

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, MAY 10, 1973.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor Charles L. Becker, with the following members present: COCKRELL, SAN MARTIN, BECKER, BLACK, LACY, MORTON, BECKMANN, PADILLA, MENDOZA; Absent: NONE.

73-24 The invocation was given by The Reverend Edward T. Fitzgerald, Nuestra Senora de San Juan de Los Lagos Catholic Church.

73-24 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

73-24 The minutes of the meeting of May 3, 1973, were approved.

73-24 PRESENTATION OF AIRPORT OPERATING CERTIFICATE

Mayor Becker recognized Mr. Louis W. Stepter, F.A.A. Area Coordinator, who presented to the City the Airport Operating Certificate for San Antonio International Airport. This certificate shows compliance with certain safety standards implemented by F.A.A. for major airports into which Commerical Air Carriers go. Mr. Stepter congratulated the City on achieving its goals.

On behalf of F.A.A., Mr. Stepter presented Mr. Tom Raffety, Director of Aviation, a personal letter of congratulations.

73-24 Mayor Becker recognized a class of government students from Lackland High School and welcomed them to the meeting.

73-24 The Clerk read the following Ordinance:

AN ORDINANCE 42,181

ACCEPTING THE LOW BID OF WITTIGS, INC.  
TO FURNISH THE CITY OF SAN ANTONIO WITH  
CERTAIN AIRPORT SEATING FOR A TOTAL SUM  
OF \$6,375.60.

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The Ordinance was explained by Mr. John Brooks, Director of Purchasing, who said that all bids received meet the specifications. The low bid was submitted by Wittigs, Inc., and he recommended adoption of the Ordinance. In answer to Dr. San Martin's question, Mr. Brooks stated that this seating will be used throughout the airport for waiting passengers and also in the baggage claim area.

Mrs. Cockrell said in the past the Fine Arts Commission had reviewed plans for the decorating of the airport terminal building, and she wanted to remind management that the Commission should be con-

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sulted on matters concerning the decoration of substantial areas.

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

73-24 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 42,182

ACCEPTING THE LOW BID OF GULF INDUSTRIES, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH AN EPOXY DISPENSING SYSTEM FOR A TOTAL SUM OF \$4,362.13.

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AN ORDINANCE 42,183

ACCEPTING THE LOW BID OF AMERICHEM TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN FLOOR MAINTENANCE SOAPS ON AN ANNUAL CONTRACT BASIS FOR A TOTAL SUM OF \$2,970.00.

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73-24 The Clerk read the following Ordinance:

AN ORDINANCE 42,184

AUTHORIZING A FIVE (5) YEAR RENEWAL CONTRACT WITH AMERICAN DISTRICT TELEGRAPH CO. FOR MAINTENANCE OF FIRE ALARM BOXES AND OTHER SIGNALLING DEVICES IN THE TOWER OF THE AMERICAS.

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The Ordinance was explained by Mr. John Brooks, Director of Purchasing, who said that there is an extensive sprinkler system in the Tower of the Americas which must be supervised and maintained. This is a five year renewal of a contract with American District Telegraph.

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

73-24 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Acting Director of Public Works, and after consideration, on motion of Dr. San Martin, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 42,185

AUTHORIZING EXECUTION OF A CONTRACT WITH PAPE-DAWSON, CONSULTING ENGINEERS, TO FURNISH ENGINEERING SERVICES AND PREPARE PLANS AND SPECIFICATIONS FOR THE ELM CREEK SUBDIVISION OFF-SITE SANITARY SEWER MAIN PROJECT; APPROPRIATING \$8,750.00 OUT OF FUND 820-03 PAYABLE TO SAID ENGINEERS AND \$1,000.00 TO BE USED AS A MISCELLANEOUS CONTINGENCY ACCOUNT, ALSO APPROVING A TRANSFER OF FUNDS.

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73-24 The following Ordinance was read by the Clerk and explained by Associate City Manager Tom Raffety, and after consideration, on motion of Mrs. Cockrell, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 42,186

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH O. J. MARINE SUPPLY, INC., PROVIDING FOR LEASE OF GROUND AND BUILDING SPACE AT STINSON MUNICIPAL AIRPORT FOR A FIVE (5) YEAR TERM, WITH AN OPTION TO RENEW FOR AN ADDITIONAL FIVE (5) YEAR TERM.

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73-24

STINSON FIELD

In answer to Mrs. Cockrell's inquiry, Mr. Raffety stated that Stinson Field has about 200,000 landings and take-offs per year. This was one of the pioneer airports in the United States.

73-24 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 42,187

CONSENTING TO EXECUTION OF A SUBLEASE AGREEMENT BETWEEN J. W. MILLER AVIATION, INC., AND THE UNITED STATES OF AMERICA, PROVIDING FOR SUBLEASE OF A PORTION OF

LEASE AREA 402 AT INTERNATIONAL AIRPORT, FOR A FIVE YEAR TERM.

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AN ORDINANCE 42,188

MANIFESTING AN AGREEMENT WITH REA EXPRESS, INC., TO EXTEND THE PRESENT LEASE AGREEMENT OF CERTAIN BUILDING SPACE AT SAN ANTONIO INTERNATIONAL AIRPORT, FOR A PERIOD OF ONE YEAR.

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AN ORDINANCE 42,189

APPROPRIATING THE SUM OF \$705.00 OUT OF DRAINAGE IMPROVEMENT BONDS, 1970, #409-01, THE SUM OF \$3,000.00 OUT OF STREET IMPROVEMENT BONDS, 1970, #409-02, AND THE SUM OF \$2,000.00 OUT OF SEWER REVENUE FUND #820-03, FOR ACQUISITION OF TITLE TO CERTAIN LANDS, AND EASEMENTS OVER CERTAIN LANDS, IN CONNECTION WITH THE SIX MILE CREEK DRAINAGE PROJECT, THE WALTERS-MOORE STREET PROJECT, AND THE USAA SANITARY SEWER OUTFALL PROJECT; ACCEPTING THE DEDICATION OF TITLE TO CERTAIN LANDS TO BE USED IN CONNECTION WITH THE FM 1604 WIDENING PROJECT; ACCEPTING THE DEDICATION OF CERTAIN PERMANENT SANITARY SEWER EASEMENTS TO BE USED IN CONNECTION WITH THE SALADO CREEK SEWER EXTENSION AND THE BLOSSOM HILLS SEWER OUTFALL PROJECTS; AND AUTHORIZING EXECUTION OF A LICENSE AGREEMENT WITH THE MISSOURI-KANSAS-TEXAS RAILROAD COMPANY PROVIDING FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER PIPE LINE ACROSS CERTAIN LANDS BELONGING TO SAID COMPANY.

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AN ORDINANCE 42,190

CLOSING AND ABANDONING AN ALLEY BETWEEN ST. ANN AVENUE AND FREDERICKSBURG ROAD IN BLOCK 7, NEW CITY BLOCK 1995, AND AUTHORIZING A QUITCLAIM DEED TO FRANCIS J. FUREY, ARCHBISHOP OF SAN ANTONIO FOR A CONSIDERATION OF \$725.00 AND RETAINING AN EASEMENT IN SAID ALLEY.

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73-24 (At this point in the meeting, Mayor Becker called on Mr. William Ochse for a statement in connection with the public hearing on New Town-In Town. For the sake of continuity, Mr. Ochse's statement is recorded at the beginning of the public hearing beginning on page 9 .)

73-24 The following Ordinance was read by the Clerk and explained by Mr. Bob Frazer, Director of Parks and Recreation, and after consideration, on motion of Mr. Mendoza, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 42,191

AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, WHEREBY SUCH AGENCY AGREES TO PROVIDE THE CITY OF SAN ANTONIO WITH RELOCATION ASSISTANCE ON THAT PARK PROJECT IDENTIFIED AS OSL-TX-06-59-1033, "RIVERSIDE ENTRANCE PARK"; AND PROVIDING FOR PAYMENT OUT OF FUND NO. 751-13.

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73-24 The Clerk read the following Ordinance:

AN ORDINANCE 42,192

ACCEPTING THE LOW BID OF LESLIE S. HUTTON CO. FOR CONSTRUCTION OF A PARK RANGER STATION, AUTHORIZING EXECUTION OF A CONTRACT COVERING SAID WORK; APPROPRIATING THE SUM OF \$66,539.50 PAYABLE TO SAID CONTRACTOR OUT OF PARK IMPROVEMENT BONDS, THE SUM OF \$3,293.55 PAYABLE TO LLOYD WALKER JARY & ASSOCIATES, INC. FOR ARCHITECTURAL FEES AND THE SUM OF \$3,300.00 TO BE USED AS A CONTINGENCY ACCOUNT AND APPROVING A TRANSFER OF FUNDS.

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The Ordinance was explained by Mr. Bob Frazer, Director of Parks and Recreation, who said that this Park Ranger Station will be located near the Zoo entrance in Brackenridge Park. It will also serve as an information station and will include some badly needed comfort stations.

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

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73-24 Councilman Padilla stated he wished to again remind Mr. Frazer of the need for a golf course on the west side of town. Now that other areas are taken care of, he would like to see the Council's attention directed to such a project.

73-24 Dr. San Martin stated that he has experienced difficulties in obtaining a reservation at Pablo's Grove and has had to stand in line in the rain. He felt that it is an imposition on the public and would like to see the situation improved.

Mr. Frazer stated that it has been policy to make reservations on a first come first served basis. He assured the Council that the situation would be corrected so that no one would have to stand in the rain again.

73-24 The following Ordinances were read by the Clerk and explained by Mr. Bob Frazer, Director of Parks and Recreation, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla; NAYS: None; ABSENT: Mendoza.

AN ORDINANCE 42,193

AUTHORIZING EXECUTION AND SUBMISSION OF AN APPLICATION TO THE OFFICE OF ECONOMIC OPPORTUNITY, FOR A GRANT IN THE AMOUNT OF \$330,000.00, TO BE USED IN CONNECTION WITH THE CITY'S EXPANDED SUMMER RECREATION PROGRAM.

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AN ORDINANCE 42,194

AMENDING THE FEDERAL REVENUE SHARING BUDGET BY ABOLISHING THE PROJECT ENTITLED SUMMER YOUTH PROGRAM - DISADVANTAGED YOUTH PROJECT, AND ESTABLISHING A PROJECT ENTITLED SUMMER RECREATION SUPPORT PROGRAM - 1973; CREATING CERTAIN EMPLOYEE POSITIONS AND AUTHORIZING A TRANSFER OF FUNDS.

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73-24 The following Resolution was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Mr. Beckmann, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla; NAYS: None; ABSENT: Mendoza.

A RESOLUTION  
No. 73-24-24

GIVING NOTICE THAT BIDS WILL BE RECEIVED FOR SELECTION OF A DEPOSITORY FOR FUNDS OF THE CITY OF SAN ANTONIO, FISCAL AGENT FOR THE CITY AND FOR LOANING MONEY TO THE CITY, FOR THE FISCAL YEARS 1973-74 AND 1974-75.

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73-24 Mayor Becker advised that on May 15, he would tender his resignation as a member of the Board of Directors of Frost National Bank to avoid a conflict of interest.

73-24 The following Ordinance was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Mr. Lacy, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann; NAYS: None; ABSENT: Padilla, Mendoza.

AN ORDINANCE 42,195

ACCEPTING A GRANT IN THE AMOUNT OF \$865,800.00 FROM THE ENVIRONMENTAL PROTECTION AGENCY PERTAINING TO THE SAN ANTONIO RIVER OUTFALL SEWER IMPROVEMENT PROJECT; APPROVING A BUDGET FOR SAID PROJECT AND APPROPRIATING FUNDS IN REFERENCE THERETO.

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73-24 The following Ordinances were read by the Clerk and explained by Mr. Edward G. Garcia, Veterans' Coordinator, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Mendoza; NAYS: None; ABSENT: Padilla.

AN ORDINANCE 42,196

EXTENDING THE CITY'S EMERGENCY EMPLOYMENT ACT PROGRAM, SECTION 5, SECOND YEAR, FROM APRIL 30, 1973 TO MAY 31, 1973; APPROVING A BUDGET FOR THIS EXTENDED PERIOD; APPROPRIATING FUNDS, AND ACCEPTING A GRANT FROM THE U. S. DEPARTMENT OF LABOR IN SUPPORT OF SAID PROJECT.

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AN ORDINANCE 42,197

EXTENDING THE CITY'S EMERGENCY EMPLOYMENT ACT PROGRAM - SECTION 6 - SECOND YEAR, FROM APRIL 30, 1973 TO MAY 31, 1973; APPROVING A BUDGET FOR THIS EXTENDED PERIOD; APPROPRIATING FUNDS; AND ACCEPTING A GRANT FROM THE U. S. DEPARTMENT OF LABOR IN SUPPORT OF SAID PROJECT.

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73-24 Item 19 of the agenda being a proposed ordinance making an agreement with S. W. Bell Telephone Company was withdrawn from consideration at the request of the City Manager.

73-24 The following Ordinance was read by the Clerk and explained by Mr. William T. Donahue, Associate City Manager for Social Services, and after consideration, on motion of Reverend Black, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Mendoza; NAYS: None; ABSENT: Padilla.

AN ORDINANCE 42,198

AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT MODIFICATION TO THE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION ON THE CITY'S ALCOHOL SAFETY PROGRAM, INCREASING THE TOTAL PROJECT COST FROM \$2,200,000 TO \$2,206,100; APPROVING AN INCREASE IN THE PROJECT BUDGET & APPROPRIATING FUNDS FOR THE INCREASE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT MODIFICATION WITH SOUTHWEST RESEARCH INSTITUTE FOR ADDITIONAL SERVICES IN THIS PROGRAM.

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72-24 The Clerk read the following Ordinance:

AN ORDINANCE 42,199

AUTHORIZING THE CONTINUATION OF THE ECONOMIC DEVELOPMENT PLANNING SERVICES PROJECT; APPROVING A BUDGET AND APPROPRIATING FUNDS; ESTABLISHING A PERSONNEL COMPLEMENT; AND ACCEPTING A GRANT IN SUPPORT OF SAID PROJECT FROM THE DEPARTMENT OF COMMERCE - ECONOMIC DEVELOPMENT ADMINISTRATION.

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The Ordinance was explained by Mr. Frank Leach, Economic Development Coordinator. He said that the City is being offered a grant of \$51,162.00 to administer the EDA Special Impact area program and to attempt to reduce San Antonio's reliance on the Federal Government especially with respect to this type of programs. On February 15, San Antonio became one of 12 cities in the United States to receive the Special Impact designation from the Economic Development Administration. At that time, large areas in the City became eligible to apply for economic development assistance. He explained in some detail various types of grants which might be received under this program.

After consideration, on motion of Mr. Beckmann, seconded by Reverend Black, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

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MAYOR BECKER: We are now ready to commence the hearing on New Town In Town. In view of the fact that we have so many people standing, we are going to reverse the procedure of this situation and let those who have signed up to be heard for or against New Town In Town to be heard first. Then if you care to still remain in the Council Chamber you are welcome to do so. If you care to leave, at least you won't have to stand any longer than necessary.

MR. WILLIAM OCHSE: Thank you, Mayor Becker. Your Honor, Mayor Becker, members of the City Council, I would like to just take a few minutes before the Public Hearing to make some opening remarks. As you know, I am William Ochse, Chairman of the Finance Committee of San Antonio New Town, LTD. About 16 months ago, our former Mayor, John Gatti, and the City Council then, of which you, Mayor Becker and Councilman Mendoza and Councilman Padilla were members, asked that something be done to revitalize downtown San Antonio. Now you remember, you met, I think, a few days before that with a great number of our concerned business community, several hundred, and made a very fine offering to downtown to get them started in something. Well a few days later, we met and we decided something must be done about downtown San Antonio, that being, San Antonio New Town. A program under Title 7 New Community of HUD, in which the City, SADA, and a group of private investors and HUD together involve themselves in a vitalizing revitalization downtown program that is vitally needing to many cities in their downtown which are decaying. This implement being New Town.

Today, this is where we stand and to give San Antonio downtown a new look through the cooperation of you, the City, SADA, the San Antonio Development Agency, HUD, and the private developers. Yes, we are on the verge of moving ahead to the greatest and probably only unique opportunity to ever be offered in a City in the United States of America. San Antonio is one of those four great unique cities, but it also has assets that no other city in America has, a focal point, the San Antonio River.

Yes, just five years ago the business community and the citizens with the City Council and all implemented a program, HemisFair. HemisFair was a great success if you put down what it did for San Antonio and what it created. It lost money, yes, but at the same time it did something for the citizens of this great community. The City Council and all worked together to accomplish an end. Yet San Antonio New Town is no easy task, but with the cooperation and working together of all groups of citizens, the business community, the City, and all agencies of government this can be a reality. It will be lasting far beyond our life time and for many, many generations to come. This is a public hearing which I hope will be a good and positive one. One not filled with smallness and petty jealousy, one that will create what is trying to be done.

Members of the Council, I want to say to you that this is probably one of the finest and outstanding opportunities that will ever come to those of us in a city like San Antonio. For those of you on the Council, for the citizens of San Antonio and to many others. I charge you all that if you have the interest of your great city and our citizens at heart your conscience will not let you vote No on San Antonio New Town. Yes, put all the many controls that you feel are necessary to make it go. See that no one can take advantage of any one, but don't put such an unrealistic noose on it that it will die before it starts.

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It's also been said that a few people will make a lot of money. Not a lot of money, but a fair and reasonable profit, approximately 14 percent. But also any one, and I want to point this out, any one who does not have a conflict of interests can invest in this project if they are willing to take the risk and to understand that when they invest money in this project that it may be 10 to 20 years before they get their money back and before they make a profit.

Now, to you, Mayor Becker, members of the City Council, I ask that you take every step necessary but that you look at this realistically as you know those of us who have involved have been involved for some 16 months. We did this unselfishly with the idea that we were helping a great city that is on the verge of moving to even be a greater city. This will take the help of all of us, the cooperation of every one of you, the cooperation of every citizen, and I hope all of it is done not in a pessimistic mood but in a mood that does the job for this great city. I know you will do that in your deliberation. I charge you with that and I feel that you will come out the winner. Thank you very much.

MAYOR BECKER: Thank you very much, Bill. We, I think, generally share your beliefs and your opinions. Your endeavors are most commendable in this respect. Our position is that we are attempting to diligently and fairly and equitably hammer out an agreement that will present equity and afford equality for all, both the developer and the citizens of the City of San Antonio and other than that we have nothing but the best wishes for the project as a whole.

MR. OCHSE: Thank you, I know that will create the great quality life that everybody wants.

MAYOR BECKER: And you have a good trip.

MR. OCHSE: Thank you.

MAYOR BECKER: Okay, thank you Bill.

CITY CLERK: Do we have 5 minutes?

MAYOR BECKER: Yes, each person will be given 5 minutes to air their views.

