

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 13, 1972.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor John Gatti, with the following members present: HABERMAN, HILL, BECKER, HILLIARD, MENDOZA, GARZA, NAYLOR, PADILLA, GATTI; Absent: NONE.

72-17 The invocation was given by Reverend John McMullen, Associate Pastor, Laurel Heights United Methodist Church.

72-17 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

72-17 The minutes of the meeting of April 6, 1972, were approved.

72-17 PRESENTATION OF FLEET SAFETY AWARDS

Mr. David Koch, Safety Director, introduced himself to the Council and explained the fleet safety competition between San Antonio and other Texas cities which is held each year. This year nine awards were won.

Mayor Gatti joined Mr. Koch in presenting First Place Industrial Awards to the following departments: Metropolitan Health District, Aviation, Automotive Shops, Parks and Recreation, Police and Public Works Waste Water Treatment Plant.

Winners in statewide individual safe driving competition were Jesse R. Diaz, Antonio C. Elizondo, Isaac I. Gonzales, Conrad G. Keahey, Nevin C. Koch, David Patino, Ray A. Torres and Alfons W. Kneupper.

Mayor Gatti congratulated each of the persons being honored and complimented Mr. Koch on the achievements of his department.

72-17 PRESENTATION OF FIESTA MEDALS

Mayor Gatti recognized Mr. John Steen, President of Fiesta San Antonio Association.

Mr. Steen made a progress report on 1972 Fiesta. He reviewed the growth of the Fiesta Commission and the celebration itself. He also reviewed the economic effect on the City during Fiesta week. In conclusion, Mr. Steen presented a Fiesta Medal to each Council member. He also expressed appreciation for the cooperation extended to the Fiesta Commission by the Council and the staff.

72-17 Mayor Gatti recognized Mr. Harry Trustin, who was President of the City Council in Omaha, Nebraska for 23 years.

Mr. Trustin spoke to the Council regarding San Antonio's beauty. He was very complimentary of the cleanliness of the streets as well as the individual homes. He also spoke highly of San Antonio's other attractions.

72-17 The following Ordinance was read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion of Mr. Hill, seconded by Mr. Becker, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,577

AUTHORIZING PAYMENT OF \$2,739.74 TO AIRPORT OPERATORS COUNCIL INTERNATIONAL, INC. CONSTITUTING THE ANNUAL MEMBERSHIP FEE FOR THE DEPARTMENT OF AVIATION.

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72-17 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Hill, Becker, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: Haberman, Hilliard.

AN ORDINANCE 40,578

ACCEPTING THE LOW BID OF BRANDT, INC. TO FURNISH THE CITY WITH AN AUTOMATIC COIN SORTER AND COUNTER FOR A NET TOTAL OF \$1,415.00.

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AN ORDINANCE 40,579

ACCEPTING THE LOW BIDS OF BRO-DART, INC., AND GAYLORD BROS., INC., TO FURNISH THE CITY WITH CERTAIN RECORD CASES FOR THE PUBLIC LIBRARY AT A NET PRICE OF \$1,715.00.

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72-17 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 40,580

ACCEPTING THE LOW BIDS OF ALAMO IRON WORKS, ALAMO PLUMBING SUPPLY COMPANY, INC., CRANE SUPPLY COMPANY, AND PERRY SHANKLE COMPANY TO FURNISH THE CITY WITH CERTAIN VALVES AND REGULATORS FOR A TOTAL OF \$2,733.04.

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AN ORDINANCE 40,581

ACCEPTING THE LOW BID OF GIRARD MACHINERY & SUPPLY COMPANY TO FURNISH THE CITY WITH A TRACTOR-LOADER FOR A NET TOTAL OF \$18,508.00.

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AN ORDINANCE 40,582

ACCEPTING THE LOW BIDS OF THE TORGERSON
COMPANY AND INTERNATIONAL HARVESTER SALES
& SERVICE TO FURNISH THE CITY WITH CERTAIN
TRACTORS FOR A TOTAL OF \$49,814.64.

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72-17 The Clerk read the following Ordinance:

AN ORDINANCE 40,583

ACCEPTING THE LOW BID OF INGRAM
MANUFACTURING COMPANY TO FURNISH THE
CITY WITH SELF-PROPELLED PNEUMATIC
ROLLERS AT A TOTAL PRICE OF \$22,904.00.

