

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JUNE 19, 1969, AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; ABSENT: James.

69-28 The invocation was given by Rev. C. Don Baugh, Executive Director of the San Antonio Council of Churches.

The minutes of the meeting of June 12, 1969 were approved.

69-28 The Clerk read the following Ordinance:

AN ORDINANCE 37,594

DETERMINING THAT THE PREMISES LOCATED AT 118 BURBANK CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMISES.

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Mr. George Vann, Director of Housing and Inspections, explained that the property is owned by Mr. Refugio Martinez whom they have attempted to notify of the hearing this morning. Many notices have been sent to him about the property but the mail all comes back unclaimed and they have not been able to locate him. He presented pictures of the property which is a vacant one-story wooden structure in a run-down, damaged and decayed condition which has deteriorated more than fifty percent of its value because of its condition. He then reviewed the efforts to try to get the nuisance abated and asked the Council to pass the ordinance finding the property to be a nuisance in accordance with dangerous premises ordinance.

Neither Mr. Martinez or a representative was present at the hearing.

After consideration on motion of Dr. Calderon, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

69-28 An Ordinance determining that the premises located at 1525½ Flanders contains or constitutes a condition which is deemed a nuisance, a fire, health and safety hazard was withdrawn from consideration. Mr. George Vann, Director of Housing and Inspections, advised the Council that the owner had demolished the building and the ordinance was no longer necessary.

69-28 The Clerk read the following Ordinance:

AN ORDINANCE 37,595

MANIFESTING AN AGREEMENT WITH DIXIE DECORATORS, INC. TO AMEND THE PRESENT LEASE AGREEMENT FOR LEASE OF BUILDINGS 311 AND 312 AT HEMISFAIR PLAZA, TO PROVIDE FOR INSTALLATION BY LESSEE OF A CENTRAL MECHANICAL AIR-CONDITIONING SYSTEM, AND ALLOWING REMOVAL OF THE SYSTEM UPON TERMINATION OF THE LEASE.

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Mr. Bill Lindquist, Assistant Director of Municipalities, explained that the area to be cooled in this building is 834 feet. The City Water Board has a twenty-five ton chilled water unit and cannot operate it economically for such a small area. The City Water Board has agreed to this installation.

After consideration on motion of Mr. Torres, seconded by Dr. Calderon, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

69-28 The following ordinances were explained by Mr. Bill Lindquist, Assistant Director of Municipal Facilities, and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

AN ORDINANCE 37,596

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SERVOMATION, INC. PROVIDING FOR INSTALLATION AND OPERATION OF VENDING MACHINES AT TWO LOCATIONS IN

HEMISFAIR PLAZA, THE CITY TO RECEIVE  
20% OF GROSS RECEIPTS FROM SALE OF  
SOFT DRINKS AND 10% OF GROSS RECEIPTS  
FROM SALE OF ALL OTHER ITEMS.

\* \* \* \*

AN ORDINANCE 37,597

AUTHORIZING THE CITY MANAGER TO ENTER  
INTO AN AGREEMENT WITH THE COCA COLA  
BOTTLING COMPANY OF SAN ANTONIO, INC.  
PROVIDING FOR INSTALLATION AND OPERATION  
OF VENDING MACHINES AT TWO LOCATIONS  
IN HEMISFAIR PLAZA, THE CITY TO RECEIVE  
20% OF GROSS RECEIPTS FROM SALE OF  
SOFT DRINKS AND 10% OF GROSS RECEIPTS FROM  
SALE OF ALL OTHER ITEMS.

\* \* \* \*

69-28 The Clerk read the following Ordinance:

AN ORDINANCE 37,598

ACCEPTING THE PROPOSAL OF HUNTER HAYES  
ELEVATOR COMPANY FOR FULL MAINTENANCE  
FOR CITY HALL, CONVENTION CENTER AND  
PARKING GARAGE ELEVATORS-CITY OF SAN  
ANTONIO.

\* \* \* \*

Mr. John Brooks, Purchasing Agent, explained that  
the elevators to be serviced are those of the Hunter Hayes  
Elevator Company. This is a one source item in that none of  
the other elevator companies will bid to service elevators  
of another make.

After consideration on motion of Dr. Nielsen, seconded  
by Mr. Hill, the ordinance was passed and approved by the  
following vote: AYES: McAllister, Calderon, Burke, Cockrell,  
Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

69-28 The following ordinance was explained by Purchasing Agent  
John Brooks, and after consideration on motion of Dr. Nielsen,  
seconded by Mr. Trevino, the ordinance was passed and approved  
by the following vote: AYES: McAllister, Calderon, Burke,  
Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None;  
ABSENT: James.