MRS. LUZ G. TAMEZ: Members of the City Council, I am Luz Tamez, from the office of Congressman Gonzales. I don't really intend to take 5 minutes. I am here really to deliver his statement to everyone of the City Council people, and I think you have that copy before you now. Just to stress his interest in your consideration of his statement. Thank you very much.

MAYOR BECKER: Thank you.

DR. SAN MARTIN: Mrs. Tamez, will you please come forward here. At the hearing that we had here yesterday, a suggestion was made and seconded by others members of this Council that we establish, not a department, but an officer who would be a liason officer between the City Council and the offices of our elected representatives, such as Henry and Congressmen Kazen and Fisher and all our state representatives.

MRS. TAMEZ: Yes.

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DR. SAN MARTIN: Would you be able to convey to Congressman Gonzales our intentions and see in which way this liason could be set up, either through his local office which you manage, or through his Washington office. Whatever his preference would be because we are trying to improve communications between our elected officials in the County and the nation for the benefit of the City of San Antonio and Bexar County, because we feel that we need very strong relationships and if you will convey those feelings and let us know how he would like to establish this liason with the offices of the City Council.

MRS. TAMEZ: Thank you, Dr. San Martin. I certainly will convey that message and we will get back in touch with you as soon as he indicates something.

MAYOR BECKER: I would like to say, Mrs. Tamez, that that recommendation was made by Dr. San Martin. Councilman Beckmann made the recommendation to further include Congressmen Fisher and Kazen. Reverend Black made the further recommendation to include State Legislatures. So we had the input of three of our Councilmen and I thought that should be brought to your attention.

MRS. TAMEZ: Thank you. We will be back in touch with you then on that.

MAYOR BECKER: Now, the next person, I am trying to go down this list here in order, Mr. Roane Harwood, President of the Chamber of Commerce.

MR. ROANE HARDWOOD: Mr. Mayor, Honorable Lady and Gentlemen of the Council, I am Roane Harwood, President of the Greater San Antonio Chamber of Commerce. I want to take this opportunity to express our organization's views on the issue of the San Antonio New Town In Town project. In keeping our standard practice, I appointed a blue ribbon task force to evaluate this project and to recommend action this Chamber should take.

Based on statements and representations presented to us by the developers, and having confidence in the integrity and civic mindedness of the two gentlemen making these presentations, Mr. Bill Ochse and Mr. Red McCombs, the Board has concluded that this project offers an opportunity for badly needed revitalization of sub-standard areas of our city.

Although many difficult policy questions apparently remain to be resolved, the Board has full confidence in the authority, ability and willingness of the City Council to resolve these matters in the best interest of the community.

In keeping with the first continuing objective in the Chamber's five year plan, ". . . to strenghten the competitive enterprise system", we commend the New Town developers in providing the necessary private capital to co-venture this experimental project with the federal government and other agencies, thus creating a catalyst to rejuvenate our metropolitan core.

Mr. Mayor, Honorable Council, the Greater San Antonio Chamber of Commerce endorses the San Antonio New Town In Town Project.

MAYOR BECKER: Thank you very much Roane. I also would like to thank the Chamber's attitude with respect to strengthening the competitive private enterprise system. That's a great step. Thank you sir. Now then, we have Mr. David Straus.

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MR. DAVID STRAUS: Mr. Mayor and Ladies and Gentlemen of the City Council, I am David Straus. I am just appearing as a local taxpayer. I would like to offer my own endorsement of New Town based on a reason that has grown from observations from some very knowledgeable sources of the probable long-term effect of our energy crisis. I am sure that we are all aware that there is a definite shortage of the availability of petroleum and natural gas. I don't know how aware you are of the seriousness of this shortage and its long-term effect on our economy. One in four of our citizens makes his living directly from the auto. All of us are dependent upon it in one way or another, as personal transportation to get to and from work or to do our daily shopping, etc. Our cities are completely designed around the auto. Very few of us can walk to work, walk to the grocery or to the drugstore any more. Our cities continue to sprawl over the countryside more and more dependent on the auto and less and less able to be served by mass transit. So along comes an energy crisis. We're forced, because of high prices of fuel or the shortage of it, to restrict our use of the auto. Three car families become, of necessity, one car families again. Without the auto and in cities designed solely for their use and designed to make mass transit very difficult and even impossible. What's the solution? In my way of thinking, projects like New Town, close to the central business district, high density housing within walking distance of downtown, shops, offices, grocery stores, services and the like. A new community where residents cannot only do without a car, but where mass transit is highly feasible and practical. For these reasons, I believe projects, such as New Town, are not only desirable but will be essential for the future well being of our citizens and the growth of our city. I might add that I have complete confidence in the developers of this project and their ability to carry out the project. Thank you very much.

MAYOR BECKER: Thank you, David. Thank you very much. As a private citizen, Mr. Straus has been a past President of the Chamber of Commerce and devoted much of his life to civic responsibilities in San Antonio. Mr. Robert L. Daughterman, I think that's correct.

MR. ROBERT L. DAUGHTERMAN: Mr. Mayor and members of the City Council, I am Robert L. Daughterman, President of the Bank of San Antonio. The Bank of San Antonio is in favor of anything that benefits the downtown area of the City. We are completing our own Urban Renewal Project at Romana Plaza and we are very alarmed at the change in the traffic flow that we see in the newspaper in conjunction with the renewal of the downtown area. Our bank drive-in and our parking facilities at the Romana Plaza location were all based on the present traffic patterns that exist in that area. The blocking of Soledad Street and a change in direction on Main Street would, there is no way at that location that we see, under the present street set up that we can make a drive-in bank work. So we are here in support of the program but hope the City Council will have control of the handling of traffic in that area.

MAYOR BECKER: Mr. Daughterman, I don't think it's the desire of the City Council to adversely affect anyone's plans, particularly plans as recent as yours have been, by permitting some traffic situations to be altered that would practically place you out of reach of the public. So I believe we can allay your fears in that respect.

MR. DAUGHTERMAN: We appreciate your actions.

MAYOR BECKER: Thank you sir. Next is Mr. J. W. Erler.

MR. J. W. ERLER: Mr. Mayor, Honorable Lady and Gentlemen of the Council. I am Jerry Erler, President of the Downtown Association. I want to take this opportunity to express our organization's views.

Downtown Association has, some months ago, endorsed the concept of New Town In Town. At that time, we recognized that there are certain questions yet to be resolved. At this time we strongly urge that the City Council reserve legal authority over street and traffic patterns within the New Town boundaries and not at this time approve the pattern as shown on the present map. This was the map we saw in Council.

We feel that the present plan of street and traffic patterns is not in the best interest of the citizens of San Antonio or the central business district. Over the years, because of the expressway patterns, numerous entries into downtown have been closed. There is a definite need for further study and recommendations before additional access streets to the central business district are closed. Several years ago, bond funds were voted for the Council approved plans to better provide access to the central business district. As these funds are contemplated to be used in the city's funding of New Town In Town, we feel these statements to be of the utmost importance. We have confidence that the City Council can and will resolve the City traffic pattern if given the opportunity. Thank you.

MAYOR BECKER: Thank you, Jerry. Now, next is Mrs. Charles Hall.

MRS. CHARLES HALL: Your Honor, members of the Council, I am here representing the Alamo Mission Chapter of the Daughters of the Republic of Texas. I don't agree with some that the River is the focal point of San Antonio. It really is the Alamo. In every country you go, it isn't, "Oh, the River", "Oh, it's the Alamo". I would like to suggest to this group with any further planning for this New Town In Town, that you appoint a member on your planning staff, a member of the Daughters of the Republic of Texas. Thank you.

MAYOR BECKER: Thank you very much, Mrs. Hall. We'll keep that in mind. Next is Mrs. R. F. Hallock.

MRS. R. F. HALLOCK: I am Mrs. R. F. Hallock, and I am a property owner on Alamo Plaza. I have the oldest deed for a piece of property on Alamo Plaza. I resent very much that I have not been notified of any of these special meetings. As far as I can tell, this business of 20 years from now will not do me any good. I am getting very good rent and I try to keep up the property. I also endorse Mrs. Hall as a DRT. I think that the Daughters should be given some choice in discussing this subject. Thank you very much, Mayor.

MAYOR BECKER: Thank you, Mrs. Hallock. Mr. Frank M. Valdez.

MR. FRANK M. VALDEZ: Mr. Mayor, members of the City Council, my name is Frank Valdez and I am an architect, very vitally interested in the redevelopment and revitalization of the downtown area. I am appearing today as a private citizen to lend my support of the proposal of the New Town In Town Concept. I believe that San Antonio has a rare opportunity to plan and replan its central core with the New Town In Town Concept. I further believe that this is a collective program with many people working together to accomplish good. Many attempts over the past few years have been made to do this and nothing has really happened. As far back as 1966, my firm cooperated with another firm in a plan called the Del Alamo General Neighborhood Renewal Plan - a project for the Urban Renewal Agency. Of course, since then many other plans have been planned and today we still don't have very much.

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Today, you have a proposal that merits your consideration to accomplish some of these things. I believe that there are many details to be worked out, but in concept, we believe that this is really the answer to solve some of the problems in downtown San Antonio. The medicine for the cure may be bitter in instances, but the merits and the best interest of the citizens of the City will be great. I sincerely hope that the City Administration has the planning foresight to advance a master plan for the orderly development of the San Antonio's Downtown Business and Residential Areas. The concept of the New Town In Town proposal, I believe, would accomplish much of this. Thank you.

MAYOR BECKER: Thank you Frank. Mr. Dick Gill.

MR. DICK GILL: Mr. Mayor, members of the Council. We support very strongly the New Town In Town Concept but are very disturbed by the possibility that Soledad Street might be closed as I read in the newspaper yesterday in the plan which was printed in the newspaper yesterday. Those of us who have located our businesses along Soledad have planned all of our facilities depending on a very strong and vital Soledad flow of traffic. I think it would be very detrimental to us to have that flow cut off. Our own company is undertaking a million and a quarter dollar expansion program right now and, quite frankly, if Soledad Street is cut off, our building is located exactly the reverse of what it should be on the block. So needless to say, we are very concerned about that aspect of it and I simply wanted to make my views known publicly. Thank you.

MAYOR BECKER: Thank you very much. Now, Mr. Joe Rainey Manion.

MR. JOE RAINEY MANION: My name is Joe Rainey Manion and I will be speaking as a member of the Friends of Central Catholic and Providence High Schools and also as a private citizen with considerable interest in the downtown areas, an owner. Mr. Mayor, Mrs. Cockrell and Councilmen, before I begin I am completely and totally impelled to say what a great and joyous feeling it is to be able to address an independent as Mr. Mayor.

Central Catholic is an institution. For 47 years, nearly a half century, they have been gradually acquiring property, developing a plant, and producing highly qualified citizens in an environment that is beyond equal. This plan would at the outset cripple any expansion plans that they have and they have been developing these plans over a period of about 15 years. Not only that, it would destroy any chance of eventual expansion for Central Catholic. In order for there to be a New Town in concept, it is supposed to be, it should also consider the educational aspects. These two schools are unique in that they draw from the whole community. They draw from all segments of the population. Most, I shouldn't say most, a large number of those in attendance would have no education otherwise, except through scholarships, blind endowments and other methods.

To destroy this school, these two schools, would be a real blow to quality education, and the quality of life in San Antonio. They have talked with the developers. We have gone to briefing after briefing. They have made their needs well known. The only answers they can get is, we can't juggle the figures, we can't give you, we can't arrange for this land, we can't even keep from messing it up, because the project won't work if we do this amount. And I say, as I pointed out to them, there is plenty of land over there available at \$2.00 and \$2.50 a square foot and some of it is already under option to Friends of Central Catholic. Yet, they say that the cost of the land is too high, but there is \$30 and \$40 an acre, a foot of land intended to be acquired in the downtown area for the purpose of making money, for the sponsors, for the eventual owners, and so forth.

I want to point out one other aspect of this. I'm the first to speak in total opposition and I oppose the whole plan, because it messes up more downtown than it can fix, than it helps. I have never opposed anything in my long tenure of opposing for the last six years, without an alternate. I say that it would be well published that there are many alternates. About 15 years ago, Winston Martin and a group of us were fighting to keep Urban Renewal alive and our opponents were the same people that are speaking now in favor of this. The wheel has turned all the way around. I also must point out, that all of the proponents of this will be well known to all of you and all of the City, because of their political connections, their political activities, and their endeavors including the control of our Chamber of Commerce which in most all cases does the right thing. What I am saying is essentially, there are better plans; they already exist. Winston Martin's staff has these plans. They do not encompass condemnation. They do not encompass one single entity. Making money for a large group of people. I am sorry my time is up, I ask you consider well, consider very well, the conflict of interest involved in this, so that they don't so that none of the conflict of interest descends to haunt any of the members of the City Council. Thank you very much.

MAYOR BECKER: Joe, let me reply to two things, if I may. First, the compliment that you paid me, which I appreciate. I would like to say however, that I feel very proud and very honored to be serving with the eight Councilmen that we have represented here this morning representing the citizens of the City of San Antonio. I have not much experience in serving as a Councilman, but I can remember the last term of office and I think that already, these new Councilmen have probably put in more total hours in reviewing this New Town In Town and various other work to be done in the city in the first couple of weeks than perhaps we did in the whole last two or three months of last time and as a matter of fact we spent from 1:30 to 6:00 here yesterday afternoon on this subject. The last hour, hour and a half of it directly devoted to the protection of the Central Catholic High School if you will. So I just wanted to establish the fact that they are all doing an excellent job of representing the City as a whole and the compliment should extend to all.

MR. MANION: I consider that this Council has about nine and a half independents, but let me tell you that, as of yesterday, the situation as regards to Central Catholic is totally wrong. It can't work. Those other sketches, those red sketches and overlays simply will not do it, and for that reason we are totally opposed to it in that area and for other reasons. If I had more time in the general areas.

MR. ALVIN PADILLA: Mr. Mayor, may I ask him a question?

MAYOR BECKER: I think Mr. Morton was first...

MR. CLIFFORD MORTON: Are you sure that this situation has not been resolved? As of last evening after our meeting, it was reported to us this morning that conflict of purposes of New Town and Central Catholic has been resolved.

MR. MANION: Well it hasn't. I wasn't told about it this morning if it did happen. However, when we left the last meeting and we did have a total briefing and so forth, we understood that there was going to be a possibility that they would say all right, then we will pull out and leave you alone. Now that may be all right, for the Fathers and the Brothers and the Sisters and they are going to pray that the right thing is done for them along. Even if they say that this is good enough, I say that it is wrong. It should be a total concept and it should acquire that 10.4 acres for Central Catholic and if it doesn't, I will continue to oppose it even if someone thinks that it's right.

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MAYOR BECKER: I think we will deal with that subject later as the hearing goes along, Joe, but Mrs. Cockrell has a ....

MRS. LILA COCKRELL: Yes sir. Mr. Manion, you mentioned a possible conflict of interest and if you have any information along that line, I would be very appreciative of having it.

MR. MANION: Well, the reason I loosely worded it conflict of interest is simply its a nebulous thing. I would accuse no one of conflict of interest until I could see it. However, at this point the people speaking for this and the sponsors of this thing, are GGL people, and there is a \$103,000 deficit and I would hate to see some of the money go over. You see, now the President of the United States is under attack and it is my personal opinion that he didn't know anything about this, yet the papers have really just messed it up. Now I would hate to see this here in San Antonio. Mr. Martin has had this Urban Renewal thing going now for 15 or 16 years without a hint of scandal, but all over the country Urban Renewal has been in deep trouble many, many times. I simply say, don't let this happen to you. Now, there are very few that it can happen to on the Council. I was particularly concerned about....

MRS. COCKRELL: May I just ask this? Is it your opinion then that anyone who has made a contribution to the political campaign of us up here, may not then participate in bidding or offering any services to the City?

MR. MANION: No, I didn't say that Mrs. Cockrell, but let me say...no, no I have never done business with the City and I don't intend to, nor have I ever accepted a political contribution and don't intend to.

MAYOR BECKER: Joe, may I say this, that I don't really think that there is any association between the deficit of the GGL and this project. Now, I have a deficit also that needs to be remedied, and I know that there is no way that I can expect mine to be made up out of this project so let's not deal with anything that's purely speculative and we must move along if we....

MR. MANION: Well, let me explain why this was brought out. As I entered the Chamber here this morning and when I came in the outer office this morning, I am sorry to tell you that I had five people say this directly and pointedly to me, that is why I brought it up. I know that there is no way that you would be involved in this and you know that I have been one of your supporters for a long time, but the taint of this thing and this is the talk here, and I am in the unique position of both ends talking to me, and I just passed it on here but it could happen and it could hurt the City and it could temporarily reflect on some very nice people who probably would have no direct interest in it, but the total facts on the top looks this way. Any other questions, I would be glad to talk as long as you want.

MR. PADILLA: No, Mr. Morton asked the question I wanted to ask.

MR. MANION: Thank you very much.

MAYOR BECKER: Thank you Joe. Please let's try to confine our remarks to five minutes if we may. That was my fault for engaging in a repartee and I will take the full responsibility for that. Mr. Lionel Birkeland.

MR. LIONEL BIRKELAND: I brought my watch with me this time. I am here as a private citizen, Mr. Mayor, Councilmen, Mrs. Cockrell and I want to heartily endorse the project and I hope that all 9 members of the Council will see fit to, at this point in time say, what they are being asked to

say and that is that in principle that you want this to proceed and still have all of the protection provided to you in terms of review, starting with HUD and following through with the San Antonio Urban Renewal Agency and into your own border. I have spent over 22 hours in reading every single document presented by San Antonio New Town, the River Corridor Program, the Federal Act and it's within my purview to be able to understand some of this because I was a Chairman of the Housing Redevelopment Authority for five years. I participated in developments in nine major cities where Urban Renewal was a factor. I am a new citizen of San Antonio. I've lived here seven years and I think it has more possibilities to be one of the greatest cities in America than almost any city I know of. Unfortunately, in many areas it's moving backwards instead of forward. My personal opinion is that the situation here ought to be almost reversed. Never in my life have I seen a situation where private investors were going to have to put up a substantial amount of money, have to wait until they get all these approvals before they get a chance to make any money. Usually, it's the other way around. Usually, communities are begging people to come in. I can tell you this is the way it is in other areas. Just begging developers to come in to participate in this kind of a deal. I don't think that anyone who is, and by the way I have no interest monetarily with San Antonio New Town. I only know one man of the whole group. I'm strictly speaking as an individual that's vitally interested in the core City, which I think is fundamental to the total development of this community. But, in every other major community, where there's been Urban Renewal and redevelopment and regrowth - Los Angeles, Minneapolis, Denver, Cleveland, you can go on and on and investigate these cities. It has been the city that has had to make the investment and I mean a speculative investment, not the one in utilities and so forth that has been made here.

I also want to say that this law, and I said this here yesterday but I want to repeat it, that this New Communities Act was conceived by Democrats in the Democratic Congress and sponsored by Republicans in a Republican Administration. I think it truly, on a national level, has real bipartisan support from the majority of those who have given real thought to it.