* * * *

The Ordinance was explained by Mr. John Brooks, Purchasing Agent. The low bid was submitted by Plains Machinery Company, but after bids were opened Plains Machinery asked that their bid be withdrawn, because due to factors beyond their control, delivery could not be made as specified. The low qualified bid was submitted by Ingram Manufacturing Co.

After consideration, on motion of Mr. Hill, seconded by Mr. Becker, the Ordinance was passed and approved by the following vote:
AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla, Gatti;
NAYS: None; ABSENT: Hilliard.

72-17 The Clerk read the following Ordinance:

AN ORDINANCE 40,584

ACCEPTING THE LOW BID OF ANDERSON
MACHINERY COMPANY TO FURNISH THE CITY
OF SAN ANTONIO WITH SANITARY LANDFILL
COMPACTOR FOR A TOTAL OF \$59,440.00.

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The Ordinance was explained by Mr. John Brooks, Purchasing Agent, who said that all bids received met specifications with exception of Ray Closner Company which did not meet specifications in three areas. This was discussed with Closner Company after the bid opening and they did not wish to protest. The low qualified bid was submitted by Anderson Machinery Company.

In answer to a question from Mr. Padilla, Mr. Brooks stated that this is the item that replaces the equipment which was offered by Wehring-Goss Equipment Corporation several weeks ago. He also stated that while Wehring-Goss does meet specifications, the price is considerably higher.

After consideration, on motion of Mr. Becker, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote:
AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: None.

72-17 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Garza presided.

72-17 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,585

ACCEPTING THE LOW BID OF R. P. KINCHELOE COMPANY TO FURNISH THE CITY WITH AN X-RAY MACHINE AND CERTAIN EQUIPMENT FOR A NET TOTAL OF \$32,642.50.

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AN ORDINANCE 40,586

ACCEPTING THE LOW BID OF O'KRENT FLOOR COVERING CORPORATION TO FURNISH THE CITY WITH INSTALLATION OF CERTAIN VINYL ASBESTOS TILE AT HEMISFAIR PLAZA FOR A NET TOTAL OF \$1,814.25.

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AN ORDINANCE 40,587

AUTHORIZING PAYMENT OF \$4,118.00 TO HONEYWELL, INC. FOR MAINTENANCE OF THE AIR CONDITIONING SYSTEM AT THE CONVENTION CENTER COMPLEX FROM MARCH 1, 1972 TO SEPTEMBER 1, 1972.

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AN ORDINANCE 40,588

AUTHORIZING THE PURCHASE OF ADDITIONAL MOTOR VEHICLES FROM JORDAN FORD, INC. AND APPROVING A TRANSFER OF FUNDS IN THE AMOUNT OF \$49,192.00.

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72-17 The following Ordinance was read by the Clerk and explained by Thomas A. Raffety, Aviation Director, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Naylor, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,589

AUTHORIZING A CONTRACT WITH BARRY F. JOHNSON, INC., TO FURNISH ENGINEERING SERVICES IN CONNECTION WITH MODIFICATION OF AIR CONDITIONING EQUIPMENT IN THE TERMINAL TICKET WING AT INTERNATIONAL AIRPORT AND TO UPDATE THE AIR CONDITIONING AND ELECTRICAL SYSTEMS SURVEY FOR A TOTAL AMOUNT OF \$4,500.00.

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Mr. Becker discussed a recent incident at International Airport when a flight was cancelled, and it required a full 45 minutes for new tickets to be issued. He asked Mr. Raffety about the requirements the airlines have regarding numbers of personnel on duty.

Mr. Raffety stated that, like any other operation, numbers of personnel vary according to anticipated requirements. Reticketing entails detailed requirements of CAB and this does require additional time. Overall, Mr. Raffety felt that the airlines are adequately staffed.

Mr. Padilla inquired of Mr. Raffety regarding the status of the cash registers at the parking lot concession.

Mr. Raffety stated that they were repaired. In the short term lot, the controls were knocked out by a trailer and repair parts have been ordered.

72-17 The following Ordinances were read by the Clerk and explained by Assistant Director of Public Works, Mel Sueltenfuss, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,590

AUTHORIZING SAM GRANATA, JR. ASSOCIATE MANAGER FOR PUBLIC SERVICES AND FACILITIES, TO MAKE APPLICATION FOR A FEDERAL GRANT OF FUNDS NEEDED IN CONSTRUCTION OF MITCHELL LAKE IMPROVEMENTS (WPC-TEX-928), TO EXECUTE THE GRANT AGREEMENT BETWEEN THE CITY AND THE UNITED STATES, AND TO SIGN ALL DOCUMENTS REQUIRED TO COMPLETE THE PROJECT.

