2, NCB 7661; All of NCB's 7675, 7664, 7759; Tract A and Lot 8, Block 13, NCB 8918; Lots 10 and 11, Tract A, Block 14, NCB 11919; Tract A, Lots 12, 25, 29, 28 and the east 300' of Lot 27, Block 7, NCB 11911, All of NCB 7650 save and except Lots 29, 30, and 32, All of NCB's 7669, 7670, 7671, 7658, 7657, 7676; All of NCB's 11174, 11176, 11177, 11175, 10919, 10931, 10932, 10923, 11173, 10933, 11041, 10922, 10924, 7438 and 7464; Lots 119 thru 123, 139, 145, 146, 153 thru 155, 157 thru 160, NCB 11178; Tracts 3A and the east 577' of 4A, NCB 11171; Parcels 101 and 102, NCB 11172; Tracts 1, 3 thru 5, 1B thru 3B, NCB 11040; Lots 1 thru 4, Tracts 4, 5, 1A, 2A, 12 and Tracts D, F, G, H and C save and except the west 329', NCB 11170; the east irregular 2300' of NCB 11169; the east irregular 330.62' and the west irregular 410' of the east irregular 980' of Tract D; the east 260' of Lot 30, the east 260' of Tracts A, B, C and the east 260' of the City of San Antonio Sewage Disposal property, NCB 11168; NCB 10916 save and except the east 2480.27'; that portion of NCB 10917 being west of a 60' City Water Board Easement; NCB 10918 save and except the east 425'; Tract P-4A, NCB 10920, Lot 1, NCB 10882; Portions of NCB A-17 and A-20.

Also to designate the following structure as a Historic Landmark:

The Padre Navarro (Roy Bean) House
407 East Glenn
Lot 2, NCB 2907

This case was explained by Mr. Gene Camargo, Planning Administrator, who said that the designation of this area as a Historic District does not change the zoning in any way. It does require that before any exterior changes can be made in a building a permit must be granted by the Historic Review Board. The area is bounded generally by Lone Star Blvd. on the north, the City Limits on the south, South Presa Street on the east and Roosevelt Avenue on the West.

Speaking in favor of the Ordinance were:

Mrs. Helen Dutmer
Ms. Mary Ann Castleberry
Mr. Robert Anguiano
Mr. Maurice Peterson
Father Janecek
Major General Harris
Mrs. Wanda Ford

Speaking in opposition were:

Mrs. June Stahl
Troy McCoy
Millie Vee
J. D. Forstman
Mr. Rosiego
Mike Randall
Jack Kaufman
John Locke

Those speaking in opposition were owners of property in the area being considered and were asking that their properties be omitted.

Mr. Tom Raffety, Director of Aviation, spoke in opposition to having Stinson Field included in the Historic area. He said that Stinson is an operational airport and the ~~Historic designation could have an effect on the development of the airport in the future.~~

After discussion, Mr. Rohde moved that the Ordinance be approved provided, however, that the Stinson Field be deleted entirely from the area. The motion was seconded by Mr. Billa who described the new boundary as beginning at Military Drive and Mission Road south to Ashley and then to Espada Road and then to Rilling Road.

Mr. Pyndus moved that this case be postponed 30 days with a committee to be commissioned to study the boundary changes which have been suggested. The motion died for lack of a second.

After further consideration, Mr. Hartman made a substitute motion that the Ordinance be approved as presented. The motion was seconded by Rev. Black.

Dr. Nielsen expressed his objection to the substitute motion for the following reasons: 1) the staff recommended exclusion of the Stinson Field area; 2) this Historic District is very different from any other such district in San Antonio--a heterogeneous mix of several residential, commercial, rural land users and historic Missions; 3) there is a need for further defining of such concerns as Review Board membership, more definitive clarification of property owner's rights, and additional efforts to develop a closer city staff and citizen group relationship.

On roll call, the substitute motion was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Cockrell; NAYS: Nielsen; ABSTAIN: Pyndus; ABSENT: Teniente.

On roll call, the main motion as substituted, carrying with it the passage of the following Ordinance was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Cockrell, Nielsen, Pyndus; NAYS: None; ABSENT: Teniente.