As to the problems that are going to come up with the traffic, the pollution of various kinds and with allocations, everyone of those decisions comes under your purview before a final decision is made. I just can't imagine myself, and I'm in the business of encouraging investors, to invest in real estate projects, how I could get people to go through what these people are going to have to go through to eventually have a project which will accrue to this community.

I would like to say finally, that the other attendant benefits that are going to accrue to San Antonio are going to be the development of the other areas surrounding it. New and renewed growth stimulates growth. It stimulates employment. It will probably be one of the greatest incentives in raising the standards of living to those who are unemployed or underemployed in this community. I think you ought to give a lot of thought to the encouragement of anything that would make or help San Antonio reach its major objective, that is of having a fine city expand its possibilities and reach the potential that we all know it has. As one citizen, and by the way I've done one other thing too, I've talked to every single group that I thought was in opposition to this and to their lawyers, just asking why this area of suspicion and fear. And the answers I got, I won't repeat here, because I think they are unfair to the real spirit to this community, and I had 14 seconds left on my watch, but I'll be glad to quit now. Thank you very much.

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MAYOR BECKER: We have six additional speakers, and two letters that I have been requested to read into the records which would probably make another 35 minutes or so. It's 11:15 and we've been here now since approximately 9:30 and I'm going to request a five minute adjournment, if we may.....Next is Mr. Bob Garcia.

MR. BOB GARCIA: Mr. Mayor, members of the City Council, my name is Bob Garcia. I am the immediate, past Director of the Lulacs. Speaking as a private citizen and my contact with numerous organizations, and to save time here, I am speaking for representatives from five different organizations. In our contacts and in dealing with the citizens in general, we have found out that there is some concern from all quarters concerning the New Town In Town Project, and of course, this is justifiable. However, we must remember that concern has always been exhibited whenever there is something new that is occurring or something that affects the progress of the City. I remember about 3 or 4 years ago, someone asked in Action Line who was the idiot that designed the Expressway that leads out to Fredericksburg which was one of the first. The answer came back and it was that the man was not an idiot, in fact he was 20 years in advance of his time. And in fact, he had predicted that the Expressway would become clogged and would be obsolete in 20 years and it was.

Now, the concern is legitimate, of course, the questions that we get in discussing the New Town In Town Project with the citizens that we deal with has always been primarily who is going to profit out of this. The answer, of course, is that everyone will profit from it. The people who make out the initial outlay of money will profit eventually. It is rare, as it was pointed out here earlier, that some people like these that have the interest of the City at heart will have to wait a little while before they receive a return from their investment. The City, of course, will profit. The people will profit because we will rebuild the downtown area. Now this will give the City an opportunity to test new methods of transportation, innovative approaches to education. Concern was expressed here concerning the educational facilities that already exist. These are the mechanics that need to be worked out. The new Parks and Recreation, the revitalizing of the downtown area will serve the needs of all the citizens of San Antonio and it will cause our culture to bloom and to make the City a better place for everyone.

Now, of course, the other concern has been how much input have the citizens had into the New Town In Town planning. I, for one, happen to know that this is one of the first times that all of the ethnic groups have had input into the planning of New Town In Town Project. This is an opportunity for Federal Government and for the City of San Antonio and for those that have been involved in Urban Renewal and development of the City of San Antonio that have been at a hit and miss operation or a piecemeal development of the town to make one concerted effort in order to have one venture that will serve us over a period of 20 years. Of course, this is not an easy undertaking. It is very difficult. I don't believe anyone envies the members of the City Council and the task that is before them. However, we have trust in you and we are certain that this august body will be able to come up with a solution. We recommend that favorable consideration be given to the New Town In Town Project. Thank you.

MAYOR BECKER: Thank you, Mr. Garcia. Mr. Bill Wallace.

MR. BILL WALLACE: I'd like to say good morning to the Mayor and the rest of the Council. The last speaker covered just about all the ground I had intended to cover and I agree with him wholeheartedly. I think the Council has come to the acid test a little sooner than you really wanted to. It takes some real guts and real courage in taking a step that is somewhat new to the City. I think you should consider the rapid pace that this town is growing. If you allow the heart of this town to

die, it would have the same effect as if your heart died. If your heart quit beating, then we're going to all have to take a day off and go to your funeral. And the same thing would happen to this town. I think that you have to look at the opportunity. One of the biggest problems in this City is employment for disadvantaged people. Look at the number of people that would be employed at a decent salary. We don't have that \$1.25 minimum like I spoke to you last week about. It's really not enough for one person to live on at the prices today. But the people that will be employed at a decent salary so that they can enjoy some of this beautiful city. It is sometimes disheartening to see all of the things go on here and the biggest majority of the grass roots people are unable to participate because they lack the money that it takes to come down and enjoy yourself. You have written into this plan, and I have been in several meetings with the group, different groups on it, but where there is so much participation that is guaranteed minority and this is a good factor. I think that what is being offered to you is such a new concept, you know, we are building all around and extending. I took a look at the growth pattern of the City and it's growing tremendously in the Northwest direction and not too much, a very slow East or rebuilding the center of the City. I think if you look at it from this point of view, that it isn't a bad project. It's something nice. It's something new to the City. Just remember this, there are not many cities that would be able to participate in this type of movement and the fact that we would be one, I think, it is an honor to the City. I think that it is needed, we need the improvements, we need the economy that it would bring, in other words, we just need the New Town along with all the other building projects that are coming up in the near future. And I for one would say, I urge all of you to give a favorable consideration to this project. Thank you.

MAYOR BECKER: Thank you Bill, you always present a very objective view on things. Paul Casseb.

MR. PAUL CASSEB: May it please this patient Council, I am Paul Casseb. I am an attorney and I lost the flip of the coin in representing the two institutions near and dear to my client's heart. My client is Milton Brenner. The first institution is Solo Serve. When I was growing up, I thought Soledad Street was Solo Serve Street. Of course, we join Mssrs. Daughterman and Gill in opposing an arbitrary closure of Soledad Street, but I think we can feel reassured that before any need for any kind of legal action is necessary, this Council in its wisdom will find an alternative for access to the various shopping centers, banking institutions, and the like that presently find our access off of Soledad Street. But we did want to go on record as cautioning the Council that we are concerned with this possible specific act of closing Soledad Street.

And the second institution near and dear to Milton's heart, you see why the Council is benefitting from my loss on the flip of the coin, because I am almost through, Henry Gonzales, of course is known to all and needs no accolade or assurances of his integrity and sincerity from me or anyone, but it's assuring to hear that better liason will be effected between this Council and his office and that before this Council, in its wisdom, makes its final decision on this project, they will offer him the courtesy as I know they will do to hear what he has to say, since he usually is speaking in behalf of all of the citizenry of the community. Thank you very much.

MAYOR BECKER: Thank you Paul. Mr. Tom Wilson.

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MR. TOM WILSON: Mayor Becker, Mrs. Cockrell, Gentlemen of the City Council, I am here only as a private citizen. I have heard the comments all morning. I deliberately waited to get close to the last of the list so I could hear what was going on and I found that everybody is very interesting. This is a beautiful concept. As I have mentioned before, I am for this project. I only appeared for one reason and that is since I am a historical nut, I have not heard anything yet about historical planning or historical preservation. I want to go on record that we are losing too many of our historical sites of this greatly historical city because of this building explosion which is necessary and I applaud. I feel that we have had very poor planning. We lost for instance, the Rivas house and in its place there, we have a couple of silos. Looks like a grain elevator. This is ridiculous. We don't need that. So, what we do need is proper historical planning and proper historic preservation and please let me appeal to you, I know this has, doesn't got a whole lot to do with the project other than this City decides needing its New Town In Town and its renewal of its inner city very definitely needs to have its historic sites preserved because if we lose them San Antonio loses its charm. Thank you very much.

MR. GLENN LACY: Before you go, I would like to ask you a question. Would you point out the specific ones that are in New Town so that we'd be apprised of them.

MR. WILSON: I have not made up a list as yet, Mr. Lacy, but I would be happy to furnish a list for you.

MR. LACY: You know what they are and if there are any important....

MR. WILSON: Of course, the downtown area has more of them than the other area around Central Catholic, however, Central Catholic itself is a historic place.

MR. PADILLA: Were you aware of this letter that came from Mr. Truett Latimer of the Texas Historical Society this morning?

MR. WILSON: No, sir, I'm not.

MR. PADILLA: We received a letter from Mr. Latimer this morning from the Texas Historical Society saying that they have examined the proposal for the new community as planned by Christain, Miller, Honts etc. and that they're under the opinion it will not affect either the Lone Star Brewery or Ursuline. They don't name anything else specifically. I just thought you might want to know.

MR. WILSON: Well, as long as some of these sites are preserved, our older ones.

DR. SAN MARTIN: Mr. Wilson, will you be kind enough to take a copy of that letter Mr. Padilla is referring to and study it very carefully. Then if you have any further comments, the City Clerk will give you a copy.

MR. WILSON: Thank you sir.

DR. SAN MARTIN: And if you have any further comments, I'm sure we will appreciate any additional information that you may bring. You may not be satisfied with the extent of which that letter describes the historical preservation of monuments, but if you have any further comments why be sure to bring them next week.

MR. WILSON: We'll do that. Thank you very much.

MAYOR BECKER: Just a second, please Mr. Wilson. Mr. Morton has something here that is to be read into the record and I'm asking him to read it because I'm running out of gas.

MR. MORTON: For the record, I'll just be reciting the letter from Truett Latimer who is the State Historic Preservation Officer to James Claps who is an Officer of the New Community Development Department of Housing and Urban Development, Washington, D. C.:

Mr. James Claps  
Office of New Community Development  
Department of Housing and Urban Development  
Room 7132  
451 Seventh Street, S. W.  
Washington, D. C. 20410

Dear Mr. Claps:

The Texas State Historical Survey Committee has examined the proposal for the New Community of San Antonio New Town In Town, San Antonio, Texas. We have, in addition, discussed this proposal at length with representatives of the planner, Christian, Miller and Honts. While there remain certain problem areas in the draft environmental impact statement which must be resolved, we are convinced of the commitment on the part of the planners to the protection and safeguarding of all important historical and archeological sites in the affected area.

Therefore, it is the opinion of the State Historic Preservation Officer for Texas that the overall project will not adversely affect either The Lone Star Brewery or the Ursuline Academy, to the properties listed on the National Register of Historic Places.

Sincerely,

Truett Latimer  
State Historic Preservation Officer

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MR. WILSON: Thank you, Mr. Morton, I was not aware that Truett had written this letter and I'm very grateful for it, because I believe that this is going to answer a whole lot of objections or any fears, and we who are interested in historical preservation would have. Thank you very much.

MAYOR BECKER: Thank you. Mrs. Adela Navarro.

MRS. ADELA NAVARRO: Mr. Mayor, members of the Council, as you well know, I concur with Mr. Wilson, in fact, we kind of have the same mind when it comes to the historical preservations. We are also members of the Bexar County Historical Survey Committee and we feel that our job sometimes does not exactly meet with the possibilities that this City has. I want to see every little spot marked properly, historically speaking. And I go along with anything that will improve my City and make it better, and that means even this New Town approach that we're taking now to revitalize our City. I want that very much, but I am very leery even though we are promised by Mr. Latimer or many others that everything will be considered historically. I don't believe it until we have a commission and people in there sit down and know what it's all about.

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I'll give you a for instance. In the planning of the HemisFair even our own Bexar County Historical Survey Committee and even our State Committee went ahead and put a plaque up there near Joske's or where the Chamber of Commerce is that new area marking the site of the 250th Anniversary of San Antonio. That's not so gentlemen. It was born right around here where we're sitting. This is the heart, the soul, and the mind, right here, the body. And again, someone very badly evidently didn't get their homework done very well and marked it in the wrong spot. I'm also thinking about that street Soledad but it was more than Soledad and certainly more than Solo Serve or any other business here today. It was the Veramendi Home and the home of very important people in the building of this City historically speaking and even commercially speaking because they were, they built a City. Now, along with the talks of these improvements, what are we going to do about San Pedro Creek? It should be just as beautiful as the San Antonio River and I've been saying that for years. We shouldn't have cans floating down that little creek. From the beginning to the very end that should be cleaned out. It should be planted with flowers and with trees since a lot of trees grow here, any time we should have it like a park. San Pedro Creek just should not look like a garbage can as it does today and if this includes part of it, I would like to see it. As I go along with this and I do feel that we will be stepping forward in being very modern but I don't want to be a New York, or Minneapolis, or Chicago. I want to San Antonio, Texas, which is very unique.

I ask your consideration of a group being set within this group to work out the historical points. There are many, many points of interest that I couldn't mention here, and we can give you a list of that, but they should be recognized certainly along Soledad Street and Commerce and way up there along Alamo Plaza. It takes so many things, I could be here a day telling you, and if I did bring my material, I could show you where here these people were important, these people were the history makers. You and I think we are making the history, but I don't think so. I think we have to do something that will absolutely be concrete for the future, and in going on with this plan, I hope that there are no hangups where later on the future generations are going to have to pay for this. Yes, I want to see my City grow, but we don't want to rush into something so badly that later on we pay for it. I feel that our HemisFair was just good temporarily, but the future to me doesn't seem too promising for the HemisFair. People that come here, they want to go to the Missions. All right, why can't we spend more money on our Missions and beautify them like we have the one down south of us, La Bahia de Cristo Santo. It's a jewel. Ours look so pitiful and so run down, and I know there's been a lot of work done, but it's not sufficient. Yes, people will come here and they know San Antonio. They know San Antonio because of its Spanish Missions, because it is San Antonio, because it is a Spanish City, and I'm not thinking about San Jacinto or anything else. Thank you, gentlemen.

MAYOR BECKER: Thank you, Mrs. Navarro. Mrs. Helen Dutmer, 739 McKinley Avenue.

MRS. HELEN DUTMER: You've already read it into the record, but for the record, I am Mrs. John F. (Helen) Dutmer, and I reside at 739 McKinley. As usual I am up here from the grass root level of citizenry. I have discussed at length this New Town Concept which you are going to consider here today with many, many citizens. It seems that one of the concerns of your citizens, at the grass root level, is your cause and effect. I'm sure that the experts have taken into account the

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causes and the effects of the present condition of our downtown area and its deterioration. One, that I might point out, is that inner City decay is, most of the time, caused by poor tax structures. I hope that you have taken this into account in planning your new City concept. I would further say that I'll leave the high finances to the experts and I make no referral to any persons. I'll leave the architectural features to the architects and so forth. But, I would suggest that since the uptown or downtown, whichever one you want to call it, is my shopping area, my shopping mall so to speak, I would ask that when you do take this concept under consideration that you find out the reasoning behind people, such as I, who refuse to go uptown anymore to shop because of safety factors, because of parking facilities.

When I have a visitor to the City of San Antonio, I do not take him to the Northwest portion of the City. I pick them up usually at the Airport. They have come to the City of San Antonio to see San Antonio as it was in the original state. I think that in looking for economic feasible, shall we say, endeavors that we are overlooking one of the most important industries that the City of San Antonio has right now within its center and that is your tourism. And I do not think that we have done nearly enough to enhance the tourist viewpoint of the City of San Antonio when you take into consideration that most of the history of the City of San Antonio lies South of Houston and Commerce Streets. We have not, we have put some concrete paving out so that you can get from one Mission to the other along the River and the first time we have a real good flood you're going to be out there patching every pot hole that you can find. I think that our concentration should be, and I am for New Town In Town. As far as destroying old buildings, my family has been here, we resided at the northwest corner where your Courthouse is now located, later moved over into the HemisFair area where our family had property for many years, in fact, I wish you'd make more utilization of the Okay Bar and Grill, it does have a lot of history. I would just ask you, no matter how much money you invest in the inner City, until you take care of these problems you're going to be throwing your money away and I would just ask you to direct your attention to some of these problems, and see if you can't make it an inner City shopping facility for the people who are within the inner perimeter of Loop 410. This is our shopping city. Right down here. Thank you.

MAYOR BECKER: Thank you. Mr. Gene Gittinger.

MR. GENE GITTINGER: Mr. Mayor and Council members, thank you for the opportunity to be here. I am appearing as a private citizen, a graduate of Central Catholic High School, and the present President of the Fathers Club of the school. We would not oppose the New Town In Town development except with the idea that Central Catholic High School and Providence High School would be allowed to develop in the future as it has in the past. We would expect consideration. It is my understanding that lack of expansion in the future development of the school will possibly result of New Town In Town. We're not, for myself, I'm not against the project, except if there's allowances made for the future development of these institutions. Thank you for letting me come forward.

MAYOR BECKER: Thank you, sir. Mr. Tom Frost. Mr. Frost was signed up, but apparently had to leave because of a meeting. It's my understanding that he was to speak for the project, as a proponent for the New Town In Town. Mrs. Vivian Hamlin.

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MRS. VIVIAN HAMLIN: Mayor Becker and members of the City Council, may I just take one moment to thank you Mayor Becker for having issued a Proclamation establishing Historic Preservation Week and to thank Reverend Black for having a benefit ceremony opening this week at the Alamo on Sunday. The concern of the San Antonio Conservation Society with regard to the San Antonio New Town can best be summarized by the Society's stated purpose. The purpose for which it is formed is to preserve and to encourage the preservation of historic buildings, objects and places relating to the history of Texas, its natural beauty and all that is admirably distinctive of our state and by such physical preservations, to keep the history of Texas legible and in tact, to educate the public especially the youth of today and tomorrow with knowledge of our inherited regional values. I'm very happy to be joined here today by so many advocates of historic preservation. While the basic concern of the Society may seem to be historic preservation, we're also vitally interested in our River, parks and other urban amenities. Our relationship with the developers have been quite cordial. They have been most cooperative. They have answered our questions when the questions have been put to them. Their answers to these questions have been most reassuring and we also realize that plans must be flexible in a project of this size. We now seek the adoption of the mechanism of continued review and real citizen participation in the project.

Our past records have proved our concern for the inner City. Some of our most valued treasures are located in this area as it has been pointed out by others here today. The Society, since its founding almost 50 years ago, has been involved in many activities to the benefit of this area. Among them we can include preservation of the bend of the River, the purchase of property of La Villita, the restoration of the Jose Antonio Navarro House, and maintenance of the Steves Homestead in the King William area. Our most current project and our most ambitious one, the restoration and revitalization of the Ursuline Academy, scheduled to be the town center by San Antonio New Town developers.

In this light, I'd like to point out a few concerns which we have expressed to the developers. One, what type of flood control is to be implemented not only in the New Town area but in the Johnson Nueva Street area as the River traverses the King William National Historic District? Not only must this channelization accomplish flood control but must be sensitive to its surroundings. Two, what methods of design standards of control will be enacted and who will be responsible for review of these controls? Again, building size and bulk, transient design and architectural appropriateness are essential, we think.

Thence, what priority will be given historic preservation in New Town? The Ursuline and the old Lone Star Brewery are both on the National Register of Historic Properties. In addition, many other historic and archeological sites lie within the area. To its credit, the City Council commissioned an independent study of historic sites in the area and there are some 50 located in this area. I think that this will answer the question that was raised a few minutes ago. In addition to many other historic and archeological sites, these are mentioned today.