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AN ORDINANCE 40,591

AUTHORIZING SAM GRANATA, JR. ASSOCIATE MANAGER FOR PUBLIC SERVICES AND FACILITIES, TO MAKE APPLICATION FOR A FEDERAL GRANT OF FUNDS NEEDED IN CONSTRUCTION OF IMPROVEMENTS TO LEON CREEK TREATMENT PLANT (WPC-TEX-826), TO EXECUTE THE GRANT AGREEMENT BETWEEN THE CITY AND THE UNITED STATES, AND TO SIGN ALL DOCUMENTS REQUIRED TO COMPLETE THE PROJECT.

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AN ORDINANCE 40,592

AUTHORIZING SAM GRANATA, JR. ASSOCIATE MANAGER FOR PUBLIC SERVICES AND FACILITIES, TO MAKE APPLICATION FOR A FEDERAL GRANT OF FUNDS NEEDED IN CONSTRUCTION OF SAN ANTONIO RIVER OUTFALL SEWER IMPROVEMENTS (WPC-TEX-827), TO EXECUTE THE GRANT AGREEMENT BETWEEN THE CITY AND THE UNITED STATES, AND TO SIGN ALL DOCUMENTS REQUIRED TO COMPLETE THE PROJECT.

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AN ORDINANCE 40,593

AUTHORIZING SAM GRANATA, JR., ASSOCIATE MANAGER FOR PUBLIC SERVICES AND FACILITIES, TO MAKE APPLICATION FOR A FEDERAL GRANT OF FUNDS NEEDED IN CONSTRUCTION OF IMPROVEMENTS TO RILLING ROAD TREATMENT PLANT (WPC-TEX-828) TO EXECUTE THE GRANT AGREEMENT BETWEEN THE CITY AND THE UNITED STATES, AND TO SIGN ALL DOCUMENTS REQUIRED TO COMPLETE THE PROJECT.

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AN ORDINANCE 40,594

AUTHORIZING SAM GRANATA, JR., ASSOCIATE MANAGER FOR PUBLIC SERVICES AND FACILITIES, TO MAKE APPLICATION FOR A FEDERAL GRANT OF FUNDS NEEDED IN CONSTRUCTION OF EXTENSION OF REGIONAL SYSTEM (WPC-TEX-936), TO EXECUTE THE GRANT AGREEMENT BETWEEN THE CITY AND THE UNITED STATES, AND TO SIGN ALL DOCUMENTS REQUIRED TO COMPLETE THE PROJECT.

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72-17 The following Ordinance was read by the Clerk and explained by Mr. W. S. Clark, Land Division Chief, and after consideration, on motion of Mr. Becker, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,595

ACCEPTING HIGH BIDS FOR SALE OF CERTAIN CITY-OWNED IMPROVEMENTS, MAKING AND MANIFESTING BILLS OF SALE THERETO AND REJECTING ALL OTHER BIDS RECEIVED.

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72-17 The Clerk read the following Ordinance:

AN ORDINANCE 40,596

CLOSING AND ABANDONING A PORTION OF EUCLID STREET AND AUTHORIZING A QUITCLAIM DEED TO MAIN BANK AND TRUST IN EXCHANGE FOR A DEDICATION BY REPLAT FOR THE RELOCATION OF A PORTION OF EUCLID STREET.

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The Ordinance was explained by Mr. W. S. Clark, Land Division Chief, who said that all departments have been contacted and all utilities have been moved or arrangements have been made to move them. He showed plans prepared by Main Bank for development of the area.

In answer to a question from City Manager Henckel, Mr. Stewart Fischer stated that all expenses for realignment of Euclid Street will be borne by the bank.

After consideration, on motion of Mr. Naylor, seconded by Mr. Hill, the Ordinance was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

72-17 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: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Padilla; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 40,597

MANIFESTING A ONE-YEAR EXTENSION OF THE PRESENT CONTRACT WITH GORDON W. HUDSON III FOR USE OF A PORTION OF THE BEAUTIFIED SECTION OF THE SAN ANTONIO RIVER IN CONJUNCTION WITH A RESTAURANT OPERATION.