## AN ORDINANCE 37,599

ACCEPTING THE ATTACHED LOW QUALIFIED  
BIDS OF GRAHAM PAPER COMPANY AND  
NATIONWIDE PAPERS INCORPORATED TO  
FURNISH THE CITY OF SAN ANTONIO WITH  
CERTAIN CUSTODIAL PAPER PRODUCTS FOR A  
TOTAL OF \$11,159.50.

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69-28      REPORT ON PLACING CITY INSURANCE:

City Manager Henckel advised the Council that he asked the members of the Insurance Advisory Committee to brief the Council on the method in which the City handles the purchase and allocation of insurance.

Mr. Arthur Randol introduced Mr. Ben Binford, President of the San Antonio Association of Insurance Agents, Mr. Fred Riley, and Mr. E. D. Gorski, Executive Secretary of the Association, who were also present representing the Committee.

Mr. Randol reported that in 1950 the Insurance Exchange, (now the San Antonio Association of Insurance Agents) was asked to make a survey of City properties and come up with a plan for placing the City's insurance. In 1953, under the Council-Manager form of government, the Insurance Advisory Committee was created officially for the purpose of advising the City Manager and the City Council on the type, character, needs and amount of insurance to be carried by the City on various properties.

He explained that each member of the committee is qualified to handle some specific type of insurance. Insurance changes often and may be different this week because something changed last week. The committee handles the mechanics which is of a very complicated nature. He used HemisFair as an example. When HemisFair was closed down and transferred to the City there was no insurance. They put binders into effect so that it would be covered. They did not know what the buildings were worth, how much they were insured for and who they belonged to. He stated they worked on this and obtained the best possible rates available in the United States.

He stated it was doubtful that an individual agent would have had the capacity to handle such a job and have insurance companies go along with it. He explained that bidding is done through the Advisory Committee as they know exactly what the insurance rates are which are set by the State Insurance Commission and what the discounts are of each company. Also they know the participation policy of each company which is like mutual coverage.

He commented that when the Committee gets through, the City can rest assured that not even the Mayor could buy insurance at the City's price. Many times they know ahead of time when insurance rates are going to go up and the Committee works on this before it does happen. They cancel and re-write the policies which is to the advantage of the City. The commissions earned are divided among all the members of the San Antonio Association of Insurance Agents. This is done once a year on the basis of their dues structure.

He reported that membership in the association is open to any qualified insurance agent who represents the right kind of company. Mutual insurance companies can not sell insurance to the City and can't qualify, but they are members of the association. There are 164 agencies members of the Association which represents 90% of the insurance agents in the City.

City Manager Henckel reported that the handling of insurance in other cities depends on the particular form of government. There are some cities that award to individual agents, but in most cities with Council-Manager form of government the procedure is similiar to that of San Antonio.

As to the difference between calling for bids on the insurance and placing it through the Insurance Advisory Committee, he stated there is no basic difference in so far as the amount paid for the insurance. The City Public Service Board places its insurance out for bids. The rates are set by the State Insurance Commission so there is no company that can bid a different rate. The only thing that can be done on a bid basis is have an agent bid a return premium and they do this as a practical matter - for example - a company has been paying a 25% dividend for twenty years. The agent takes a calculated risk of bidding 25% discount based on his anticipation there will be a 25% dividend by the Company. If there is no dividend the insurance agent has to make up the difference.

In this case the City's Insurance Advisory Committee selects stock companies who pay these dividends the same as if they were bidding to the utility company. He stated as a matter of fact members of the Insurance Advisory Committee also bid on the insurance of the City Public Service Board. The only other difference is in the case of bidding the successful agent gets the full commission, whereas, in the City's policy the commission is distributed among members of the Insurance Association.

He felt there would not be any substantial savings to the City if the procedure was changed and bids were called for the City's insurance. He believed that the City is saving as much as the utilities do on a bid basis because in a review of the policies it has been found that most of the companies that insure the City Public Service Board properties are the same companies that are insuring the City. So the City is receiving the same dividends.