The State of Texas Actiquities Act comes into play in the area as does the City's own historic survey of 1972. As I stated, the developers have worked with us to explain their approach to these concerns, however, it is our role of a public partner, not the developer, to insure citizen participation in the San Antonio New Town development. Thank you very much.

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MAYOR BECKER: Inadvertently, I have passed over Mr. Patrick J. Kennedy by mistake, and is Mr. Kennedy still present?

MR. PATRICK J. KENNEDY: Mr. Mayor and members of the City Council, I have been requested by Dr. Adolph Windisch, Director of Central Catholic High School to appear here this morning and, as briefly as possible, and hopefully, as accurately as possible to express the position of Central High School. I think first Father Windisch would like for me to convey to each of you that Central Catholic does not oppose the project. There has been reference this morning, I understand from various citizens who expressed concern over the effect that this project would have on Central and its great contribution to education and Father Windisch and the Brothers at Central are grateful for that concern. In fact, we assume that this Council shares that same concern. There have also been some references this morning to the possibility that the concern has been resolved. I know that Dr. Windisch and other members of the staff there at Central have met with representatives of the New Town In Town agency and in an effort to arrive at something concrete, I understand that a meeting was held last night and I understand this morning that there was some belief that this matter was completely resolved. I'm asked to speak to you that as far as Dr. Windisch, the Brothers at St. Mary's are concerned the matter is not resolved. But they do not wish to cease attempting to resolve the matter.

If I could say it briefly this way. The Brothers of Mary have had a great deal of experience in education, and they bring this experience to our community and they have since 1852. They have expressed the number of acres that they feel they must have if they are going to carry out the objectives and logical developments of this educational institution. I understand that in response they're told by the developers that this acreage is too expensive. And so we meet in a conflict. As one possible solution it has been developed that, or suggested, that instead of permitting Central to acquire an additional 10.6 acres, the number of acres I believe that they have indicated that would be necessary, that a lesser number has been proposed with a certain number of acres to be presented and used on a mutually shared use basis with the San Antonio Independent District. The Brothers do not wish to appear uncooperative. They do not wish to say they will not share, but they must again bring their experiences, which is that beyond temporary sharing arrangements, sharing arrangements are fraught with problems and they are not today able to commit themselves to approve this project and be without assurance that they will have sufficient ownership and control over the minimum number of acres they feel necessary. Now, we have spoken in terms of 10.6. I understand that there is a negotiable area there in terms of the number of acres in addition to what they presently have and what they would need. That would be my effort to express to the Council the position of Central Catholic. If there are any questions, I would be happy to answer them.

MRS. LILA COCKRELL: Yes, sir. One of the real concerns, I guess, would have to be at what point do you feel the Brothers would be in a position to purchase the number of acres that they would feel would be desired?

MR. KENNEDY: At what point?

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MRS. COCKRELL: Yes, in other words, is it a matter of five years, ten years or twenty years?

MR. KENNEDY: I would have to say that I do not know. That question has not come up. I would be inclined to think, that as soon as the land is available that the Brothers would meet that problem aggressively and constructively and probably successfully, so I would be inclined to think they could.

MRS. COCKRELL: The reason I asked that is that we've been told that since I think 1952 that efforts have been made to acquire property and yet I believe that only two small parcels have thus been purchased and so the matter of financing I think is one that we have to face realistically. I've heard a figure mentioned. I don't know if it's an accurate one in terms of million dollars. Is that the figure that I had heard mentioned?

MAYOR BECKER: 880 at \$2.00 a square foot. Ten acres at \$2.00 a square foot is roughly I think \$880,000.

MRS. COCKRELL: I see. Just under \$880,000 is very close to a million dollars. And so I was just bringing the financial realistic picture as part of it being in consideration.

MR. KENNEDY: I'm unable, I come here without authority to answer your question, but I do have enough experience with the Brothers of Mary in representing in other areas to know that they are totally dedicated educationally. They've been dedicated to the area of Central, and I know they have not succeeded in acquiring other land. Whether that was a matter of price or whether that was unwillingness of land owners to sell, I do not know. But, I would hope that this Council would assume that since the Brothers have committed and said they need an additional 10.6 if they have it they think this is a great project. I have to assume that they can pay for it when it's ready to be purchased.

DR. JOSE SAN MARTIN: Mayor, I have a question. Are you speaking only on behalf of Central Catholic or also on behalf of Providence, because we have had some kind of a joint approach by both institutions and my understanding as of 15 minutes ago was that Providence High School did approve their agreement in concept that was made last night subject to review by higher echelons of administrative boards of their institutions. Are you not speaking not only on behalf of Central or as a representative jointly for Central and Providence?

MR. KENNEDY: I have been asked by Dr. Windisch, the Director of Central Catholic to speak. I do know, however, that they are working hand in hand with Sister Emily the principal of Providence, and I think there is no doubt Providence and Central are in accord. I understand that Providence is not in the same position in terms of needing additional land.

DR. SAN MARTIN: I realize that, but 15 minutes ago I was told by Sister Emily that she approved the concept of last night's agreement - subject to her board. Now you tell us that Central is not. Have they disassociated themselves?

MR. KENNEDY: I cannot answer your question. I only know what Dr. Windisch spoke to me.

DR. SAN MARTIN: The thing that concerns me very much is that time is of the essence and we are asked to approve something today that is still somewhat in limbo because we were under the impression that Central and Providence were in full accord and they were making a joint presentation. And, in fact, Sister Emily is over there perhaps she can..... Mayor, can I call on Sister Emily because she is there, and I think it should be cleared as to whether this joint presentation that we have heard so far is now not a joint presentation any more.

SISTER EMILY: Thank you, I would just like to say that we still are working with Central, and I think my conversation with you was directed to the fact that we are in support, as Mr. Kennedy said, with the concept of New Town. The negotiations are still under way about the concept of the agreement of last night, and they have not been approved totally.

DR. SAN MARTIN: Well, we have a written agreement right here in front of us that was handed to us this morning, it's not signed of course.....

SISTER EMILY: It is not signed, that's right. That's what I was referring to, Dr. San Martin, we are still working with Central.

DR. SAN MARTIN: In other words, this is still subject to further agreement, not only by you and Father Windisch before it is taken to higher authority.

SISTER EMILY: To the Board, we have to direct it to the Board. Yes, sir.

DR. SAN MARTIN: Okay, thank you.

MR. ALVIN PADILLA: Mr. Kennedy, may I ask you a question, sir? I'd like you to clarify something for me. This morning downstairs in the "B" Session we were told by one of the men with New Town, Ltd. that an agreement had been reached with Central Catholic. I don't believe he mentioned Providence, as to the acreage. I believe, he said an agreement as to how much acreage has been made, Father Windisch expressed some concern to me relative to the sharing aspect of this. He did not refer to the acreage at all. But, you did refer to 10.6 acres, I believe. Are we to understand that the, what is the position of Central Catholic relative to the acreage at least? Has there been an agreement reached on acreage but not on the sharing or what?

MR. KENNEDY: It is my understanding that an agreement has not been reached. I understand also this morning that Dr. Windisch has been criticized somewhat severely over whether or not a binding agreement was reached last night. I would restate again, Father Windisch and I know Sister Emily would share this, they are willing to do and to continue working as long as and as much as necessary to resolve it. The 10.6 acres that I referred to I am told by Dr. Windisch that is the additional acreage needed, this is what is desired. It is my understanding that that is a negotiable number of acres in terms of how far that Central Catholic could yield in capability of carrying out their educational programs.

MR. PADILLA: But, was an acreage figure agreed to last night? Now the New Town people said yes earlier this morning. I'd like to know what you have to say about that.

MR. KENNEDY: I was not present.

MR. PADILLA: Can we ask Father Windisch?

MR. KENNEDY: You can ask Father Windisch, but it was my understanding that there was no agreement, but there was an attempt to reduce to writing a letter which was presented to me this morning and to Father Windisch this morning.

MR. PADILLA: This letter is signed by Mr. Honts?

MR. KENNEDY: It is and it was presented for signature by Father Windisch and he has not signed it, and indeed, I had to advise him not to under the circumstances because of the lack of clarity in the very provisions. Now there has been, obviously, some meeting of the mind of these parties to try to resolve this matter. But, it is apparent to me, and I was not there, but it is apparent from looking at this letter, that the proposal of the agency is to cut down the number of acres that would be owned by Central and to utilize shared acres. This is an area which, as a last resort, Central would be willing to pursue further, but the point I think I am being requested to make to the Council this morning is that from their experience in education, shared facility ownership, joint ownership between Central and San Antonio Independent School District and some one else isn't feasible.

MR. PADILLA: Well, I just want to be absolutely clear so if you pardon me, I'll go over it once more. I understood from Father Windisch this morning, and this is entirely consistent with what the New Town people told me since they didn't address the point, that an agreement had been reached on the acreage, rather New Town people did say that, Father Windisch did not. They said an agreement as to acreage had been reached last night, but Father Windisch expressed concern as to the sharing aspects. The New Town people did not comment about that at all to me. Am I to understand now that no agreement whatsoever, not even as to the acreage, was reached last night.

MR. KENNEDY: Father Windisch said that an agreement was not reached. He states, again, that it was agreed that they would remain open to discuss the matter.

MR. PADILLA: Thank you.

MAYOR BECKER: Would it be in order, Mr. Kennedy, to discuss exactly what is contained in that proposal with respect to the amount of acreage and the price, or was there a price quoted?

MR. KENNEDY: No price that I noticed. I have no, I see no reason why we shouldn't discuss the letter. I'd only comment that at this point my client hasn't signed it and agreed to it. I certainly have no objection.....

MAYOR BECKER: The reason I'm asking that is because I'm trying to get a sense as to what degree of negotiations were entered into and as to the depth and intent. Now, is there an acreage figure quoted?

MR. KENNEDY: Mayor, this is a letter that contains.....

MAYOR BECKER: If you think it prejudices or jeopardizes your client's position, then I won't ask you to do it publicly.

MR. KENNEDY: No, I don't think it does at all because my client has not signed this letter and does not wish to be in any way put in the position not to assert what he believes his primary object is.

MAYOR BECKER: The reason I'm asking that is because I think it's the consensus of this Council that we wish to, in every way possible, protect the interest of the Central Catholic High School in their request consistent with what's fair and reasonable and equitable for both parties.

MR. KENNEDY: We wish to do that, and I think probably the major point, if I may proceed it, is that from what I understand, the Father Windisch and those whom he consults are very concerned, based on their experience in education, over the feasibility of joint ownership.

MAYOR BECKER: I understand that.

MR. KENNEDY: And beyond that, their next concern is to have enough acreage to do the job.

MAYOR BECKER: Now, would you mind then quoting those acreage figures?

MR. KENNEDY: Would you like for me to read the letter?

MAYOR BECKER: If you care to.

MR. KENNEDY: I know of no other way to do it because.....

MAYOR BECKER: How lengthy is it, may I ask?

MR. KENNEDY: Well, it's two pages, two and a half.

MAYOR BECKER: Well, why don't you summarize the highlights of it.

MR. KENNEDY: Let's see if I can. Not having been present at the meeting, let's see there is a reference, preamble where it's recited that these parties would work for certain common objectives. "Number one, acquisition by the San Antonio Development Agency of approximately two acres immediately contiguous to Providence and Central and within the confines of Brooklyn and Camden for practice football and track field facilities." This letter says, to be jointly used by Central Catholic School and by the residents of San Antonio New Town, and I would stop right there to say that this is a primary point of disagreement. We would say to be owned by and used by Central High School and perhaps open to shared use to some degree. This would be an area which Central would certainly negotiate. But, we feel that these acres of this tract ought to be on property belonging to Central. "Item two, acquisition by the San Antonio Development Agency of approximately one acre of land contiguous to the San Antonio Independent School District middle and elementary school site and across, not more than one street from Central and Providence, such facility to be jointly used by Central Catholic High School and by the residents of San Antonio New Town. Number three, acquisition by the San Antonio Development Agency of approximately three to six acres of land within a three-fourths mile radius of Central Catholic High School and Providence High School for use as additional recreational purposes as needed. Such facilities to be jointly used by Central Catholic High School, Providence High School, San Antonio Independent School District, and by the residents of San Antonio New Town. Number four, it is a mutually agreeable

objective that all parties concerned share the cost of land acquisition, development, building and land improvements encompassed in Items one, two, and three above on a basis which is pro-rata with the space and time such facilities are utilized by the various participants. Ownership and control of such facilities will be established on the basis which is acceptable to Central Catholic High School and Providence and the San Antonio Independent School District and would be either in the hands of Central Catholic or Providence, San Antonio Independent School District or a mutually agreeable public or private entity. Number five, it is understood that the first objective of San Antonio New Town, SADA, Providence High School and Central High School is to achieve a mutually acceptable shared use of the facilities described in Items one, two, and three above. However, should it not be possible to achieve any, or all of the objectives, so set forth it is agreed that the land for those facilities that could not be made available on a shared basis would be made available to Central and Providence with Central High School and Providence paying the full cost of the acquisition." This is substantially the portion which Central Catholic has been requested to approve and unable to do so this morning for the reasons mentioned.

MAYOR BECKER: They don't have their.....

DR. SAN MARTIN: On Item number five, Mr. Kennedy, is this sufficient to guarantee that it is agreed that if this land is not made available on a shared basis, then it would be made available to Central Catholic and Providence with both institutions paying the full costs. Isn't that enough of a guarantee to assure you that you would not be left out in the cold? And also I think that Mrs. Cockrell's question is of primary importance before we can make a decision, and it is if the land is available as soon as it's turned over to SADA. How soon after that is Central prepared to utilize the land by actually buying it? This is something that we have to know more about.

MR. KENNEDY: To my knowledge that question has not been raised before.

DR. SAN MARTIN: Yes, it has been raised before yesterday.

MR. KENNEDY: I would be glad in my commitment to, I say I would be glad to try to resolve that question either now or later and advise the Council.

DR. SAN MARTIN: It has to be resolved because we are being asked this morning to make a decision and vote.

MR. KENNEDY: Well, may I consult at this moment with Father Windisch and see if he has the answer to that question.

DR. SAN MARTIN: Well, I'd be perfectly satisfied but some kind of firm commitment must be made by the authorities at Central as to when they will begin to acquire this property.

MR. KENNEDY: Yes, sir, may I take a moment?

DR. SAN MARTIN: Yes.

MR. KENNEDY: Of course, we, this comes to him a little bit in terms of the pricing. Nonetheless, Central is committed and feels committed from the time that it has expressed its concern. It has said that it needed 10.6 acres knowing that if it was made available, it would pay for it. This is the statement that we will make to you today.

DR. SAN MARTIN: This has not been made before in such a firm commitment, so I appreciate that. Thank you.

MAYOR BECKER: Well, I'd like to make a request only on behalf of myself and that is simple as follows, that the land, the 10.6 acres of land that the Central Catholic School and the Providence School has been requesting be made available to that school in a manner that is contiguous to the property that they already are occupying and at a cost figure that is equal to the going in cost of the developers of the San Antonio New Town, SADA, et al, and that that be done without any further delays as far as agreeing upon it and that we close this part of this matter before we try to proceed with the rest of this situation. I cannot understand, with all due respect to the exigencies of Real Estate and the necessities for returns on investment and all that, I do not see the equity in, first of all, causing an institution that's been there, as we went over yesterday afternoon, for 43 years or whatever it is, and then Providence which has been there for 20 some odd years, to be forced to share on a common basis, so to speak, with another school district. That's number one. Number two, to be accepting parcels of land that are not adjacent or contiguous to the school district and one tract in fact three-quarters of a mile in distance and all that sort of thing. Now, I'm afraid that in my own views I may be reflecting a warped view perhaps or a view that is extreme, but I don't think so, and I would like to see this question resolved before we even attempt to proceed with the rest of it.

DR. SAN MARTIN: I support you on that movement, Mr. Mayor.

MR. PADILLA: Mr. Mayor, we suggested that to the staff this morning. That they incorporate, as one of the conditions in the action that we will consider this morning in the interest of Central Catholic. May I suggest, as far as I'm concerned, the statement that you made is entirely acceptable and should be included.

MAYOR BECKER: All right now, will someone make that in the form of a motion?

MR. GLENN LACY: I make that in the form of a motion.

MAYOR BECKER: Is there a second to it?

MR. PADILLA: I second it.

MAYOR BECKER: All right, will you call the roll, please?

MRS. COCKRELL: Mr. Honts has his hand up.

MAYOR BECKER: We'll just hold up on the roll call until Mr. Honts has a chance.

MR. BOB HONTS: Mr. Mayor, thank you for the opportunity to say a word. The meeting last night, we thought, went very well and as a matter of fact we thought a concensus was achieved. We even discussed whether or not we should mutually initial this draft which was drawn together last night. Unfortunately, legal counsel was not there evidently for Central Catholic and this morning they felt they should not execute this.

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Speaking now without having caucused with the financial committee of the New Town, I will have to say that to achieve the purpose which the intent of your motion, sir, would request would render the San Antonio New Town project financially unfeasible. We bent to the extent that we could, as a matter of fact, I think Father Windisch and I almost were able to reach an agreement with respect to the total use which Item No. 5 would have guaranteed them. Obviously, the difference between that and your motion was to make available some land not contiguous and some land contiguous. But the impact on the project is in excess of 5 million dollars negative which is enough to unbalance the cash flow, and we'll be glad to demonstrate that to you. This is certainly at the wisdom of the Council. No one's enough taken the trouble to look at those numbers so we'll be glad to make them available. We've done our best and, obviously, you, Central Catholic or Providence would not want an In Town project that couldn't make the land available because it just couldn't balance. That's our position. So we respect your judgment. We'll do what you want.

MAYOR BECKER: Bob, I'm not trying to deny your right to explain your figures and I'm not certainly saying that they don't reflect in your own judgment what is exactly fair and equitable to your project. I do feel this, however. That in this connection there must be overriding consideration and in an attempt to protect this school system from some sort of, you might say, conveyance that is untenable, in my own opinion, having a little bit of experience in real estate matters. It's like sharing a one room house with six or seven different families, you know. It is pretty hard to do particularly if there are relatives involved. Now..

MR. HONTS: Mr. Mayor, I think as we made plain in the last condition of the letter that if the sharing were not compatible to them, we would make the same land available to them. The key issue is not sharing. Certainly, HUD looks that as an innovation and school facilities, public and private, are typically not utilized as much as they should and the public deserves a better use on their investment. But if that's not compatible, we agreed to make that land available to them. The key issue is whether that full 10.6 acres can be financially feasible placed in their hands. It's our position that it cannot be and if the Council takes a position that it must be then this project is not financially feasible, and we'll be glad to show that later. We're not doing that as an ultimatum. I'm just trying to let you know that we would have no choice in all probability but to withdraw the application.