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AN ORDINANCE 40,598

MANIFESTING A ONE-YEAR EXTENSION OF THE PRESENT CONTRACT BETWEEN THE CITY AND HILTON PALACIO DEL RIO HOTEL FOR USE OF 375 SQUARE FEET OF CITY-OWNED PROPERTY ON THE SAN ANTONIO RIVER IN CONJUNCTION WITH A RESTAURANT OPERATION.

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AN ORDINANCE 40,599

ACCEPTING THE LOW BID OF URBAN CONSTRUCTION AND DEMOLITION COMPANY FOR CONSTRUCTION OF A CHAIN-LINK WIRE FENCE AT RIVERSIDE GOLF COURSE; AUTHORIZING EXECUTION OF A CONTRACT COVERING SAID WORK; APPROPRIATING \$9,065.00 OUT OF FUND NO. 409-10 PAYABLE TO SAID CONCERN AND \$400.00 OUT OF THE SAME FUND AS A CONTINGENCY ACCOUNT.

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AN ORDINANCE 40,600

GRANTING PERMISSION TO GILLESPIE REALTY COMPANY TO CONSTRUCT A CURB CUT ALONG CUNNINGHAM AVENUE FOR A LENGTH OF 40 FEET IN ORDER TO ALLOW OFF-STREET HEAD-IN PARKING ON THE PROPERTY OF THE SAID COMPANY.

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72-17 The Clerk read the following Ordinance:

AN ORDINANCE 40,601

APPROVING A BOND RESOLUTION

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The Ordinance was explained by Mr. Carl White, Finance Director. He stated:

"This Ordinance, approving the Bond Resolution, involves a rather complex financial transaction with the San Antonio River Authority wherein the City receives 55% Federal participation in a sewer project as opposed to 33% under the old arrangement. The way it operates is the City of San Antonio is guaranteeing the River Authority's bonds that they will sell on this issue. The amount of the sale will be \$1,200,000 and the money will be deposited in the City's bank account. We will transmit to the River Authority twice each year maturity payments so that they will have the funds on hand to make the maturity schedule of the bond's covenants.

We will place the \$1,200,000 in our bank account. It will earn interest at the rate of 4.17%. We will pay 4.75% as interest costs. So the net cost to us will be \$13,920 for the two year period. In addition to that, we will pay the San Antonio River Authority two payments; one based on 20% of the net cost of the sale which is estimated to be around \$4,000. The second payment is a requirement that we pay them \$1,440 semi-annually. So the net cost to the City will be \$23,680. For that we will receive additional monies from the Federal Government totalling \$1,090,185. Therefore, in order to get \$1,090,185, we are going to pay \$23,680. We think it is a good investment."

BECKER: Does the City have jurisdiction over how the money is spent?

WHITE: Yes sir. The way it reads the City is guaranteeing the payment of the bonds but the money must be deposited in our bank account. So, we have full control over the cash and the expenditures. Now the project that is involved here is the Leon Creek Odftfall Main. That is the line that goes from the plant all the way to the University site. The total project is about \$4,955,000.

HENCKEL: Every phase of a construction project is always approved by the Council. We have done some of this already and this is a continuation of this project.

After consideration, on motion of Mr. Becker, seconded by Dr. Hilliard, the Ordinance was passed and approved by the following vote:
 AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla;
 NAYS: None; ABSENT: Gatti.

72-17 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: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Becker, Gatti.

AN ORDINANCE 40,602

AUTHORIZING THE CITY MANAGER TO EXECUTE
 A CONTRACT WITH O'NEILL, PEREZ, LANCE,
 AND LARCADE, ARCHITECTS AND PLANNING
 CONSULTANTS, FOR PROVIDING A SURVEY OF
 SAN ANTONIO'S HISTORIC PHYSICAL HERITAGE
 IN CONNECTION WITH THE COMMUNITY RENEWAL
 PROGRAM.

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AN ORDINANCE 40,603

AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT APPLICATION FOR FUNDS FOR SUPPORT OF THE BEXAR METROPOLITAN CRIMINAL JUSTICE COUNCIL.

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AN ORDINANCE 40,604

AUTHORIZING THE CITY MANAGER TO EXECUTE QUITCLAIM DEEDS TO CERTAIN PURCHASERS IN CONCURRENCE WITH OTHER TAXING ENTITIES OF PROPERTIES ACQUIRED THROUGH TAX FORECLOSURES AND AUTHORIZING PAYMENT TO OTHER TAXING ENTITIES AND COSTS INCURRED THEREIN.