Mayor McAllister commented that as long as the City is getting the benefit of group coverage which gives the City a 20% discount to begin with, plus any dividends the companies pay that the present procedure in placing insurance is all right. One tremendous advantage is the Council does not have to worry about who is going to get the insurance business. The City is assured the insurance is placed with reputable companies and that the commission is divided equally among all members of the Insurance Association.

There were no objections raised to the City continuing its present policy of placing insurance.

69-28

RE: NORTH EXPRESSWAY

Councilman Dr. D. Ford Nielsen: I would like to set the record straight personally in regard to an article in the paper last night. I am very much for progress in this City and I am very much for the North Expressway. I want to reiterate again the great Latin expression "Res itisi loquidar" (The thing speaks for itself) that I think the Council is well aware of and I hope the Executive Director of the GGL is aware of.

Councilman Pete Torres, Jr.: I would like to add something to that, Mr. Mayor. To clarify the record in light of that item yesterday, and to quote from that item: "Jack Skipper pointed out that Pete Torres and Dr. Ford Nielsen, the two non-GGL Council members, abstained in a 7-0 vote and that the GGL stands for progress in San Antonio, pointing to the 100% affirmation by the GGL Council of the route. Progress is the name of the game in present day cities."

I think the newspaper article leaves a distorted situation and I want to read from the Council minutes of June 12, page 11, where the resolution was discussed reaffirming the proposed route of the 281 Expressway as the most reasonable and prudent route possible. The minutes reflect that Dr. Nielsen abstained on the grounds that he did not have enough information and would like to hear from the State Highway Department on this matter.

It further says that Councilman Torres abstained on the resolution because the State Highway Department are the experts on this matter and they should appear before the Council and give them the benefit of the expertise which has resulted in the City being involved in a law suit and the controversy which has prevented the construction of the North Expressway prior to this time.

So, Mr. Skipper, I don't know if you were in that Council Meeting when the statement was made, sir, but I would like to point out to the Council and to Mr. Skipper at this time that my point on this resolution was that I could not reaffirm a conviction when the information before the Council was a dogmatic presentation, or a one-sided presentation in view of the fact that there were no alternative routes and that there have been no alternative routes presented to this Council.

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I don't see how a person can come to an intelligent conclusion on any particular matter unless he hears all sides of a situation. I don't think the Conservation ladies have really been heard, certainly not before us. If there wasn't any merit to their particular criticisms of that route, I don't think those ladies would have been able to deter progress for the last five or six years they have been fighting this thing.

I made it real clear at the Council meeting when this matter came up that I was for the North Expressway, that I was anxious to see the Expressway built. I am still anxious to see an Expressway built, and because I want to see it built I want to see this difficulty compromised and settled so that we may get underway to real progress. As long as we are fighting in the courts or before administrative departments, we don't build the Expressway that we want and then we really don't have progress, Mr. Skipper.

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69-28      ZONING HEARING

a.            First heard was Zoning Case 3534 to rezone Lot 1, NCB 12510 from "B" Duplex Residential District to "R-3" Multiple Family Residential District located northeast of the intersection of Roosevelt Avenue (U.S. Hwy 281 South) and San Jose Drive, having 578.34' on Roosevelt Avenue, 752.07' on San Jose Drive and 39.73' on the cutback between these two streets.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended by approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by the passage of the following ordinance by the following vote:  
 AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

## AN ORDINANCE 37,600

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 1, NCB 12510, FROM "B" DUPLEX RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

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b.            Next heard was Zoning Case 3605 to rezone the south 75' of the west 35' of Arb. Tract C, NCB 13951 from Temp. "R-A" Single Family Residential District to "B-3" Business District located northeast of the intersection of U. S. Highway 90 West and a 40' gravel road, having 35' on U. S. Highway 90 West and 75' on the 40' gravel road.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote:  
 AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

AN ORDINANCE 37,601

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 SOUTH 75' OF THE WEST 35' OF ARB. TRACT C. NCB 13951 FROM TEMP. "R-A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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c. Next heard was Zoning Case 3610 to rezone Lot 18, 19, 41 and 40, Blk. 3, NCB 11967 from "A" Single Family Residential District to "B-3" Business District located between Portland Road and Wolfe Road, 76.7' southeast of the intersection of Plymouth Avenue and Portland Road, having 192.7' on Portland Road and 180' on Wolfe Road.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Discussion was had concerning whether Right-of-Way to the East needed for the expressway had been acquired and whether by the rezoning of this property would increase the values of the Right-of-Way.