MAYOR BECKER: Now, let me please just one second further Reverend... As you can tell also this morning there is great concern with the closing of Soledad Street and/or McCullough or whatever these other streets are that have been discussed and the situation that was reflected by the map shown in the paper yesterday afternoon. So, there are going to have to be compromises, and I think you should be prepared at this point to recognize that. Now, I would suggest that in lieu of the Central Catholic situation and that also in lieu of the streets that must be maintained such as McCullough and so forth and the inability of this Council, perhaps, to reconcile itself to the fact that these streets should be closed that you should then, therefore, be given the right of substitution to some other parcel of land that you could include to attempt to make the difference between what has been imposed on you in the giving to the Central Catholic and the rejection of the closing of these various streets. So, Cliff, you're well acquainted with right of substitution and all that sort of thing in real estate matters and so are you Bob. So, let's just contemplate that for the moment and I hate to drag this out forever and a day here, but it looks like that. It is now 12:30 P.M. and in the interim period we might enjoy lunch and you, once again, might be able to meet with the representatives of the school system and see if you can arrive at some method by which you can effect some consummation of this disagreement. Do you think that....then Reverend excuse me you proceed.

REV. BLACK: Well, if you're prepared to withdraw the motion, then I certainly would not have anything further to say but I felt that the motion is still before us. I think we then should address that motion.

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I'm certainly sympathetic with Central Catholic in terms of what they're trying to do. I would not like to make that the issue around which I would vote the death or life of this issue of this project. It seems to me that what I'm hearing from the developer that this could be a vote of the death or life of the project and it seems to me that it would not be proper to not vote on the life and death of the project in terms of a more substantive of a larger area of concern rather than to vote on the life and death of the project in terms of something that might have some possibility for compromise, might have some possibility for working out. So, I would certainly suggest that if we have no other way of dealing with this that somehow we might have members of this Council sit in on the negotiating experiences and report back to this Council, because Mr. Mayor, I just would not find myself voting. While I'm sympathetic with Central Catholic, I would not want to vote on this issue as a death issue of the project.

MR. MORTON: Mr. Mayor?

MAYOR BECKER: Yes.

MR. MORTON: Could I ask Mr. Honts to come back up to the podium here? I wouldn't make this statement, Mr. Honts, if you were not a professional. If it were just an ordinary citizen coming up to make a statement, I wouldn't say what I did. You made the statement a few moments ago, I'm assuming, this Council that we had not taken the trouble to investigate your figures. I resent that statement because, very frankly, I think this Council is trying very hard to make sure that in our deliberations we have taken this into consideration. Certainly the interest of San Antonio and its future as well as the interest of the developer. I think it is out of order for you to make that statement. It is not in any way persuasive to me that you say that this thing will fall or stand on this one issue. Very frankly, I realize that we're talking about a very complicated, comprehensive long range program, but if you are looking at something that doesn't have a variance of 10 percent, one way or the other, I'm not for sure that the City should enter into this thing at all because we don't want to be involved in something that is not going to be successful for the City as well as for the developers and if you can't stand in a 100 and how many acres?

MR. HONTS: 125 acres of residential.

MR. MORTON: Okay, out of 500 acres that we are the total area that is being considered, spots within the 500 acre area.....isn't that right?

MR. HONTS: 125 that can be acquired for residential.

MR. MORTON: That's right. If this thing won't stand, the 10 acre variance, one way or the other, very frankly, I want to get educated on why it won't because that kind of agreement and almost an ultimatum really doesn't have a ring of truth to it to me.

MR. HONTS: Councilman Morton, let me apologize to you if you thought anything I said addressed this Council's unwillingness to study this project. They've spent hours since they've been elected doing this. Unfortunately, they are a new Council. We've been involved in this now 15 months and it was necessary to kind of have a moratorium on it during the election. We've done our best also to have to try and make those facts and figures available. On this particular issue we'll be pleased immediately after the recess if some kind of an agreement is not possible before then to show you why we say we can't move into other areas to acquire other land to replace this particular 10 acres. If you don't agree with the logic that we're following and if you can show us land to acquire that would do the same thing, then we'll be glad to try and make that adjustment, sir.

MR. MORTON: Well, I think what the motion is really stating is simply this: That we would like to see Central Catholic have their 10 plus acres of land and we want you to exploit every other avenue to insure that they can do it.

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Now, if it gets down to the point you've explored every other alternative and you still can't do it, then I think we would like to look at the question again.

MR. HONTS: Councilman Morton, I really believe we have and I welcome the suggestion that perhaps Council members and even members of the press might sit in in the agreements that might be reached and if you can show us another way to move with it that leaves us with the project that can be financially feasible and approved by HUD and the City, we're certainly willing to look at that.

MAYOR BECKER: Bob, let me say this to you please. If, in fact, you lose some of your acreage through the giving of the property to the Central Catholic at your cost and the streets are not permitted to be closed and so forth, then it would seem to me the reasonable fall back position would be not to apply for such a large loan. In other words diminish the amount of the loan by that amount that is not required any longer, so you automatically bring your figures back into balance. Now, I might of been, you know, born in Wyoming, but it wasn't yesterday and I didn't exactly come into town on a load of green wood, so let's just, you know, deal with each other man to man and establish first of all that I don't think that, as Cliff Morton tried to point out, that this minute an involvement in this thing, even though it's rather large at this particular moment, 5, 10, 15 years from today it will almost be a forgotten issue but this minute part of this thing could be the rise and fall of the Roman Empire. So, let's not, you know, say that if we have to do this then we are, in fact, damning the project and absolutely sentencing it to death because that isn't our intent at all.

MR. HONTS: Mr. Mayor, my mission, as I understand it, to the investors of San Antonio New Town to this City and to the San Antonio Development Agency is to make everyone involved aware of the issues as we face them. The issues as we face them are that the Department of Housing and Urban Development has set a minimum number of population and a minimum size on what they consider to be a New Town as opposed to a planned unit development or a smaller project. We are approximately a thousand people below the minimum originally established. They have agreed that that is close enough to it. We started with about 250 acres of acquisition within the 550 acre area and detailed appraisals and detailed reviews of the site have shrunk that total acquisition down to 194. One of the key issues as to whether this project is feasible lies in the area of density. Are we moving more people into the area than the area should support? It is our judgment even as much as we have shrunk the total size of the area with the same number of things going into it that it still is not beyond that red line. We are to a point where losing 10 to 15 percent of the land that can go into residential use with absolute physical barriers of where we might go and still have contiguous residential land leave us with a project that has gone below the red line, sir. That affects finances, and it affects the feasibility of a project that can be approved and one that you would want as a City and that we, as investors, would want to undertake. Our position is only to let you know in advance, not after your actions, but now, that we are to that point, that we have tried to find a way to allow Central Catholic to acquire all the land they need hopefully with shared use of facilities and they agree it's a common good goal. One, that question that might be achieved, but one, certainly, that HUD has gone on record for. We're on record for saying it should happen. If it can't happen, then we've said we'll make the land available to you, some contiguous, some immediately across the street, and some within a half-mile where the youngsters can go without getting into a bus, down a green belt system to the playfield and practice fields that are there, sir. And, that was the agreement that we thought we had with number five being their fallback. If you can't share it, it will be yours.

MAYOR BECKER: I would seem to me that if, indeed, HUD is really desirous of creating these New Town In Town projects for the benefit of the cities in which they're to be accomplished, they would certainly be willing to give a variance and allow a variation on this type of project in recognition of what I consider to be prior rights that were

established as of 1951 be the fact that they did proceed in a rather deliberate pace, let's say, in the attempt to acquire additional properties. The school was faced with financial problems as most school systems are, so I do think they've established somewhat of a right to consider themselves as having prior rights. I would ask HUD for that variance if I may suggest that, and I would imagine that in their wisdom they would even grant it. In fact, I'm not trying to read things into the record that are false. I'm merely suggesting these.....

MR. HONTS: Mr. Mayor, we are on record as having asked for a smaller population project which is, in effect, what you are saying. HUD has denied our ability to go lower than where we are in that respect. Obviously, the decision before them and perhaps the City should enter the negotiations at this point in that regard. It's our judgment that it's just not a possible thing, but we're glad to ask, if you know, if the time frame and the City would want us to pursue that.

MAYOR BECKER: Well, I think this, and I'm not well, I see Howard's gone, but the City as far as I'm personally concerned, the Council may see otherwise, but would certainly be willing to act as an advocate in this matter and try to reason and convince HUD that this is something that's not born out of capriciousness or just whim but as a matter of real substantive fact and must be dealt with in a fashion accordingly. I think we could help convince them. I really believe this.

MR. HONTS: Would it be the pleasure of the Council to understand the reason why we can't seek other land to replace this land, or do you want to do that later?

MAYOR BECKER: Well, I want to let Al Padilla first ask his question, Bob, he's been waiting.

MR. PADILLA: I just wanted to make a comment, Bob, one of the great concerns that I have in my mind, I know that you fellows tell us that in final analysis it will be accountants and lawyers that take care of all of the contracts and the figures and so forth. But, I can appreciate the concern that Central Catholic has. I made the remark this morning in the "B" Session, that I didn't want to see us faced with the situation where it was either Central Catholic or the whole project, because in that instance it could very likely be Central Catholic that gets left in the wake of this thing. Now, the only trouble was that I didn't anticipate that you would make that point quite as soon as you did. But, what I'm trying to establish is that while we shouldn't at Council level engage in detailed planning, we do have to assure that institutions such as Central have some sort of relief for their needs, and this is entirely consistent with your concept of New Town, is it not? That provisions, adequate provisions be made, not only for educational institutions, but other agencies and institutions that are conducive to a good community.

MR. HONTS: I think Father Windisch and I are in agreement that the objectives - their objectives to expand and our objectives to create a vehicle to help them expand and to build a new town are not incompatible.

MR. PADILLA: It seems, though, that the necessities of cash flows and what have you, balance sheets, make your position a pretty firm one that doesn't leave much room for granting them the relief that they need. So, how in the world are we going to work this out to their satisfaction. They should get a little satisfaction out of the whatever agreement is finally arrived at. If you're locked into such a

hard position that you're not able to adjust anywhere near as much as they need, as I said in the beginning, the reason I'm concerned with it now, I'll grant you that normally this shouldn't be something we should be talking about this time, but if we proceed into the project, and we come to a point in time when it's either New Town, \$100 million worth of improvements for San Antonio or Central Catholic High School, I have a strong feeling that you know which way we're going to have to go then; and I hope we don't come to that. And, as I've said, you indicated that we're there now.

MR. HONTS: Councilman Padilla, we, you said we should try to give; we have tried to give approximately 9 to 10 acres worth. Some of where they wanted it as a first choice, hopefully, utilized to the maximum by other facilities and institutions there although we said if that's not possible then it would be their own - some within a half mile to three quarters walk from where they were without major street problems and in a green belt system. And, that has a negative impact also on a cash flow but one we think is acceptable.

MR. PADILLA: And one that they don't seem to accept.

MR. HONTS: Well, it depends perhaps on when you talk. And as I understand it, it's not just that they aren't accepting that as a possibility they didn't want to sign the letter because they thought that somehow that took away some legal rights from them, although we tried to say in the letter and they generally agreed to that wordage that it was a concensus that two individuals had reached - not a concensus of the organization. I've not been before our finance committee. Mr. Martin was not even able to attend the meeting, so SADA has not been involved. We followed Mayor Becker's suggestion, spent a very interesting evening exploring the objectives of both groups, we thought we had reached an understanding. Unfortunately, legal counsel for Central Catholic was not there nor was it there for us. We were to the point of shaking hands and initialling the letter and decided as a gentlemen's agreement that was not necessary. Now, there's some disagreement there but there were lots of people in that room. We would have not have made the statement this morning that an agreement had been reached, if we didn't think one had. So, if it can't be done, if there's no way to get together then perhaps it has to be based on the basis of where it is, but the negative impact on top of the other negative impacts that the cash flow has sustained in the past 90 days, well I might add over 20 million dollars of additional acquisitions costs based on detailed appraisals. We started with the 21 million dollar figure went to HUD with that and in detailed appraisals well, that's increased to \$41 million for about 30 acres less land. That's very tough to sustain and yet there were margins to do that. I don't know any way to do it, but to be hones and you should know that now.

MR. GLENN LACY: Mr. Mayor, I would like to ask Bob this. He already mentioned a moment ago I believe that you in your first survey, you considered all the areas so you already have overlapping surveys that easily make up this and if it could be worked out would that be something for us to consider? We might pick up that extra acreage and nobody would have any trouble. Central Catholic would get theirs and we wouldn't lessen our impact area.

MR. HONTS: Councilman Lacy, we have a map that shows the acquisition costs per square foot within the New Town area and as you come south which if I could call for that map. Where is it? I think that will show you the realistic wall that we face. The freeways bounding us on three sides, the downtown forming a price wall that we just can't stand with respect to residential properties.

MR. LACY: Not a little niche left.

MR. HONTS: No, sir, in all honesty, we squeezed as hard as we could squeeze and the turnips given all it can. To explain - the barriers that that realistically we face the land which is colored is acquisition land involved within the Title 1 boundaries with the exception of the Alamo Plaza Project which is a potential redevelopment project area. The land that is white cannot be acquired because of existing uses such as Central Catholic and Providence, First Baptist Church, and many businesses and private uses that are standard, historical structures and so on. The boundaries formed by the freeway on the north and on the west side are, in HUD's judgment and frankly in our judgment, incompatible as far as trying to jump over that freeway and still fall in a part of the New Town development. The realistic barrier that's formed by the Broadway development area on the east leaves us with, again, a barrier that, number one, could not go into a residential use and number two is more expensive than can be acquired. Then if you'll notice as the land moves from the yellow which is the \$1.00 to \$3.00 a square foot land up near Central Catholic and Providence there is some green there which is \$4.00 to \$6.00 next to Central Catholic and Providence. As you come south the colors change from the darker green to the lighter green which is \$6.00 to \$12.00 a square foot begin to turn orange and brown and then different colors there until it gets up to a \$48 per square foot figure. If we tried an end run around the East we run into HemisFair and Joske's and prices in that area that are similar. If we try an end run to the West, then, of course, there is the Rosa Verde Project, the Mexican Market and, again, the ball plan is not contiguous. The dilemma that we face, members of the Council, is that it is very difficult to carve out.

Guy, you might indicate 10 to 11 acres out of the primary residential area and still have what would be left. The suggestion that was proposed last night would be that a gymnasium and a practice football field go immediately adjacent to Providence, the gymnasium across one street, hopefully, a dual gymnasium facility shared by two schools with the cost shared by the two entities perhaps different floors, for a gymnasium can go up, as we all know. Hopefully, with the practice facilities utilized somewhat by both entities. With additional land being located immediately to the north of the New Town project where it is possible to get under the freeway and within a half or three quarters of a mile from Providence and Central Catholic for an additional practice field or in fact a stadium. That was land that can be acquired in our judgment at a reasonable cost and could be utilized exclusively or in a shared way by the schools that are involved that way access from Central Catholic. Guy, you might trace - would be across one street to the Lone Star Brewing Area through a park and into the River park area which is there and under the bridge. This was an attempt to compromise. If we put housing over there we have a problem because HUD has indicated that's not a feasible thing to still have connected to schools and to the facilities that are there; shopping and other, and if we put commercial there - it's just a different kind of thing.

MAYOR BECKER: Commercial, of course, Bob, would be hard pressed to fit across the expressway and still be considered usable.

MR. HONTS: Yes, sir.

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MAYOR BECKER: But, I think in this connection, I'm not speaking as an authority on this matter but from what I've observed in what experience I've had in this world that certain apartment dwellings certain condominium type dwelling or single family residence or low rent type density or whatever it is you call it could, indeed, go across that expressway providing there is a means of traveling to and from both areas by foot, such as those overpasses that extend across the expressway. Now, you know this country is full of buildings that are built in series 1, 2, 3, and 4, and yet are all considered connected like Ambassador East and West Hotel in Chicago is a classic example that survived decades. I guess, of being separate and yet has been a very successful hotel. Now, we're not trying to hold your feet to the fire on something just to be arbitrary or accusatory in this situation, but I do think that HUD, if they are indeed interested in seeing this project succeed and seeing it become something that will be beneficial to the City of San Antonio, is going to have to bend and I think their chances of bending perhaps are better than our chances of bending. So, my recommendation at this point, at least, would be to adjourn for the time being and try to have lunch and prepare our disarray here and then come back after lunch, say 30 minutes, and continue the .....

MR. PADILLA: Can I clarify one point, Mr. Mayor, before you do that.

MAYOR BECKER: Yes.

MR. PADILLA: Bob, maybe you can help me with this or perhaps it will take the Father Windisch. Yesterday, as I recall, we established the fact that Central presently has some five acres, is that correct or am I.....?

MR. HONTS: Central and Providence together have about nine as I understand it.

MR. PADILLA: Presently?

MR. HONTS: Yes, sir.

MR. PADILLA: All right, that's all right. They are requesting jointly, so to speak, we hear Central, but I believe yesterday the point was made it was for the two schools an additional 10.6 acres.

MR. HONTS: Yes, sir.

MR. PADILLA: So, that we have approximately a total of 20 acres assuming that all of the land Central is requesting is granted them. Approximately.

MR. HONTS: That's right, sir.

MR. PADILLA: So we don't have 40 for two schools we have 20?

MR. HONTS: That's right.

MR. PADILLA: Okay.

MR. HONTS: For about 1800 students, Father, for the two schools? 1,400 students for the two schools?

MR. KENNEDY: Mr. Mayor, would it be possible to make a brief response?

MAYOR BECKER: Yes, sir.

MR. KENNEDY: As Rev. Black pointed out, Father Windisch would not like for Central to bear the burden of being the yes or no to this project. That's not the wish to be cast in that role.

MAYOR BECKER: I don't think that the school is being cast in that role.

MR. KENNEDY: We wish to offer again to the New Town In Town developers our assistance. I think Central is already in the business of offering cultural development to the inner city and needs the help and welcomes it and wishes to work with them, but it seems that our needs become their almost insurmountable problems. It seems to me, and I'm relatively new in this whole problem, that what we need to do is sit down, as we might in any business transaction of any importance, with the parties there, with the authority to speak and let's face these matters over an orderly period of time, and I don't see how it would be possible to do that during a recess. For example, Central will make ourselves available to meet - to go at it in an orderly manner quickly without delay. We would welcome the participation of any member or members of the Council in those negotiations. We'd do everything possible to cooperate.

MAYOR BECKER: Fine. I appreciate that, Mr. Kennedy. The only point I'm trying to make is that we don't want to be deluding anyone into a false sense of security here today by the passage or the approval of the New Town In Town, that this problem has been dispensed with and gone away because it's still present, still with us, and I'm only trying to bring it out at this point so that it can be dealt with before this Council approves this request. I think the chances, frankly, and I just have to deal in this connection as a negotiator, the chances of working this out at this point are better for the school than after its approval and that's just almost good common horse sense. So even though it is a rather unusual way of trying to arrive at a solution, we do things perhaps in an unusual fashion down here. So while certain of us are having lunch or sandwiches or something it may behoove both parties to try to sit down in one of these offices around here and come to some satisfactory conclusion on this matter. Now would you please, Rev. Black, enter this into the records before we recess here.