AN ORDINANCE 47,699

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY PLACING THE FOLLOWING DESCRIPTIONS IN AN "H" HISTORIC DISTRICT:

All of NCB 6305; all of Block 1, NCB 3120; Lots 12 thru 15, NCB 6306; Lots 28 thru 40, NCB 3057; All of NCB's 6915, 6916, 6917, 6918, 6919; All of NCB 3975; All of Block 4, NCB 3978; All of Block 5, NCB 3979; All of Block 8, NCB 3982; All of Block 4, NCB 6515; All of Block 5, NCB 6516; All of Block 6, NCB 6517; All of NCB 6614; All of NCB's 3957, 7456, 3577; All of Block 20, NCB 7771; All of NCB 7672; All of NCB 7666, 7673; All of NCB 8616, 7665, Lots 5, 6, 11, 13 and 14, Block 21, NCB 7760; Lots 1 thru 6, Block 22, NCB 7759; Lots 27, 28, 33, 32, and 31, Block 25, NCB 7746; Lots 1 thru 10 and 30, Block 8, NCB 7730; Lots 5 thru 14 and 30, Block 9, NCB 7729; Lots 1 thru 11, Block 12, NCB 7728; Lots 1 thru 11, Block 14, NCB 7718; Lots 1 thru 11, Block 16, NCB 7717; Lots 1 thru 11, Block 19, NCB 7707; Lots 8 thru 12 and 24, Block 5, NCB 7706; Lots 10 thru 14, 27, and 28, Block 6, NCB 7697; Lots 13 thru 17 and 32, Block 14, NCB 7696; Lots 15 thru 19, 32 and 33, NCB 7689; All of NCB 7674; All of NCB's 8628; All of NCB's 8619, 7667, 7668, 8618; All of Block 1, NCB 14330; All of Block 2, NCB 14375; Lots 25 thru 27, Tracts D and F, NCB 7649; All of NCB's 7660, 7659, Tracts B, thru G, H-1 and H-2, NCB 7661; All of NCB's 7675, 7664, 7759; Tract A and Lot 8, Block 13, NCB 8918; Lots 10 and 11, Tract A, Block 14, NCB 11919; Tract A, Lots 12, 25, 29, 28 and the east 300' of Lot 27, Block 7, NCB 11911, All of NCB 7650 save and except Lots 29, 30, and 32, All of NCB's 7669, 7670, 7671, 7658, 7657, 7676; All of NCB's 11174, 11176, 11177, 11175, 10919, 10931, 10932, 10923, 11173, 10933, 11041, 10922, 10924, 7438 and 7464; Lots 119 thru 123, 139, 145, 146, 153 thru 155, 157 thru 160, NCB 11178; Tracts 3A and the east 577' of 4A, NCB 11171; Parcels 101 and 102, NCB 11172; Tracts 1, 3 thru 5, 1B thru 3B, NCB 11040; Lots 1 thru 4, Tracts 4, 5, 1A, 2A, 12 and Tracts D, F, G, H and C save and except the west 329', NCB 11170; the east irregular 2300' of NCB 11169; the east irregular 330.62' and the west irregular 410' of the east irregular 980' of Tract D; the east 260' of Lot 30, the east 260' of Tracts A, B, C and the east 260' of the City of San Antonio Sewage Disposal property, NCB 11168; NCB 10916 save and except the east 2480.27'; that portion of NCB 10917 being west of a 60' City Water Board Easement; NCB 10918 save and except the east 425'; Tract P-4A, NCB 10920, Lot 1, NCB 10882; Portions of NCB A-17 and A-20.

AND DESIGNATING THE FOLLOWING STRUCTURE AS A HISTORIC LANDMARK:

THE PADRE NAVARRO (ROY BEAN) HOUSE
407 EAST GLENN
LOT 2, NCB 2907

* * * *

City Manager Tom Huebner reported on two meetings held by interested parties to discuss the Pershing-Catalpa Drainage Project. He said that no real concensus was arrived at. As a result of the two meetings he made the recommendation that:

1. Instruct the contractor to restart the project immediately with the following understanding:
 - a. That portion of the project downstream from Mahncke Park will receive supplemental landscaping to soften the effect of the concrete drainage channel.
 - b. The Mahncke Park section will be reviewed for the purpose of designing and constructing enhancements to the drainage channel which will make this part of the project multi-purpose--try to improve the appearance of the channel, improve the appearance in the fountain area.
 - c. Every effort will be made to stay within the budgeted funds by utilizing the contingency funds provided in the original budget.