It was reported that Mr. W. S. Clark, Land Division Chief, has advised that the zoning possibly would increase values of the property, however, in Condemnation proceedings appraisals are based on the highest and best use of the property whether it is zoned or not.

No one spoke in opposition.

After consideration on motion of Mr. Hill, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Burke, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, James, Torres.

AN ORDINANCE 37,602

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 18, 19, 40 AND 41, BLK. 3, NCB 11967 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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d. Next heard was Zoning Case 3622 to rezone Lot 36-A, Blk. 25, NCB 8948 from "E" Office District to "B-3" Business District located on the north side of S. W. Military Drive, 220' west of Mango Avenue, having 75' on S. W. Military Drive and a depth of 147.5'

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Dr. Calderon stated that the plan for this area was that it be zoned "B-2" except possibly at intersections. The Planning Staff has recommended "B-2" but the Planning Commission has recommended "B-3". He stated he was inclined to stick to the "B-2" zoning for this property.

Mr. James D. Stewart, attorney for the applicant, Mr. Stanley Rosenberg, stated that the property is to be used for a wholesale and retail auto parts store. This is the only strip on Military Highway with residences and everything else is highly commercial. He distributed pictures indicating the businesses in the area. He said that they planned to remove the house which is presently in a sub-standard condition. There will be new construction which will enhance the area. "B-3" is needed because he will need it for the wholesale part of the business and storage facilities. He assured the Council there would be off street parking and there would be no installation or servicing of automobiles on the property. Construction will be of a similar nature to the commercial buildings in the area. The property has 75' frontage and there is no objection from the property owners.

He also stated the applicant agreed to the erection of a solid screen fence along the north or rear property line to protect the residents on Rayburn Street.

After consideration, Mr. Torres made a motion to uphold the recommendation of the Planning Commission and grant the rezoning subject to the installation of a solid screen fence along the rear of the property line. The motion was seconded by Mrs. Cockrell and carried with it the passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: James.

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AN ORDINANCE 37,603

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 36-A, BLK. 25, NCB 8949 FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT.  
(SUBJECT TO THE INSTALLATION OF A SOLID SCREEN FENCE ALONG THE REAR PROPERTY LINE)

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e. Next heard was Zoning Case 3636 to rezone all of Lots 44 thru 50 and the west 15' of Lot 43, Blk. 26, NCB 8949 from "E" Office District to "B-2" Business District located northeast of the intersection of S. W. Military Drive and Altura Avenue having 365' on S. W. Military Drive and 152.5' on Altura Avenue.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Hill, the recommendation of the Planning Commission was approved subject to construction of a solid screen fence along the north property line. The motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: Calderon, Burke, Cockrell, Nielsen, Trevion, Hill; NAYS: None; ABSENT: McAllister, James, Torres.

AN ORDINANCE 37,604

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 ALL OF LOTS 44 THRU 50 AND THE WEST 15' OF LOT 43, BLK. 26, NCB 8949 FROM "E" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT.  
(SUBJECT TO CONSTRUCTION OF A SOLID SCREEN FENCE ALONG THE NORTH PROPERTY LINE.)

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g. Next heard was Zoning Case 3652 to rezone the southeast 145.75' of Lot 18, Blk. 38, NCB 11754 from "O-1" Office District to "B-2" Business District located west of the intersection of West Avenue and Pinetum Drive, having 145.0' on West Avenue and 145.75' on Pinetum Drive.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Mr. Trevino, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Burke, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, James, Torres.

AN ORDINANCE 37,605

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 145.75' OF LOT 18, BLK. 38, NCB 11754 FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT.

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f. Next heard was Zoning Case 3641 to rezone the west 30' of the east 50' of Lot 15, Blk. 3, NCB 11257 from "B" Duplex Residential District to "B-3" Business District located on the south side of S. W. Military Drive, 1370' west of Bynum Avenue, having 30' on S. W. Military Drive and a depth of approximately 412'.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. W. H. Friar, representing Mr. Jack Singleton, the applicant, explained that they buy and sell government surplus buildings and want to use the building on it for an office. There is a building on the property which is a very small residence. The front part of the property has been asphalted. There is plenty of room for off street parking. There will also be storage for items such as light and plumbing fixtures, but there will be no storage of building materials. This storage will be in the shed to the rear.

Mr. Friar stated that when the property was purchased he did not know it was not zoned commercial. He thought it was because almost all the property is being used for commercial use.