REV. BLACK: Mr. Mayor, we have this letter from H. B. Zachry Company, H. B. Zachry, Chairman of the Board:

May 9, 1973

TO: THE MAYOR AND CITY COUNCIL

The "New Town In Town" proposal is to be presented you tomorrow. It is my recommendation and my request that the City Council approve it.

San Antonio's "best interest" is the proper standard of measurement for all civic projects. This so eminently qualifies.

The basic contract, the specification requirements, demand high quality planning and construction, a flexibility to resolve City design conflicts is built therein. With it a great downtown re-development program can begin. I cannot see any successful procedure otherwise within the reasonable future.

/s/ H. B. ZACHRY

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MAYOR BECKER: Now would you like to offer a motion to recess?

REV. BLACK: I move we recess.

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73-24 The meeting recessed at 1:15 P. M. and reconvened at 2:10 P. M.

MAYOR BECKER: Where is Mr. Honts? Are you still with us, Bob?

MR. HONTS: Mr. Mayor, we prayed over this issue at lunch, and I will have to say that we are not together. I think probably there was some progress made, but I would feel and I don't know whether the Council is going to act today or not, but I would feel that additional time might be useful, and I would ask and I don't know but what Father Windisch wouldn't support this, that some one or two of the Council that might have the time would participate with SADA and with the developer and with the schools involved in evaluating the needs and in trying to reach the type of an equilibrium that might be mutually feasible.

MAYOR BECKER: Well, what does either Mr. Kennedy or Father Windisch - are they still present?

MR. KENNEDY: Mr. Mayor and Members of the Council we have consulted Father Windisch and had a talk with Mr. Honts. I agree that no new vision of a solution has been reached. We would share that view though that we ought to meet together and we should have a little more time. We have said to this Council that Father Windisch as a result of his study has indicated a requirement of 10.6 acres. We have no basis today to change that position, but we have a willingness to go back and look at our plans and talk to the architect, talk to the engineers and talk to those who have contributed to this requirement of 10.6 to see if maybe it could be reduced, maybe 2.80 acres for example, and this would be the attitude that we would like to see under any conditions of the Council outlines.

MR. MORTON: May I ask Mr. Honts this question? You mentioned earlier that the area under consideration here - this additional letter that Central Catholic needs is for low density housing?

MR. HONTS: Yes, sir.

MR. MORTON: How many people do you think you would be taking out of your total projected population if this area were used for some other purpose other than low density housing?

MR. HONTS: Councilman Morton, it would range from 450 to 600 people.

MR. MORTON: Okay. The point I'd like to make is this, over the lunch hour I called Mr. Ted Lamont who is in charge of New Communities that HUD in Washington, D. C., and I posed the question to him that there might be a loss of 10 percent of population as a result of this, and I also talked to him regarding the conflict here between an educational institutions and your need for housing in order to make your project viable. He seemed to be very sympathetic toward bending the rules as far as any particular requirements; he said there were no requirements. First of all as far as the minimum population, you can have and still qualify for a loan under New Town, and that he felt that the pluses that you would have out of an educational institution in New Town would certainly outweigh the advantages that you might get by following the rules to the letter. I asked him specifically on the question then of what percentage

of your total housing had to be low income and he says the guide is a "substantial amount" of housing for low income. So, again, I think that there's some room for flexibility as far as HUD is concerned. I find that when you get to the people who really have the last line to say on applying the rules, you find they realize that rules are only guides. That's all they are.

MR. HONTS: Councilman Morton, I hope that Mr. Lamont will approve the acception you're talking about and I hope his superiors will. Unfortunately, Mr. Lamont is not the last line of say in the Community Development Corporation.

MR. MORTON: I understand that.

MR. HONTS: But, if HUD will agree to our removing that low income, moderate income and low density housing, we're perfectly amenable to doing that.

MR. MORTON: Okay.

MAYOR BECKER: Alright now, there was one other facet of this thing and that was the staff's recommendation. Who would like to deal with that?

MR. SAM GRANATA: Associate City Manager, Mr. Guerra, will read that for the record and incorporate the changes you made after I read it to you this morning.

MAYOR BECKER: Alright.

ASSOCIATE CITY MANAGER, CIPRIANO GUERRA: This does incorporate the changes that were brought up this morning and I'll refer to them, or identify them as we go through. This was prepared in response to the request made to the staff yesterday.

TO: City Council

FROM: Mr. Sam Granata, Jr., Acting City Manager

DATE: May 10, 1973

SUBJECT: Staff Evaluation of SANT

The City Staff recommends to City Council approval of the San Antonio New Town (SANT) Urban Renewal Project, currently before the Council in the form of a Part I Application of a Title I request from the Urban Renewal Agency (SADA) of the City of San Antonio to the Department of Housing and Urban Development (HUD), with the following conditions. Some of these conditions have been expressed in the City Staff comments to HUD on the Environmental Impact Statement:

1. Discussions should begin immediately to establish check points for the City so that it may assume its proper relationship for review and approval with the other two partners of this proposed joint development relationship, which are SANT and SADA. We propose that the following check points be established so that these items are brought before the Planning Commission and the City Council for review and approval. SANT should submit each aspect of the plan requiring review to the City Staff and also make it available to the public through the Office of the City Clerk thirty (30) days before the public hearing of the Planning Commission or City Council.

A. Approval of the detailed Project Agreement and Development Plan.

B. A detailed zoning and land use plan for the total project prepared by the developer for review by the Comprehensive Planning Staff. When multi-use zones are appropriate, the square feet or proportions of the various uses such as convenience retail, office, and high-rise apartment should be detailed.

C. Detailed development and reuse plans. Before land is cleared SANT should show proof that each parcel has a builder under contract to start construction of building(s) within 180 days and that the building(s) conform to the approved detailed Project Agreement and

Development Plan.

D. Urban design review. The detailed Project Agreement and Development Plan should contain a section on "urban design". The urban design information should go beyond the systems linkages which are assumed to be in the plans listed above and covers the locational and visual relationships of size, shape and relative scale. Additionally, when individual buildings are to be constructed, architectural drawings should be provided to allow judgment of the quality of construction as well as illustrating the harmonious blending of new and old structures.

E. Changes in any of the items listed above.

2. The Environmental Quality and Design Review Committee proposed in the Environmental Impact Statement is designed to exercise controls relating to the builders. The City Council should approve the membership of the Committee before it goes to HUD. A City Staff member should be a part of the Committee and the actions and recommendations of the Committee should be submitted to the City Manager for staff comments.

3. In the area of citizen participation the Citizen's Association, which is developer controlled during the development period, should not be given or should not assume any powers and responsibilities of the City Government or any other governmental agency.

4. In regard to present and future government the developer should agree that it will not establish any governmental entity or create a special district within the boundaries of the City of San Antonio for the purpose of providing utilities, such as a Municipal Utility District, or for any other purpose. This includes the extension of the boundaries of a Municipal Utility District originally established outside of the boundaries of the City of San Antonio.

5. The scheduling of significant new office, commercial and hotel additions in SANT will have a significant impact on the balance of the Central Business District south of Houston Street. We feel that the concept of the Alamo Plaza Project, which has been recently proposed, to initiate economic stimulation in the heart of the Central Business District (CBD) should be accomplished before other additions of the major office and commercial activities are added on the fringe of the CBD in the area surrounding the Old Ursuline Academy. Once the central stimulation is accomplished, it is felt that additional stimulation in the area of the Ursuline and to the south of the Ursuline would be a fine complement to balanced development in the Central Business District.

6. There are major differences between the SANT plan and official plans of the City and its agencies. It is necessary that these items covering streets and circulation, mass transit, housing densities, and parks be resolved and agreed to with the City before the Inter-agency Cooperation Agreement is signed by the City, SANT and SADA with the Department of Housing and Urban Development (HUD). A most important factor in maintaining the confidence and support of the City is willingness on the part of SANT to commit itself to profit determining and limiting mechanisms similar to those that have been accepted by major defense contractors doing work for the Department of Defense. Of course, a necessary prerequisite to the development of such mechanisms is a mutually acceptable set of acceptable set of accounting methods, systems and procedures. This review and agreement process can take place after preliminary approval by HUD which is anticipated by the end of June, 1973.

7. Due to the unavailability of the latest SANT and SADA detailed financial plan, the City Staff is unable to evaluate the financial impact of the plan on the City. We request an immediate briefing by SADA and SANT to the City Staff that includes the following information so that the City Staff will be able to make a financial evaluation for City Council: (1) an up-to-date copy of the Title VII Volume III entitled

"Management and Financial" or the current form in which is is being presented to HUD in Washington; (2) the financial section of the SADA Title I application, Items (1) and (2) containing detailed year-by-year cash flows for SADA and SANT; (3) the report being prepared for HUD showing the financial impact on all the local governmental agencies; included in this should be the level of service output and project work to be accomplished by local governmental agencies in each of the 20 years of the SANT project, with these work items detailed to show the sources of funds to cover them, i.e., public, SADA, SANT, etc. A question to be answered is the schedule of the tax moratorium, so that time limits can be established by the City, on individual properties.

COMMENT: This is an addition to address Mrs. Cockrell's concern about these moratoriums. Both Items 6 and 7 address your concern, Mr. Mayor, for the \$6 million.

8. The concerns of cultural, educational and historic preservation organizations should be addressed by SANT, as is being done with the Central and Providence High Schools, who should present the results of their evaluation to the City Staff which would act as the mediator between SANT and these interests.

COMMENT: This is an addition based on this morning's presentation.

9. The Urban Renewal Agency should write a letter confirming the statement that this project will not reduce the flow of HUD funds for other projects.

COMMENT: This is an addition based on this morning's presentation.

10. The Urban Renewal Agency is instructed to use three MAI appraisals on this project rather than the usual policy of using two.

COMMENT: Again, this is an addition.

11. So that other local investors can participate in the project the SANT developer offer to involve other investors should be kept open for a specified period of time that is publicly announced.

COMMENT: This is addressed to Mr. Morton's request this morning.

12. The City recognizes that enabling legislation currently under consideration by the State Legislature is essential to this venture. The City Council will review the approved legislation and determine if the mechanisms and procedures it contains are acceptable.

COMMENT: In this area, Mr. Howard Walker, could again review this item with you.

13. Nothing in the action of City Council approving the SANT Title I application should be construed to be an automatic waiver or otherwise make automatically inoperative any existing procedures, regulations or requirements of the City of San Antonio.

COMMENT: That is the basic set of recommendations. We recognize that in earlier relationships with developers the City has acted more as an expeditor in many cases. But here we're entering into a joint venture operation and as such that we view this as a kind of initial stage where we're doing some hard nose negotiation on the mechanisms we will operate under and then we'll work, and we will be committed to work to make this program successful.

In conclusion, the City Staff is enthusiastic about the high impact residential development being proposed by SANT. The concept of providing viable living alternatives for our citizens in the heart of the center city is an exciting one that would complement and speed a trend of citizens looking to the Central Business District as a place of residence.

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The King William Area is an Historic District immediately south of the CBD which has seen a modest trend of rehabilitation and stabilizing economic conditions. This and other indicators show that the SANT concept is directionally correct and that it should be of great benefit to the revitalization of downtown San Antonio along its historic San Antonio River.

SAM GRANATA, JR., P.E.  
Acting City Manager

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MAYOR BECKER: Mr. Guerra, would you please add a rider to this to the affect that \$3,354,568.00, which I think was Inner Loop money and \$2,287,000.00, which part of that storm drainage money is the maximum exposure which the City of San Antonio is obligated for at this writing here. That fixes the amount. The total of those two comes to some \$5,600,000.00, whatever that is. Is that correct? Does anyone else have something to say?

DR. SAN MARTIN: I have a question, Mr. Mayor. Mr. Walker made a comment this morning about that problem lieu of taxes item. Has this been resolved to satisfaction?

MR. WALKER: The problem of what?

DR. SAN MARTIN: You said something about the legality of the in lieu of taxes payment to the City for a certain length of time.

MR. WALKER: Once the State Legislature passes the enabling legislation and, assuming that it is passed substantially as proposed, upon the passage thereof, the legal inhibition which was inherent in the original concept will have been removed, and the City will then be enabled, in my opinion, to execute legal cooperation agreements and Urban Renewal will be enabled legally to adopt the conceptual plan. Now, the taxing phase is a part of the legislation and it will have to be passed, of course.

DR. SAN MARTIN: Thank you.

MAYOR BECKER: Are there any others? Well, I think.....

MR. PADILLA: May I ask one question? I think I know the answer, but I want it for the record. Everything I've read says 14 1/2 percent return, is that correct?

MR. GUERRA: Yes sir.

MR. PADILLA: But I don't, to me a percent doesn't mean a thing unless there's a time payment of some sort. Does that mean per annum?

MR. GUERRA: I don't know sir. That's why we've asked to see the financial plan. The material we've seen so far does not explain what the 14 percent means. Whether it's, I presume it's 14 percent per annum, but I have no way of knowing.

MR. PADILLA: Can Mr. Honts answer that?

MR. HONTS: Yes sir, it's a factor which is compounded back to an annual 14 percent return and it's between 10 and 14 percent depending on which of the cash flows are involved. Incidentally, the City has the latest financial plan, the same one that HUD has. Following this Public Hearing and any changes adopted, assuming the Council goes ahead, then another one is to the point now of being available, but HUD is operating off of Volume III, the same document which the City has.

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MR. PADILLA: Did the City just get it, or have they had it a couple of days?

MR. HONTS: They've had it since Loyd Hunt was City Manager. It's been that long.

MR. PADILLA: Okay.

MR. GUERRA: We've had an old document. We don't have a current one. All we're saying is that we would like to see the latest information.

MR. PADILLA: Well, Mr. Honts says that you have the latest information.

MR. GUERRA: Well, if that's the latest one, then we already have some questions that we would like to sit down with them and review because there's some parts of it we don't understand.

MAYOR BECKER: You're not keeping two sets of books. Is that what you're trying to indicate, Bob? Now Al, did you have something to offer?

MR. PADILLA: Yes, Mr. Mayor, only that through the thoughtfulness of several of the citizens during the recess, I was reminded to request that Congressman Gonzales' communication of this morning be made part of the record. And I do at this time. I would like to say that several people asked my why we didn't read it as we did other letters and I'd like to comment that it is quite lengthy and somewhat, 10 or 11 pages. Maybe more than that. (A copy of Congressman Henry B. Gonzales' statement of May 10, 1973 is included with the papers of this meeting.)

MAYOR BECKER: Well, I received mine this morning as I sat down here, that's why I didn't get a chance to read it.

MR. PADILLA: I did too. I've read some of it, but I haven't read it all yet. But I think we should make it part of the record, Mr. Mayor.

MR. BECKER: All right, sir. Now then, does anyone else have any questions about this matter? There's one gentleman, Lila, I think has requested to be heard from, and I think he is entitled to five minutes because he will certainly be the frosting on the cake, as it were. Mr. Milton Brenner. Milton, would you care to make your observations, please sir.

MR. MILTON BRENNER: Mr. Mayor, honorable Councilmen, I didn't know anything about the resurrection of the closing of Soledad until I read it in yesterday morning's paper and I got hold of my attorney and he made his legal presentation. But, for those who don't know me we have been downtown for 50 some odd years and even Mr. Winston Martin a few years ago complimented us on rejuvenating our property and keeping it in good condition so that we ourselves should not be a subject of so called SADA or Urban Renewal. But, let's get to something more important.

Before you vote on this whole matter, I earnestly request that you look into the matter of the fact that the Chairman of the SADA's family owns property that would have to be bought or sold and this is key property that would be involved in the closing of Soledad or the widening of Main Avenue, whatever you want to call it. In addition, there is a member of the SADA Board who is often in business deals with one of the promoters of this so called New Town, and of course, I don't know whether he's involved with this particular deal or not but usually when one is, the other is, and I would earnestly request that you investigate this matter. Now, as to the subject of the Chairman, I'm not an attorney, but there is a state law about conflict of interests and I will earnestly request that you have your attorney look into that before you vote on this matter. This, the public is entitled to know because there will be people making profits on this would, might be using their public office to do so. I request that you investigate it before you vote.

As to Solo Serve, those of you who may not know it, we're the last independent business left downtown of any size or in the City in our type of operation. I'm not referring to groceries of which His Honor, the Mayor, is in business. Now, whether you realize it or not, over the years big Joske's has tried to hurt us over many times and we have been in Federal Court with them. When they bought out Wolff and Marx, we went before the Federal Trade Commission because they were trying to get us cut off many lines because we don't maintain prices, we cut prices. Right now, we're in Federal Court with big Joske's in Austin. Of course, the Court case was filed here because Joske's or Allied Stores is in conspiracy with Penney's to keep us out of the Mall area in Austin. This is all a matter of public record in the Federal Court. Now, here we come now to close up our street, improve Alamo Plaza, so put Solo Serve out of business and help Joske's. Where is the justice to this? I ask you to please consider that before you make your vote. Of course, I mentioned the public interest first, and our interest second.

Finally, I don't want to be political in any way, manner, shape or form, but I earnestly beg you to listen to Henry Gonzales. Listen to his points because the man is astute, he's farsighted and he is our friend for this country. Without him, where would we be on these military bases and so on. I don't think we should do anything that he can logically oppose. This is very important. We should not join in to cross Henry. Most of the time Henry is right. And finally, I ask you to have your attorneys to look into an obscure portion of the original Urban Renewal Act which probably is still in effect and that is what the original owners of property have first call on, the property when it's offered for sale. Thank you very much.

MAYOR BECKER: Thank you, Milton. Any Council member have anything else to offer on this subject, today?

MRS. COCKRELL: Mr. Mayor, I would like to make a motion. I move that the Council postpone taking a vote on this matter until Monday at 4 o'clock at a called meeting. In the interim, I would propose that the following actions take place: (1) that the Council make an earnest effort to arrange a meeting time over this weekend with the Honorable Henry B. Gonzales to discuss the points raised in his letter; (2) that, hopefully, Monday morning a meeting be arranged with the members of the Bexar County Delegation to the Texas Legislature to discuss pending legislation which would have to be passed concurrently to enable the City's action to proceed in a legal manner; (3) I would be hopeful that the In Town representatives would have the opportunity to meet further with the Central Catholic representatives hoping that some meeting of the minds could be arranged there and that by 4 o'clock Monday afternoon many of these matters might be clarified more than they are right now. Therefore, I do move that we have a special Council meeting at 4 o'clock Monday afternoon at which time the final vote would be taken.

DR. SAN MARTIN: I second that.

MR. PADILLA: Mr. Mayor, I wanted to remind Mrs. Cockrell that our delegation to the Legislature is usually out of town because they're in session on Monday mornings. If you would kindly replace that to be accepted that we meet with them whenever it's convenient for all of us over a weekend.

MRS. COCKRELL: I'm sorry. I thought they began sessions Monday evenings and usually left about noon Monday.

MR. PADILLA: No, they usually leave Sunday evening about 6 o'clock to go to Austin.