He recommended that the Council approve his recommendations.

Mr. Hartman objected to Mr. Huebner's recommendations. He said that he felt that the Council should continue to seek other avenues to correct the situation.

Members of the committee then spoke offering various criticism and suggestions. They included:

Mr. Dick Howe
Mrs. Mary Ann Castleberry
Mr. Joe Stubblefield
Mr. Walter Starke
Mr. Arthur Veltman, Jr.
Prof. Cathy Powell

Mr. Mel Sueltenfuss reviewed the need for this drainage project. He said that if the drainage channel were left as it presently is the water on Broadway would be six feet deep when a 25-year storm occurred. Many homes would be flooded. This project was originally authorized in the 1970 Bond Election.

At the request of Mayor Cockrell, Mr. Huebner again reviewed his recommendations for the project.

1. Reduce the width of the Mulberry Street bridge from four lanes to two lanes.
2. Instruct the contractor to restart the project immediately with the following understanding:
 - a. That portion of the project downstream from Mahncke Park will receive supplemental landscaping to soften the effect of the concrete drainage channel.
 - b. The Mahncke Park section will be reviewed for the purpose of designing and constructing enhancement to the drainage channel which makes this part of the project multi-purpose, i.e., improve the appearance of the fountain, terrace the concrete channel.
 - c. Every effort will be made to stay within the budgeted funds for the project using the contingency funds already provided.

He recommended that this action be taken immediately because of concern about the amount of damages that are being incurred with the contractor.

After consideration, Mr. Rohde moved that the City Manager's recommendation be followed.

Mr. Cisneros asked to include in the motion that the City Manager be asked to propose very explicit guidelines to City Departments to prevent a similar problem in the future.

Mr. Rohde accepted the amendment to his motion. The motion was seconded by Mr. Pyndus and on roll call the motion was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Nielsen, Cockrell; NAYES: Hartman; ABSENT: Teniente.

* * * *

RAUL RODRIGUEZ

Mr. Raul Rodriguez said that the current sick leave problem with the Fire and Police Departments is embarrassing to the City and should never have been allowed to happen. He claimed that action of the police was covered up. He cited the time in 1974 when there was a general election. Police officers were at the polling places getting a petition signed. He claimed that they intimidated the public and forced them to sign the petitions.

PATRICK SIMMELSBERGER

Mr. Patrick Simmelsberger, a resident of the Hillside Acres area, again appeared before the Council to plea for relief. He said that raw sewage is running down streets and across yards. Drainage is poor and the water system is totally inadequate. There are no fire hydrants. He said that he had appeared before the Council many times but nothing is done.

Mr. Mel Sueltenfuss, Assistant Director of Public Works, said that a sewer project is being designed for the area. He estimated that construction could start in about six months.

After discussion, Mayor Cockrell asked the City Manager to have the entire matter reviewed. She also suggested that the Health Department should visit the area.

* * * *

REVENUE SHARING SCHEDULE

The Council concurred in approving the Revenue Sharing Schedule which had been prepared by the staff but not formally discussed.

* * * *

77-10 The Clerk read the following letter:

February 11, 1977

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

Madam and Gentlemen:

The following petition was received in my office and forwarded to the City Manager for investigation and report to the City Council.

February 9, 1977

Petition submitted by Mr. Thomas M. Hill, President of the Northwest Optimist Club of San Antonio, requesting permission to conduct their annual "ceremonial bonfire" at their campfire party on Prue Road Saturday, February 26, 1977.

/s/ G. V. JACKSON, Jr.
City Clerk

* * * *

February 17, 1977
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There being no further business to come before the Council, the meeting was adjourned at 6:05 P. M.

A P P R O V E D

Lela Cockrell

M A Y O R

ATTEST:

M. V. Jackson
C i t y C l e r k

February 17, 1977
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