Mr. Trevino and Dr. Calderon both questioned the advisability of rezoning the property since it is only thirty feet in width and cannot be platted. Also they are trying to eliminate these small substandard width lots.

After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be approved and the property rezoned. The motion was seconded by Mr. Burke. On roll call, the motion failed by the following vote: AYES: Burke, Cockrell, Nielsen, Hill; NAYS: Calderon, Trevino; ABSENT: McAllister, James, Torres.

i. Next heard was Zoning Case 3647 to rezone Lot 1, Blk. 2, NCB 14318, Lots 1 thru 9, Blk. 1, NCB 14317 from "A" Single Family Residential District to "R-2" Duplex Residential District located 90' south of Briarfield Boulevard and 50' north of lots fronting on Grey Knoll Drive and Woodcliffe Drive. Subject property contains approximately 3.9 acres.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. L. R. Pletz, the applicant, pointed out that the property faces a drainage ditch which is 145' wide. The United Gas Pipeline Company has a 50' wide easement along the rear of the property. This isolates the property from the residential area. There is commercial development to the east, being Fed Mart and Maverick-Clarke.

He felt the property is not good for single family residences and is asking for duplex zoning as there is a market for persons who will buy them, live in one unit and rent the other. The construction will be comparable with the residential development in the area.

Speaking in opposition were: Mr. Ed Harlee, 2803 Briarfield, Mr. Travis Fleming, 2707 Briarfield, Mr. John McDonald, 8318 Grey Knoll, and Mr. Nolan Dietert, 2723 Briarfield.

They objected because when they purchased in the area it was all residential property. There is residential development across the easement and the drainage ditch and they asked the Council to deny the request for a change of zone.

They also complained of the wooden bridge structure across the drainage ditch which was built by the developer and deeded to the City. It is now the City's responsibility to maintain it and it has been set on fire twice.

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After consideration, on motion of Mrs. Cockrell, seconded by Mr. Torres, the recommendation of the Planning Commission was upheld and the rezoning in Case 3647 denied by the following vote: AYES: Calderon, Cockrell, Nielsen, Trevino, Torres; NAYS: McAllister, Burke, Hill; ABSENT: James.

In connection with Zoning Case 3647, Mrs. Cockrell asked the Staff to make a report to the Council on when the City accepted the foot bridge across the drainage ditch and what its present condition is.

h. Zoning Case 3631 was postponed for four weeks at the request of the applicant, Mr. Anthony Guajardo, to July 17, 1969.

j. Next heard was Case 3602 to consider request of Mrs. Lillian Rosenstein, owner of property at West French Place and Blanco Road, for Council to reconsider its action of May 23, 1969, by which it denied the rezoning of the property known as Lot 27, NCB 3030, from "D" Apartment District to "B-2" Business District.

Mr. Kearny Albaugh, architect, spoke in behalf of Mrs. Rosenstein, owner of the property, and Mr. Bill M. Doyle, the applicant. He asked the Council to reconsider its action based on the traffic theory report which he hoped to have completed in the near future. Also they now have plans for the property which will show it to be a village type development.

City Attorney Walker advised the Council that they can arbitrarily grant a rehearing if it so desires. He recommended that if the Council did grant the rehearing that notices be sent to interested property owners.

After consideration, on motion of Dr. Nielsen, seconded by Mr. Burke, the rehearing on Zoning Case 3602 was granted by the following vote: AYES: Calderon, Burke, Cockrell, Nielsen, Hill; NAYS: Trevino; ABSENT: McAllister, James, Torres.

The hearing is to be held on July 17, 1969.

69-28

1969-70 BUDGET

City Manager advised that the Council had received copies of the tentative new budget. This was presented to them so that it could be studied for one week. The Staff will make a presentation in detail at the Council Meeting next Thursday. The Staff will be present to answer any questions the Council may have in regard to the budget as well as to hear from the Council on any ideas they have on amendements, deletions, or additions to the budget.

69-28

AWARDS TO SWEARINGEN AIRCRAFT AND MR. H. B. ZACHRY

Mrs. Cockrell advised the Council that two San Antonians, Mr. Swearingen, of Swearingen Aircraft and Mr. H. B. Zachry, recently received special recognition from Governor Preston Smith. The awards were in two fields in which the City Council has great interest.

Mr. Swearingen received an award in the field of industrial growth and promotion. Mr. H. B. Zachry received an award for tourist promotion and development.