MAYOR BECKER: Well, the motion still stands then with regard to the 4 P.M. Monday, May 14th meeting here at the City Hall, is that correct?

REV. BLACK: May I respond to that motion. While I recognize how important it is that we have conversation with our Congressman and I know his serious and devoted interests in this community having had association with him over many, many years. I'm seriously concerned as to whether or not this delay would in substance impose some serious problems on the whole proposal. I say this in the light of the fact that legislation regarding this matter was up for hearing this past Wednesday. We're going toward the critical moments of the Texas Legislature in terms of the passing of the enabling legislation that is associated with this proposal and that we could, just by this action, make it an impossible task to act positively on this. I think all of us are aware that the success of this proposal rests with the enabling legislation in a very serious way. Now, my own feeling is that rather than setting some specific time for the rediscussion of this matter or a hearing from our Congressman, that one of the things we ought to do is to talk with our State Department Delegation and see what kind of effect that this would have upon their ability to get that legislation through. Because if we don't get that part of it associated with the program, then it seems to me that all of our discussion at this level is to no avail. And I find it difficult to act upon a time schedule when I have not really received word from those persons responsible for the legislation. I would hate for us to say we're going to put it off until Monday and then to discover that this, in substance, made it impossible for them to carry this legislation. I think we have to be reminded that one of the impetus for passing the legislation is going to be the interest of this Council. One of the important factors in getting that done, so, for this reason, I would simply ask that you would seriously consider amending the date, rather the time, rather than simply stating Monday, but to call a meeting, have the Mayor authorized to call a meeting following conversation with those persons responsible for the legislation. Then this would give us the affect of having more input, but at the same time, not endangering it by time expressed in the motion.

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MAYOR BECKER: May I offer this as a suggestion, that someone go to the phone and call Austin, whoever that happens to be in Austin in this Committee or whatever it is, and pose this question to them right now so that before we adjourn this session here today we can have an answer to this. In the interim period, we can go on with our zoning matters, and we should be able to find (inaudible) in about an hour, I would think.

MRS. COCKRELL: I would like to say this. This morning we were handed the comments of the Honorable Henry B. Gonzales, and I have barely had time to glance at this. I, for one, am not prepared to vote prior to having the opportunity of sitting down with our Congressman and discussing the issues involved. If I am forced to vote today, I would have to take that into account. But, I'm stating that I do want time to meet with Congressman Gonzales and to have the opportunity to discuss the issues he has brought forth. And, I feel that we should take note of this situation.

REV. BLACK: May I just respond to this because I think this is an important point. I am just as anxious as you are to have conversation. The only thing I'm saying is that it might be that we can put that within a time schedule that would be suitable for both the conversations input from Congressman Gonzalez as well as input from the State Legislators without endangering either or affecting either.

MR. PADILLA: Mr. Mayor, I think Rev. Black's point is that we shouldn't get boxed in so to speak with a time frame, time schedule and yet I can understand why Mrs. Cockrell incorporated the time frame into her motion because of the necessity of posting public notice of the meeting, and I think I would be willing to go ahead with the motion and sort of bet on the come that during the weekend we can meet with the Congressman and with our State Delegation and that we will be prepared hopefully, Monday at 4:00 P. M. to take action.

MAYOR BECKER: Well, will anyone care to use suggestion I offered and that is to go and try to locate whoever the proper party is in Austin by phone right now and see if there is a.....

MR. WINSTON MARTIN: I just called Mr. Sutton's office, and he wasn't in, and they are in session on the floor so I wasn't able to reach him. I was trying to.....

MR. PADILLA: You have to contact every man too to get a commitment that he could be here.

MAYOR BECKER: Well, okay.

DR. SAN MARTIN: Mr. Mayor, I was going to suggest that we ask our City Manager to make arrangements for contacting these people. They start coming back to town on Fridays because they usually adjourn Thursday night. Most of them will be here in San Antonio tomorrow morning and if you will be kind enough to contact them unless the Mayor knows when they will be available, I think that will take care of that.

REV. BLACK: Let me ask Mrs. Cockrell if she will make this condition in with her motion and that is that we would meet not later than Monday with the idea that it would give a reservation on a condition that to meet this substantive issue - the issue is not to delay any action that would be - would have a negative effect upon any action we would take regarding this project so would you accept the not later than Monday, all right.

MAYOR BECKER: Now, I would like to comment, if I may, that we do have scheduled a 7:30 breakfast with Dr. Comet at the Bexar County Hospital District for Friday morning. How long that will last, I don't know. Probably two hours, that's tomorrow morning. Then at 2:00 o'clock in the afternoon, with the help of the good Lord and the creek don't rise, I'd like to be present at the Help Yourself Employment Agency's celebration for our 5,000th person that we've given employment to. So, I know which is the most important of the two, I'm just merely mentioning this 7:30 breakfast with Dr. Comet. If we can fit something in between those times, then it will be fine. Now, Lila, are you satisfied with.....

MRS. COCKRELL: Yes, sir. I just want to ask what are our requirements in so far as posting legal notice of the meetings.

CITY ATTORNEY HOWARD WALKER: Of course, notice should be posted, but if you run up against a deadline, you can always fall back on that old excuse - emergency.

MRS. COCKRELL: Then do you just post it and go to the meeting immediately?

MR. WALKER: Yes, just post it out on the board and then run back in.

REV. BLACK: One of the reasons that we're trying to insist on this is that it seems to me that there is the intent and purpose, there seems to me the real factor is how do we work out the differences. And, I would not like to see the differences destroy the intent, and what seems to me to be the will of this body and the response of the members of this community. The community, I have not heard a person speak just simply against without reservations, against the New Town. I've simply said persons have been for it with reservations. Now, I would not like to see us bothered in our effort to deal with the reservations to then lose what seems to have the sentiment and support of this Council and community.

MAYOR BECKER: Okay. The motion still stands then, that we will meet here at City Hall at 4:00 P. M. Monday afternoon, May 14th for a call meeting.

MRS. COCKRELL: Not later than.

MAYOR BECKER: Not later than. All right.

MR. MORTON: Mr. Mayor, a discussion on that, if I may before we vote. I know that Mr. Honts is also on a critical time schedule. A decision one way or the other by 4:00 o'clock Monday afternoon, would that conflict with that schedule?

MR. HONTs: Councilman Morton, I think your judgment and the Council's judgment is as valuable there as ours. Obviously, we're on a very tight time table in Austin, in Washington and with the circulation of environmental statement I would not know how to quantify it. Obviously action as soon as possible, and Monday sounds like it's as soon as possible in order to have favorable action or even a possibility of that. So, I certainly think it's worthy to meet with the Legislative Delegation. I think that might make up for the time lost if that means a valuable media. They're looking, I know, for an expression from this Council.

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MR. PADILLA: A point of clarification, Mr. Mayor, for the benefit of the public and my own. Did Mrs. Cockrell's motion specify Monday at 4:00 P. M. or by Monday at 4:00 P. M.?

MAYOR BECKER: Not later than Monday at 4:00 P. M., May 14th.

MR. WALKER: Mr. Mayor, this is a Called Meeting, is that correct? A Called Meeting of the Council?

MAYOR BECKER: Correct.

MR. WALKER: Then the time has to be stipulated.

DR. SAN MARTIN: I suggest we stick to the 4:00 P. M. time, Mr. Mayor.

MAYOR BECKER: All right.

MR. PADILLA: Is a motion so ordered?

MAYOR BECKER: Is that satisfactory?

REV. BLACK: I have no other way of dealing with it.

MAYOR BECKER: Okay, 4:00 P. M.

MR. PADILLA: Now, may I call for the question if there's no other discussion on it.

MAYOR BECKER: Is there a second to the motion?

DR. SAN MARTIN: I second it.

MAYOR BECKER: All right; question.

MRS. COCKRELL: Aye.

DR. SAN MARTIN: Aye.

MAYOR BECKER: Aye.

REV. BLACK: Aye.

MR. LACY: Aye.

MR. MORTON: Aye.

MR. BECKMANN: Aye.

MR. PADILLA: Aye.

MR. MENDOZA: Aye.

MAYOR BECKER: I'm going to say something that will probably shock everybody on the face of this earth. But for the effort and time and energy we've expended on this thing, we ought to get a carat interested in it. I guarantee.

73-24 Item No. 22 of the agenda, being a proposed Board appointment was withdrawn from consideration for one week.

73-24 ANNEXATION

The Clerk read the following Ordinance for the first time:

AN ORDINANCE 42,200

PROVIDING FOR THE EXTENSION OF CERTAIN  
BOUNDARY LINES OF THE CITY OF SAN  
ANTONIO, TEXAS, AND THE ANNEXATION OF  
CERTAIN TERRITORY CONSISTING OF 985  
ACRES OF LAND, WHICH SAID TERRITORY  
LIES ADJACENT TO AND ADJOINS THE PRESENT  
BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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The Ordinance was explained by Mr. Ed Davis, Assistant Community Development Officer, who outlined the area to be annexed and indicated the areas which were specifically requested for annexation and other areas which are proposed to be annexed in order to follow the established policy of not leaving small gaps.

In answer to Mr. Morton's question, Mr. Davis stated that the entire area is being serviced by San Antonio utilities.

Mr. Leonard Kobernot, 5950 Stahl Road, spoke in opposition to the proposed annexation stating that the City could not provide full municipal services at this time. He submitted a petition signed by residents in the area also protesting the annexation.

City Manager Granata stated that it is not practical to leave small pockets because the Fire and Police as well as other departments would never know for sure whether an area is in or out of the City. He recommended that the Ordinance be adopted as written.

After consideration, on motion of Dr. San Martin, seconded by Mr. Mendoza, the Ordinance was passed and approved for publication only, by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

73-24 The following Resolution was read by the Clerk and after consideration, on motion of Dr. San Martin, seconded by Mr. Mendoza, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

A RESOLUTION  
NO. 73-24-25

CHOOSING J. H. INSELMANN AS THE CITY  
CLERK OF THE CITY OF SAN ANTONIO TO  
SERVE DURING THE PLEASURE OF THE CITY  
COUNCIL OF THE CITY OF SAN ANTONIO.

\* \* \* \*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. That J. H. Inselmann is hereby chosen as City Clerk of the City of San Antonio, at his present salary of \$18,000 per year.
2. That J. H. Inselmann shall serve as City Clerk during the pleasure of the City Council of the City of San Antonio.

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73-24

CITY COUNCIL SCHEDULES

Mr. Padilla expressed the thought that the Agenda schedule for Council meetings should be changed to accomodate persons wishing to address the Council. He suggested that the "Citizens to be Heard" Section be heard at the start of the meeting.

Mayor Becker suggested that he felt that zoning hearings should follow next in order to permit members of the staff to return to their duties.

Mrs. Cockrell, agreeing with the proposed changes, also suggested that the meeting start at 8:30 A. M., which would allow more time for news reporters to meet their deadlines.

After consideration, it was moved by Mr. Padilla that beginning with the meeting of May 31, 1973, meetings will start at 8:30 A. M. with the first order of business to be "Citizens to be Heard" followed by zoning cases and then the regular matters. The "B" Session will follow the regular meeting. The motion was seconded by Mr. Mendoza and passed unanimously.

73-24 Dr. San Martin stated that Mr. Eduardo Morales had been waiting all day to learn of the Council's decision whether to drop admissions to Cassiano Park Swimming Pool this summer.

Mr. Bob Frazer discussed the matter saying that the City presently operates 17 pools. Four pools do not have admission fees. There is a free "learn to swim" program at every pool every morning. He stated that the admission fees are very nominal and he did not believe they prevented anyone from participating. He did not recommend a change in admission fees.

Mayor Becker discussed the merits of making admission to all swimming pools free. He felt that it would be helpful in combatting delinquency and would provide wholesome recreation for a lot of people.

Dr. San Martin moved that Lincoln and Cassiano Park swimming pools be opened free of charge and that a study of financial impact on the budget be prepared at the end of the summer.

Mr. Mendoza requested that the motion be amended to include Southcross pool on the South side.

This amendment was agreeable to Dr. San Martin and the motion as amended was seconded by Rev. Black and passed unanimously.

Mrs. Cockrell suggested that opening the pools to free admission might necessitate an increase in pool personnel. She asked that the Council be advised regarding additional personnel requirements. Mayor Becker asked that this information be provided the Council in two weeks.

73-24      ZONING HEARINGS

A.      CASE 4929 - to rezone Lots 41, 52 and the east 35' of 53, Block 27, NCB 8949, 1305 - 1309 S. W. Military Drive, from "E" Office District to "B-3" Business District, located northwest of the intersection of S. W. Military Drive and Altura Avenue; having 135' on S. W. Military Drive and 130' on Altura Avenue.

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

No one spoke in opposition.

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence be erected adjacent to the single family residences. Mr. Morton seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Black, Lacy, Morton, Beckman, Padilla; NAYS: None; ABSENT: San Martin, Mendoza.

AN ORDINANCE 42,201

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 51, 52, AND THE  
EAST 35' OF LOT 53, BLOCK 27, NCB 8949,  
1305 - 1309 S. W. MILITARY DRIVE, FROM  
"E" OFFICE DISTRICT TO "B-3" BUSINESS  
DISTRICT, PROVIDED THAT PROPER REPLATTING  
IS ACCOMPLISHED AND THAT A SIX FOOT SOLID  
SCREEN FENCE BE ERECTED ADJACENT TO THE  
SINGLE FAMILY RESIDENCES.

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B.      CASE 4970 - to rezone Lots 2 through 5, NCB 15369, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; the west 167.44' of the south irregular 347' of P-24D, NCB 15380, from Temporary "R-1" Single Family Residential District to "O-1" Office District; Lot 45, NCB 15376, the east 167.45' of south 350' of P-24D, NCB 15380, P-51, NCB 15561, the west 817.66' of P-51B, NCB 15563, 2.921 acres out of NCB 15403, from Temporary "R-1" Single Family Residential District to "B-2" Business District; the east 400' of P-51B, save and except the north 163.94' of the east 160', NCB 15563, 0.379 acres out of NCB 15381 and 0.790 acres out of NCB 15403, from Temporary "R-1" Single Family Residential District to "B-3" Business District. (Being further described by field notes filed in the office of the City Clerk.)

Subject properties are located on the east and west side of S. W. Military Drive, north of Marbach Road and on the south side of Marbach Road, west of S. W. Military Drive.

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

No one spoke in opposition.

After consideration, Mr. Lacy made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished and that a six foot solid screen fence is erected along those property lines abutting single family residences. Mr. Morton seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Lacy, Morton, Beckmann, Padilla; NAYS: None; ABSENT: San Martin, Mendoza.

AN ORDINANCE 42,202

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 2 THROUGH 5, NCB 15369, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; THE WEST 167.44' OF THE SOUTH IRREGULAR 347' OF P-24D, NCB 15380, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; LOT 45, NCB 15376, AND THE EAST 167.45' OF THE SOUTH 350' OF P-24D, NCB 15380; P-51, NCB 15561; THE WEST 817.66' OF P-51B, NCB 15563; 2.921 ACRES OUT OF NCB 15403, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND THE EAST 400' OF P-51B, SAVE AND EXCEPT THE NORTH 162.94' OF THE EAST 160', NCB 15563, 0.379 ACRES OUT OF NCB 15381 AND 0.790 ACRES OUT OF NCB 15403, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THOSE PROPERTY LINES ABUTTING SINGLE FAMILY RESIDENCES.

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C. CASE 4971 - to rezone a 24.130 acre tract of land out of NCB 15588, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the northwest side of U. S. Hwy. 90 West being bounded by Westrock Drive, Oakgate Drive, S. W. Military Drive and Westfield Drive, having 852.49' on U. S. Highway 90 West, 507.97' on Westrock Drive, 437.45' on Rockgate Drive, 205.48' on Military Drive and 571.54' on Westfield Drive.

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

No one spoke in opposition.

After consideration, Mr. Beckmann made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. The motion was seconded by Mrs. Cockrell. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Lacy, Morton, Beckmann, Padilla; NAYS: None; ABSENT: San Martin, Mendoza.

AN ORDINANCE 42,203

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 24.130 ACRE TRACT  
OF LAND OUT OF NCB 15588, BEING FURTHER  
DESCRIBED BY FIELD NOTES FILED IN THE  
OFFICE OF THE CITY CLERK, FROM TEMPORARY  
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT  
TO "B-3" BUSINESS DISTRICT, PROVIDED  
THAT PROPER REPLATTING IS ACCOMPLISHED.

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D. CASE 4972 - to rezone a 92.737 acre tract of land out of NCB 14699, from Temporary "R-1" Single Family Residential District to "R-1" Single Family Residential District; a 228.161 acre tract of land out of NCB 14699, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; a 90.476 acre tract of land out of NCB 14699, from Temporary "R-1" Single Family Residential District to "R-6" Townhouse District; 4.089 acres tract of land out of NCB 14699, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and a 7.330 acre tract of land out of NCB 14699, from Temporary "R-1" Single Family Residential District to "B-3" Business District. (Being further described by field notes filed in the office of the City Clerk.)

Subject properties are located on the southwest side of Lockhill-Selma Road between Orsinger Road and Wurzbach Road.

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

No one spoke in opposition.

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

AN ORDINANCE 42,204

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 92.737 ACRE TRACT OF LAND OUT OF NCB 14699, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT ; A 228.161 ACRE TRACT OF LAND OUT OF NCB 14699, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; A 90.476 ACRE TRACT OF LAND OUT OF NCB 14699, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT; A 4.089 ACRE TRACT OF LAND OUT OF NCB 14699, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 7.330 ACRE TRACT OF LAND OUT OF NCB 14699 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

\* \* \* \*

E. CASE 4977 - to rezone Lot 21, NCB 12116, 2610 N. E. Loop 410 Expressway, from "A" Single Family Residential District to "B-3" Business District, located on the north side of N. E. Loop 410, being approximately 500' west of the cutback between N. E. Loop 410 Expressway and Perrin-Beitel Road; having 201' on N. E. Loop 410 Expressway and a depth of 1083.5'.

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

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Mr. Robert McGowan, representing the applicant, stated that a nursery has been on this property since even before it was annexed. It has been operating as a non-conforming use. Now, in order to obtain a building permit for improvements, it is necessary that the property be rezoned to "B-3" Business District. The Planning Commission had recommended approval of the rezoning provided that a 50 foot building set-back line was established on the north property line.

Mr. and Mrs. Art Meiner spoke in opposition to the application. They are not opposed to the nursery, but were fearful of what might be put on the property in case it is sold.

After discussion it was agreed that if the building set-back line were made 100 feet from the north property line that the opposition would be withdrawn.

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is provided and that a 100' building set-back line be imposed on the north property line. Mr. Beckman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: Cockrell; ABSENT: None.

AN ORDINANCE 42,205

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 21, NCB 12116,  
2610 N. E. LOOP 410 EXPRESSWAY, FROM  
"A" SINGLE FAMILY RESIDENTIAL DISTRICT  
TO "B-3" BUSINESS DISTRICT, PROVIDED  
THAT PROPER REPLATTING IS ACCOMPLISHED  
AND THAT A 100' BUILDING SET-BACK LINE  
BE IMPOSED ON THE NORTH PROPERTY LINE.