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<u>CAUSE NO.</u>	<u>DESCRIPTION</u>	<u>PURCHASER</u>	<u>AMOUNT</u>
C-13,389	Lots 8 & 9, Block 8, New City Block 3413	Simon M. Dominguez, et ux	\$3,200.00
C-13,984	West 50 feet of Lots 1 & 2, Arb. A-16 Block 1, New City Block 2848	James L. Bynum	538.41
C-14,117	Lots 10 & 11, Block 2, New City Block 3073	Good Hope Missionary Baptist Church	1,139.66
C-14,216	Lot 15, Block 35, New City Block 6456	Olivia Urbina	358.78
C-14,423	Lots 33 & 34, Block 5, New City Block 3724	Gilbert E. Kinder	621.02
C-15,509	Lot 34, Block 6, New City Block 8779	Olegario Falkenberg, et ux	2,069.09
C-15,526	Lot 5, Block 104, New City Block 7206	Leonel Reyes, et ux	1,505.31
C-16,756	Lot Red 13, Block 16, New City Block 2171	Texas Home Improvement Corp.	750.00

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AN ORDINANCE 40,605

APPROPRIATING \$2,500.00 OUT OF STREET IMPROVEMENT BONDS, 1964, #489-01, PAYABLE TO JAMES KNIGHT, COUNTY CLERK OF BEXAR COUNTY, TEXAS, SUBJECT TO THE ORDER OF EAST SAINT JAMES BAPTIST CHURCH; HELMER WILLIAMS, TRUSTEE FOR MACEDONIA BAPTIST CHURCH OR HIS SUBSTITUTE TRUSTEE; F. N. BOLEY, OR IF DECEASED, HIS HEIRS; PETER O'BRIEN, OR IF DECEASED, HIS HEIRS; THE ESTATE OF HARRY EPSTEIN AND HIS HEIRS; SIDNEY EPSTEIN; FRANKLIN VANDERPOORTEN;

AND BEVERLY VANDERPOORTEN, IN SATISFACTION OF CONDEMNATION AWARD CAUSE NO. C-880 AS THEIR INTEREST MAY APPEAR, FOR THE ACQUISITION OF A TRACT OF LAND OUT OF LOTS 17 AND 18, N.C.B. 1444, IN SAN ANTONIO, TEXAS, REQUIRED FOR THE MONTANA STREET PAVING PROJECT.

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72-17

CITY MANAGER'S REPORTS

City Manager Henckel referred to comments made at the last Council meeting by Mrs. Helen Dutmer questioning the fact that persons arrested for D.W.I. get probations by the court and as a result, it is not put on the person's record and the person retains his driving privilege. He stated that Mrs. Dutmer's statements are correct and that there is a loophole in the State law. He said that an attempt will be made to have the legislature correct this at the next session.

72-17 Mayor Gatti returned to the meeting and presided.

72-17 ZONING HEARINGS

Anticipating two of the zoning cases to be heard, Mr. Gene Camargo, Planning Administrator, presented to the Council a planning study which was made along the Bandera Road area and also an area Southwest of Loma Park. The studies called for centers of high commercial use around major intersections and high density residential areas strung along Bandera Road between Loop 410 and Woodlawn Avenue.

a. CASE 4471 - to rezone the east 159' of Lot 8-B, Block 2, NCB 7444, 4811 Fortuna Street, from "C" Apartment District to "B-3" Business District; located northwest of the intersection of Fortuna Street and Hortencia Avenue; having 380' on Hortencia Avenue and 159' on Fortuna St.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council in light of the planning study described above.

Mr. Anthony J. Guajardo, attorney for the applicant, took exception to the recommendations made in the planning study. He pointed out already existing commercial areas. A housing project is to be constructed on property adjoining that under consideration and a convenience store would be very desirable. He asked that the Council consider the request favorably.

After consideration, Mr. Becker moved that the recommendation of the Planning Commission be overruled and that the property be rezoned provided that proper replatting is accomplished. The motion was seconded by Mr. Padilla. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,606

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN

ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS THE EAST 159'
OF LOT 8-B, BLOCK 2, NCB 7444, 4811
FORTUNA STREET, FROM "C" APARTMENT
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

* * * *

b. CASE 4496 - to rezone Lot 5, Block B, NCB 11507, 1149 Bandera Road, from "A" Single Family Residential District to "B-3" Business District; located on the southwest side of Bandera Road 484.7' northwest of Cheryl Drive; having 195.04' on Bandera Road and a depth of 385.3'.