She felt it would be very appropriate for the City Council to honor these two individuals and accord them special recognition since each has achieved recognition for San Antonio in a very substantial way. She asked that if the Council concurs, she would like to have the City Manager set up a special recognition for these two individuals.

The City Council concurred with the recommendation.

69-28

LONG TERM LEASES AT HEMISFAIR

Mrs. Cockrell, in response to the City Manager's memorandum regarding future development of HemisFair Plaza, stated that the Council should at this time authorize the Manager to proceed with long term leases in the area where renovation of buildings is needed and a long lease is needed for amortization of the investment. She had one reservation and that was that the City seek an advisory opinion from the regional office of HUD as to the question of private clubs. She felt they need to consider whether this meets the criteria and legal standards of the Urban Renewal authority. She felt it would be better to have this matter clarified before contracts for private clubs are entered into.

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69-28      HERTZBERG CIRCUS COLLECTION

Mrs. Cockrell stated that some months ago she suggested that the Hertzberg Circus Collection be moved to the HemisFair grounds. She asked that a feasibility study be made by the Staff to see if that can be accomplished.

69-28      CHILDREN'S PLAYGROUND AT HEMISFAIR PLAZA

Mrs. Cockrell suggested that a name contest for the Children's Playground be held as she felt the present name is not suitable. She said the same panel of judges who selected the name of HemisFair Plaza could be used for this contest.

69-28      FEASIBILITY STUDY - HEMISFAIR PLAZA

Mrs. Cockrell suggested that the Council wait a little while longer before determining to have a feasibility study for the garden area which includes the U. S. Pavilion as there are some pending proposals on the use of the Pavilion. She felt it would be wise for the Council to familiarize itself with these proposals and see how they would relate to the feasibility study.

69-28      WOMAN'S PAVILION - HEMISFAIR PLAZA

Mrs. Cockrell stated that the Woman's Pavilion is in the area offered to the University. There has been no proposal concerning this building, but if the offer to the University has now expired and there has been no interest in keeping the offer open, she would like to see how the Woman's Pavilion could be used for continuing programs which could be presented by all the women of the City and their organizations. Something of this type is going on at the Dallas fairgrounds and asked the permission of the Council to investigate to see what is possible and what can be done along these lines.

The matter of a feasibility study was then discussed.

Councilman Burke stated he felt San Antonio is in a unique and enviable position. It has valuable property right in the heart of the City. He said he would hate to see a mistake made with such valuable property. The Convention Center is there and needs assistance. He felt that if long term leases were authorized they would be defeating the purpose of having a master plan for the entire HemisFair area. When you make a long term lease with an individual or for a restaurant you take this particular piece of property out and prevent its being fitted into and being meshed into any master plan that could be developed. He said no one, to date, has shown the result of any economic feasibility study. He had seen reports which the previous committees have made, but there is not a master plan and the reports did not come to any conclusion.

Mayor McAllister advised the City Council that the Chamber of Commerce has discussed the matter of a feasibility study with him. It is the desire of the Chamber of Commerce to have such a study made and will be paid by that organization. He stated he would ask the Chamber of Commerce to make a presentation concerning a feasibility study to the City Council as soon as possible.

69-28      CITIZENS TO BE HEARD

Mr. Richard Sanchez extended an invitation to the Members of the Council to a demonstration for democracy on Saturday to be held in front of the cenotaph at 10:00 A.M. The purpose of the demonstration is to reaffirm the Mexican-American faith and confidence in our American way of life and to pay tribute to the Mexican-American war dead.

Mrs. Frances Levenson suggested that more lights be strung up at HemisFair, preferably red, white, and blue lights. Also the HemisFair Plaza sign should be redone so that it will be attractive. She also asked the Council to consider a marquee for the Convention Center and theatre for the performing arts

Mayor McAllister stated that he was at HemisFair Plaza the night before and people asked him how to get to different areas. He added there are signs for the international area, but the signs are not big enough.

City Manager Henckel advised he has already instructed the Staff to redesign the sign. The City Public Service Board has been instructed to put in more lights in the reactivated area of HemisFair Plaza.

Mrs. Manuela Agilar - RE: Food Stamps

Mrs. Agilar, representing the Alazan Apache Court Welfare Rights Organization made the following statement:

"As you probably know, my organization is now occupying the Welfare Building to protest the present welfare situation which is causing our children to starve and to demand that free food stamps be made available to everyone who needs them.