\* \* \* \*

F. CASE 4978 - to rezone the west 200.42' of the remaining portion of Tract 2, NCB 10780, 4900 Block of Sinclair Road, from Temporary "A" Single Family Residential District to "B-3" Business District; and the east 389' of the remaining portion of Tract 2, NCB 10780, from Temporary "A" Single Family Residential District to "I-1" Light Industry District, located on the southside of Sinclair Road, being 438.14' west of the intersection of Southeast Loop 410 Expressway and Sinclair Road; having 589.42' on Sinclair Road and a maximum depth of 296.76.' The "B-3" zoning being on the west 200.42' of the subject property and the "I-1" zoning being on the east 389' of the subject property.

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

No one spoke in opposition.

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

AN ORDINANCE 42,206

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 WEST 200.42' OF THE REMAINING PORTION OF TRACT 2, NCB 10780, 4900 BLOCK OF SINCLAIR ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND THE EAST 389' OF THE REMAINING PORTION OF TRACT 2, NCB 10780, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

G. CASE 4979 - to rezone Lot 16, Block 2, NCB 13566, Hidden Road at Carriage Drive, from "D" Apartment District to "R-6" Townhouse District, located on the northeast side of the intersection of Carriage Drive and Hidden Road; having 150.32' on Hidden Road and 195.29' on Carriage Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 42,207

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 16, BLOCK 2,  
NCB 13566, HIDDEN ROAD AT CARRIAGE  
DRIVE, FROM "D" APARTMENT DISTRICT TO  
"R-6" TOWNHOUSE DISTRICT, PROVIDED  
THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

H. CASE 4984 - to rezone Lots 18, 19, Block 2, NCB 12812, 7500 Block of Louis Pasteur Drive, from Temporary "R-A" Single Family Residential District and "B-1" Business District to "B-2" Business District, located on the south side of Louis Pasteur Drive, being 120' east of the intersection of Floyd Curl Drive and Louis Pasteur Drive; having 190.19' on Louis Pasteur Drive and a depth of 250.44'.

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

No one spoke in opposition.

After consideration, on motion of Dr. San Martin, seconded by Mr. Padilla, the recommendation of the Planning Commission was passed and approved by the passage of the following Ordinance by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Beckmann, Padilla; NAYS: None; ABSENT: Morton, Mendoza.

AN ORDINANCE 42,208

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 18, 19, BLOCK  
2, NCB 12812, 7500 BLOCK OF LOUIS  
PASTEUR DRIVE, FROM TEMPORARY "R-A"  
SINGLE FAMILY RESIDENTIAL DISTRICT  
AND "B-1" BUSINESS DISTRICT TO "B-2"  
BUSINESS DISTRICT.

\* \* \* \*

I. CASE 4986 - to rezone Lot 13, Block 2, NCB 15862, from Temporary "R-1" Single Family Residential District to "B-2" Business District; Lot 12, Block 2, NCB 15862, Lot 1, Block 4, NCB 16151, Lots 1, 2, 3, and 4, Block 5, NCB 16152, Lots 1 and 2, Block 6, NCB 16153, and a 0.802 acre tract of land out of NCB 16152, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District; and Lot 1, Block 7, NCB 16154 and Lot 1, Block 8, NCB 16155, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District.

Subject properties are located between Perrin-Beitel Road and Nacogdoches Road, being 1010' southwest of the intersection of Nacogdoches Road and Perrin-Beitel Road; having frontage on both roads.

An overall map showing the above mentioned tracts is available in the office of the City Clerk.

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

No one spoke in opposition.

After consideration, Mr. Lacy made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished on that portion not presently platted. Mr. Padilla seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Beckmann, Padilla; NAYS: None; ABSENT: Morton, Mendoza.

AN ORDINANCE 42,209

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 13, BLOCK 2, NCB 15862, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; LOT 12, BLOCK 2, NCB 15862, LOT 1, BLOCK 4, NCB 16151, LOTS 1, 2, 3, AND 4, BLOCK 5, NCB 16152, LOT 1 AND 2, BLOCK 6, NCB 16153, AND 0.802 ACRE TRACT OF LAND OUT OF NCB 16152, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND LOT 1, BLOCK 7, NCB 16154, AND LOT 1, BLOCK 8, NCB 16155, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED ON THAT PORTION NOT PRESENTLY PLATTED.

\* \* \* \*

J. CASE 4987 - to rezone a 8848.149 square feet of land out of NCB 12051, being further described by field notes filed in the office of the City Clerk, from "B-3" Business District to "B-2" Business District, located on the northeast side of West Ramsey Road, being approximately 500' southeast of the intersection of San Pedro Avenue and West Ramsey Road; having 81.01' on West Ramsey Road and a maximum depth of 232.93'.

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

No one spoke in opposition.

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

AN ORDINANCE 42,210

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 8848.149 SQUARE FEET OF LAND OUT OF NCB 12051, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "B-3" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

\* \* \* \*

K. CASE 4989 - to rezone Lots 8 and 9, Block 8, NCB 11312, 1500 Block of Cupples Road, from "B" Two Family Residential District to "B-1" Business District, located southwest of the intersection of Pletz Avenue and Cupples Road; having 146.36' on Pletz Avenue and 109.55' on Cupples Road.

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

No one spoke in opposition.

After consideration, on motion of Mrs. Cockrell, seconded by Dr. San Martin, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Beckmann; NAYS: None; ABSENT: Morton, Padilla, Mendoza.

AN ORDINANCE 42,211

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 8 AND 9, NCB 11312, 1500 BLOCK OF CUPPLES ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT.

\* \* \* \*

73-24 Mayor Becker was obliged to leave the meeting and Mayor Pro-Tem Black presided.

73-24

CITIZENS TO BE HEARD

MR. ROMULO A. MUNGUIA

Mr. Romulo A. Munguia read a prepared statement outlining a proposed parcel service which would utilize City buses. (A copy of the statement is included with the papers of this meeting.)

Dr. San Martin stated that he thought this is a very innovative thought and suggested that the matter be studied in detail by the staff.

MR. LANNY SINKIN

Mr. Lanny Sinkin, Director of the Urban Coalition, stated that the National Urban Coalition will host a conference in Washington, D. C., to discuss major problems that face American cities. It is hoped that a delegation of at least 15 persons will attend from San Antonio. He invited members of the Council to go to the meeting leaving May 29 and returning June 2, 1973.

73-24 Councilman Morton moved that the Public Hearing on New Town In Town be continued to Monday, May 14, 1973 at 4:00 P. M. The motion was seconded by Mr. Mendoza and passed unanimously.

73-24 Mrs. Cockrell stated that due to the heavy work load of the Council and the great number of public appearances members of the Council are asked to fill that at least one additional City car should be available to be shared by the Council members. She asked that the Council empower the City Manager to look into the matter.

City Manager Granata stated that there is a car available for \$3,450.00 and that funds are available. He will have it purchased.

73-24 Mrs. Cockrell advised the Council as follows:

Yesterday the three representatives to AACOG were here attending our Council meeting and missed the AACOG meeting. I have been advised of an important matter that came up which I wanted to bring to the attention of the Council.

A representative of the Transit System brought to the attention of AACOG, the fact that they would like to make an approach to see if San Antonio could be reinstated in the bill now pending in the legislature which applies to Houston empowering the possibility of a Transit Authority. I was asked my opinion about it and stated that so far as I knew the present Council did not yet have any position on the matter of the Transit Authority.

It was stated to me that the bill that was pending was contemplated along the lines that it would be permissive in permitting a local option. As I understand it the AACOG group yesterday simply stated that it was not in opposition to any regional plans that were in existence.

I wanted to make this known to the Council in that we have not had the opportunity to get to discuss it as a Council but I felt that you should know there was going to be an effort to get San Antonio reinstated, and if any Council members wish to raise objection, you would be advised of the matter. If it is reinstated on the matter of a local option, of course, the Council would, at a later time, be the one that would have the option of whether or not to even submit such a proposal to the voters.

DR. SAN MARTIN: This is one of the problems that could be minimized by having some liaison with our state representatives and if this meeting goes off as we expect between now and Monday, we might even discuss it with our state representatives and see exactly what the situation is. I think this Council must come to grips with this problem and take some kind of position on this matter.

MR. MORTON: Would you mind elaborating on exactly what the effect of our having an authority here would be as opposed to our present situation.

MRS. COCKRELL: I wish I were in a position to. I'm not all that well informed. Frankly, all I know is that there is this legislation pending and it is my understanding that Mayor Gatti had endorsed this. I don't know first hand whether that was the action of the entire Council or an individual action. Maybe, our Councilmen who are here could tell me about that.

MR. PADILLA: I don't recall that the Council took such action.

MRS. COCKRELL: It would really be appropriate for this entire Council to have a briefing and we would know the opinion of this Council. As it is, I don't feel that I have enough facts at this point to take on the responsibility of briefing you.

DR. SAN MARTIN: Mr. Mayor, as much as this involves, if I read the newspapers correctly, the creation of a mass transit system with some sort of a tax, I think that we should not take any position until the City Manager has presented us with the possibilities of such a transit authority in Bexar County and San Antonio. In the meantime, I'm sure you can get whatever bill is in the hopper in Austin and Mr. Walker can give us the pitfalls and disadvantages or advantages of such a bill. In the meantime, I don't see that we should take any further action except to pursue it a little more actively.

MRS. COCKRELL: I have some of the information that I will turn over to the Manager. I simply wanted to bring to your attention the fact that this is pending and the Council would need to be in a position to react to it one way or another fairly soon.

73-24 The City Clerk read the following letter which had been filed with him by Councilman San Martin:

Mr. Jake Inselmann  
City Clerk  
City of San Antonio  
San Antonio, Texas

Dear Mr. Inselmann:

I wish the following statement to be inserted in the records of the proceedings of today's Council meeting:

I consider the appointment of Mr. Jack Skipper as Administrative Assistant to Mayor Becker not to be in the best interests of the people of San Antonio, as it may lead some citizens to believe that his City employment was a reward for his efforts on behalf of Mayor Becker's campaign.

I would also like clarification on the procedure of his hiring, his job classification and description, Civil Service status, and official functions, and how his position will appear in this year's budget.

This in no way should reflect on the personal qualifications of Mr. Skipper to the position assigned to him, or on the need of administrative help for the Mayor.

Sincerely,

/s/ Dr. Jose San Martin  
City Councilman

\* \* \* \*

DR. SAN MARTIN: Mr. Mayor, with respect to that letter, I want to make it absolutely clear that I have absolutely no desire to question the abilities, qualifications or integrity of Mr. Skipper or the motives of anyone concerned. I'm merely concerned because the people in this country are perhaps more sensitive now than ever before to the conduct of their government, either at the national level, state level or local level, and they are more sensitive to anything that may even have the slightest intimation of political reward. We have had our problems at state level, the Sharpstown scandals, the Watergate scandals at the national level and I certainly don't feel that this is in the same category, and I am sorry that Mayor Becker is not here today because I certainly don't want to say anything that I wouldn't say in front of him. I feel that some of our citizens have already mentioned that the employment of Mr. Skipper has been some kind of a reward for the part that he took in the campaign. I question only the propriety of the procedures that were used in putting Mr. Skipper as a City employee. I am not questioning the need for administrative help for the Mayor and Council. I'm not questioning either the qualifications or the integrity of Mr. Becker or Mr. Skipper, but I certainly feel that I should express some concern so that, perhaps some of our citizens will not get the impression that any City job is open to people who are engaged in political campaigning. I don't require or desire an expression from anybody on this Council unless someone wants to express himself. I merely wanted that to be introduced into the records of this meeting. Thank you.

MR. MORTON: I'd like to ask what the precedent was for an assistant to the Mayor. We'd have to go back to the previous Mayor and his assistant. Could you tell me what the procedure was for hiring him? What the authority was?

CITY MANAGER GRANATA: I can't speak for what the procedure was. I do know that he was hired and the precedent was set. The position was held by Mr. Duran as you know, and it was a position that was budgeted in the City Manager's Office. That being the case, that's why the same procedure was followed this time.

If I may clear up one point. I did not know of Mr. Skipper being chosen until after Mr. Duran told me. For the record, Mr. Duran went in the day Mr. Becker came in and asked him where he stood. I guess they had a conversation. I can't speak for that but apparently he was told then that Jack Skipper was going to be replacing him. When Mr. Duran came over to see me he advised me what he had been told. That's the first time I had heard about Jack Skipper's name. So, the precedent having been set I figured that, like any other department head, whoever was going to use the man had a right to pick whoever he did.

That was on Thursday or Friday. This Monday, Mr. Skipper came to my office ready to go to work and, of course, I told him he hadn't been hired. I had not hired him and we discussed several things. I filled him in about Mr. Duran and I said that he would be hired. He would have to go through the personnel procedures.

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He would be hired as an assistant to the City Manager which is the only position open in the budget at this time. He would be in the unclassified service. He would have to be processed like any other City employee and he would not go on the payroll until next Monday, which is May 14th.

Now, I think that sometime this ought to be addressed in a Charter change. I know it is against the Charter to have it done this way, but I can assure this Council, whether this is right or wrong, that of approximately 6,400 employees, the other 6,399 will be hired and fired by the Manager's Office.

DR. SAN MARTIN: Mr. Mayor, I appreciate the comments of Mr. Granata and I would like to make a further point. The fact that Mr. Tino Duran's employment was, perhaps, also a violation of the Charter. I take the position that two wrongs do not make a right, and therefore, if we cannot justify one thing on the basis of another thing if that other thing is wrong. That's all I have to say. Thank you.

MR. PADILLA: Mr. Mayor, just for the record, I would like to establish the fact, and I as Dr. San Martin, don't feel that two wrongs, if indeed we are dealing with two wrongs, don't make a right and I take no position on whether it's a wrong or right. I don't have an opinion right now. I would like for the record to establish the fact that Mr. Duran as well was involved in a political campaign just previous to his employment.

DR. SAN MARTIN: I certainly am happy that you brought that question, Mr. Padilla, and I have taken the position that two wrongs don't make a right and also I have taken the position that if I had been on the Council when Mr. Duran was appointed, I would have said exactly the same thing that I am saying right now about Mr. Skipper. I appreciate your comments. I should have mentioned that too, and I certainly feel that I am expressing the concern of many citizens when I bring this matter up for the record, and I would request our City Clerk to mail a copy of my letter to Mayor Becker. I'm sorry he is not here so he could hear himself and perhaps have something to say, but I'd like for him to have a record of whatever has been discussed in this matter. Thank for your time.

MR. MORTON: Let me ask you one other question. Is there anything that we at this stage of the game can do to, if there has been a wrong perpetrated, correct it as a Council?

CITY ATTORNEY HOWARD WALKER: That's within your own conscience.

MR. PADILLA: I think for all practical purposes, recognizing the fact as Dr. San Martin says, that he is not quarreling as it were with the idea that the Mayor and Council need an administrative assistant, rather the problem seems to arise under the present Charter. It seems that this Council could go to the people. At the time we go to the people with Charter revision in mind and provide within the Charter that we ask the people to adopt for such special assistance as we feel the Council might need and hope for their endorsement of that type of idea. And further provide for a method of legally, so to speak, hiring this necessary help if indeed the people do decide that we need this necessary help. This would perhaps resolve any future problems in this area.

DR. SAN MARTIN: I would like, Mr. Mayor, to speak to that too. I feel that under the present Charter, perhaps all we need is to have the City Manager assign one person that he has under his staff and assign him to the Mayor and Council and perhaps give him the choice of one, two or three people. I think under the present City Charter, we can work. I also feel that as far as secretarial help for the members of this Council it's adequate at this time. I know that I have had excellent help from Mrs. Betty Wright and Janie and I feel that it can be worked within the structure of the present City Charter.

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REV. BLACK: May I ask a question? As far as the present position and its identify with the manager's office there is no violation at that point. It seems to me that this would be the significant issue - whether or not the man who is now employed violates any of the procedures or any of the manner in which staff is employed. I think that what we are really talking about is the process and procedure in the employment. It seems that that matter could very well be handled. I don't know whether it would have to if he is legitimately in an office that can be funded properly. I don't know whether it would necessarily demand a Charter change. It seems to me it would demand a kind of a standing of administrative responsibility and therefore the Council would look with favor upon the kind of responsibility that the Mayor has and designate this kind of responsibility as one that will be held by someone that is on the Manager's staff. So, from that point, I think what we have really had is simply a procedure that needs to be clarified.

MR. PADILLA: It would resolve - amending the Charter, I think, Rev. Black, would resolve one point that I consider important. That is that the Council or the Mayor as the case might be in terms of their very close people - administrative assistants and perhaps even secretaries in the future - no reflection on the persons presently employed in those capacities - it seems to me that many times the Council or the Mayor would like to have the people working for them in these capacities. Under the present Charter, this Council is not authorized to hire anyone but the City Clerk. All other people really do not work for the Council. In the future if the Council were to feel that these people should work for the Council - the closest people like secretaries and administrative assistants, et cetera - then under the present Charter that is not permissible. If the people see fit they could amend the Charter when the time comes to include this type of thing and then we would have not only the vehicle which we can find now by convincing the Manager through persuasion to hire someone but we would be able to do it openly and do it directly.

MR. BECKMANN: Correction, Mr. Padilla, we can hire the City Manager.

MR. PADILLA: Yes, the Manager we can hire and the City Clerk.

REV. BLACK: Of course, as you know, Mr. Padilla, when you begin to extend that proposition, that basic principle, you begin to deal in a substantive way with the whole issue of Council - Manager.

73-24 The Clerk read the following letter:

May 4, 1973

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

Gentlemen and Madam:

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

April 30, 1973      Petition of Mr. Reginald Roberts in behalf of the Hertz Corporation, requesting expansion of the Hertz Service Center at San Antonio International Airport by constructing an additional seven foot high fence and gate for security reasons.

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May 1, 1973

Petition of Mr. Ronald Gilmer, Bee Zee Marine Center, requesting permission to build an eight foot high fence in the 1600 Block of S. E. Military Drive.

May 2, 1973

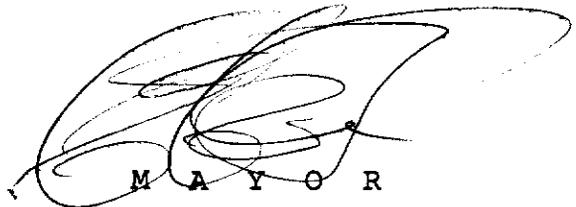
Petition of Mr. Gus Salvatierra, et al, requesting the City to take action to correct the drainage problem both in the alley and in the 1100 Block of West Lullwood.

\* \* \* \*

/s/ J. H. INSELMANN  
City Clerk

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

A P P R O V E D



M A Y O R  
Charles L. Becker

ATTEST: *J. H. Inselmann*  
City Clerk