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, Mrs. Haberman made a motion that the recommendation of the Planning Commission be approved, provided that a 6' solid screen fence is erected along the rear property line and that proper replatting is accomplished. Mr. Hill seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,607

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 5, BLOCK B,
NCB 11507, 1149 BANDERA ROAD, FROM
"A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT A SIX FOOT SOLID SCREEN
FENCE IS ERECTED ALONG THE REAR
PROPERTY LINE AND THAT PROPER
REPLATTING IS ACCOMPLISHED.

* * * *

c. CASE 4513 - to rezone a 1.5 acre tract of land out of Lot 11-F, NCB 12051, being further described by field notes filed in the office of the City Clerk, 500 Block of Sandau Road, from "A" Single Family Residential District to "I-1" Light Industry District; located on the southwest side of Sandau Road, being 567' northwest of the intersection of Isom Road and Sandau Road; having 169.9' on Sandau Road and a maximum depth of 480.60'.

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. Naylor 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: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,608

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 1.5 ACRE TRACT OF LAND OUT OF LOT 11-F, NCB 12051, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK), LOCATED ON THE 500 BLOCK OF SANDAU ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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72-17 Following completion of the zoning hearings, Mayor Gatti declared a short recess. At 11:05 A. M. the Council reconvened and was called to order by the Mayor.

72-17 PUBLIC HEARING

Mayor Gatti opened the meeting to a discussion by interested persons of the proposed Ordinances concerned with contracts of sale for low priced residences. He said that those persons wishing to speak would be allowed five minutes to state his case.

Mr. Arthur Gochman, attorney for Model Cities Housing Center, stated that the proposed Ordinances were needed to protect low income families who may pay for many years on a home purchased under certain contracts of sale without ever building up any equity. He cited also the need for a declaration to be made of needed repairs when a house is sold.

Several persons spoke in opposition to the proposed Ordinances. It was pointed out that these Ordinances would work a hardship on the very people they were suppose to help. It was also stated that the Ordinances were discriminatory and claimed to be unconstitutional. The persons speaking in opposition offered their services to assist in working out a solution which would be equitable to all concerned.

The following persons spoke in opposition:

Mr. Emmerson Bannack, Attorney representing the San Antonio Board of Realtors, and the Trust Departments of Frost National Bank, National Bank of Commerce and Groos National Bank.

Mr. Pete Cantu, President of the San Antonio Board of Realtors.

Mr. Jerry Smith, President of San Antonio Home Builder's Association.

Mr. Jim Uptmore

Mrs. Ellen Rees

Mr. Herbert Schenker

Mayor Gatti stated that while the Council is convinced that there is a need for some protection for some people, that probably the matter should "go back to the drawing board" and asked some of the people involved to help prepare something which would be equitable for all concerned. The members of the Council concurred with Mayor Gatti, and Mr. Mendoza moved that this action be taken. The motion was seconded by Mr. Becker and unanimously passed.

In closing the hearing, Mayor Gatti made the following statement to those present:

"I would like to say that I sense the Council as being real serious. There is a definite need for some protection to some people who have been abused and who are being abused every day in this area. I think all of us together can come up with some kind of controls and regulations that will stop this. I will ask all of you to give us as much input to it as you possibly can."

72-17

CITIZENS TO BE HEARD

Reverend C. A. Callies, President of the Youth Leadership Conference, spoke to the Council expressing the hope that jobs will be provided this summer for the youth of the City. His organization, in an effort to instill more pride in the community, will lead a program by getting a group of young people from the four sections of the City to clean up a park in each section on Saturdays during the period April 22 through May 20, 1972. He asked that this period be proclaimed "Community Pride Month". He also asked if the City will provide transportation for the project.

City Manager Henckel stated that he will assist Reverend Callie to make arrangements through the Parks Department. Mayor Gatti said that he will have a proclamation prepared.

Mr. Raul Rodriguez stated that an attempt has been made, on April 10, to have him dropped from the Board of Directors of the House of Neighborly Service and that six accusations have been made against him. He said, also, that there has been no investigation of the Midwest Corporation by E.O.D.C. that had been promised.

Mr. Clayton Russell talked about baseball and urged the Council to complete its annexation program.

There being no further business to come before the Council, the meeting adjourned at 11:50 A. M.

A P P R O V E D

John Gatti
M A Y O R

ATTEST:

J. H. Savelman
C i t y C l e r k

April 13, 1972

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