We know that you understand our situation because you helped us get money for emergency food stamp money. We appreciate that help. We hope you will continue to help.

We understand that the City Welfare Department has \$50,000 for emergency food stamps, but that this money is only available to families whose assistance has been cut, however, under the present system, all recipients suffer equally, and this money should go to anyone who needs it.

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Secondly, the City Welfare doesn't make the food available free. That is what most people need. So, we would like you to instruct the City Welfare to change the way it is providing money for the food stamps so that those who need the help the most will get it.

Thirdly, we know that the U. S. Department of Agriculture could provide free food stamps for those who need them. We would like for you to make an official request for them to do it.

And finally, we want to invite you to join us tonight at 9:00 o'clock for a vigil. If you show your support for our cause in this way, it will impress everyone in the state with how critical the situation is."

Mr. Lonnie Duke, attorney with the Bexar County Legal Aid Association, and Mr. Eric Weisberg, attorney with the Mexican-American Legal Defense Fund, also spoke concerning the method of distribution of food stamps and asked the Council to investigate to see what can be done to make it easier for persons to receive the food stamps.

After discussion of the matter, the Mayor advised that the City Manager will be asked to investigate their request and make a report to the City Council.

Citizens - RE: Drainage Project on Las Palmas Drive

Mr. James Gonzalez, 335 Las Palmas Drive, presented a petition to the City Council signed by 152 property owners in the area of Las Palmas Drive where the City is constructing a drainage project. The petition asked that the Council give the citizens relief on the following items:

1. Lack of proper garbage collection service.
2. Increase in thefts and vandalism such as batteries and tires from cars.
3. Excavation resulting in homes and Las Palmas School walls cracking.
4. Areas where construction is completed are not being repaired.
5. Contractors are driving machinery and equipment through people's property.
6. Water Service
7. Damage to Lawns
8. Fire protection
9. Emergency ambulance service
10. Safety for children.
11. Inadequate sewer service.
12. Broken driveways
13. Equipment hazards
14. Inadequate lighting system

Also speaking concerning the problem created by the drainage project were:

Mrs. Genevieve Lopez, 207 Wallace Road  
Mr. Joe S. Almaraz, 358 Las Palmas Drive  
Mr. Robert Rendon, 315 Las Palmas Drive  
Mr. Sam G. Suarez, 323 Las Palmas Drive  
Mr. Frank Benavides, 310 Las Palmas Drive  
Mr. Juan Soto  
Mrs. Anna Delgado, 223 Las Palmas Drive

The Mayor thanked the residents for bringing this matter to the City's attention and instructed the City Manager to investigate and see what can be done to correct the situation of which they complained.

Mayor McAllister introduced a list of thirteen persons to be appointed to jointly represent the City Council and the Bexar County Commissioners' Court on the Board of Directors of the Economic Opportunity Development Corporation of San Antonio and Bexar County.

After discussion of the appointments, Mr. Burke made a motion that the persons be so appointed. The motion was seconded by Mr. Trevino. On roll call, the motion, which carried the passage of the following resolution, was approved by the following vote: AYES: McAllister, Calderon, Burke, Trevino, Hill, ~~TAKKAK~~; NAYS: Nielsen; ABSENT: James, Cockrell, Torres.

#### A RESOLUTION

APPOINTING THIRTEEN (13) MEMBERS TO JOINTLY REPRESENT THE CITY COUNCIL AND THE BEXAR COUNTY COMMISSIONERS' COURT ON THE BOARD OF DIRECTORS OF THE ECONOMIC OPPORTUNITY DEVELOPMENT CORPORATION OF SAN ANTONIO AND BEXAR COUNTY, TEXAS. (FOR A ONE-YEAR TERM BEGINNING JUNE 19, 1969.)

Mr. C. C. Andrews, Jr.  
Rev. David Brantley  
Mr. Stanley W. Cole  
Mrs. Zudora McCoy  
Mr. Alvin G. Padilla, Jr.  
Mr. C. H. Alejos  
Mr. Felix B. Trevino

Mr. Robert Barrett  
Rev. C. Don Baugh  
Mr. John Gatti  
Mr. M. C. Gonzales  
Mrs. Lois C. White  
Mr. Phil Pyndus

\* \* \* \* \*

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There being no further business to come before the Council the meeting adjourned.

A P P R O V E D:

*W. W. Maister*  
M A Y O R

ATTEST: *J. H. Inselmann*  
C i t y C l e r k

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