

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, FEBRUARY 7, 1974.

\* \* \* \*

The meeting was called to order at 8:30 A. M., by the presiding officer Mayor Charles L. Becker, with the following members present: COCKRELL, SAN MARTIN, BECKER, BLACK, LACY, MORTON, PADILLA; Absent: BECKMANN, MENDOZA.

- - -  
74-6 The invocation was given by The Very Reverend Joseph Nuevo, Pastor of San Fernando Cathedral.

- - -  
74-6 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

- - -  
74-6 The minutes of the meeting of January 31, 1974, were approved.

- - -  
74-6 In order to accommodate Police Chief Emil Peters, who had commitments with the Civil Service Commission, Mayor Becker announced that Item No. 3 and Item No. 4 of the Agenda would be considered early.

- - -  
The following Ordinances were read by the Clerk and explained by Police Chief Emil Peters, 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, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,355

AUTHORIZING EXECUTION OF AN AGREEMENT WITH HERBERT STEUBING, ELGIN STEUBING AND CAPITOL AGGREGATES, INC., OWNERS AND LESSEE, RESPECTIVELY, OF CERTAIN REAL PROPERTY; SAID AGREEMENT PROVIDING FOR USE OF SAID PROPERTY IN CONNECTION WITH THE NEW SAPD RADIO COMMUNICATIONS SYSTEM.

\* \* \* \*

AN ORDINANCE 43,356

AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT, PROVIDING FOR USE OF CERTAIN REAL PROPERTY BELONGING TO SAID DISTRICT IN CONNECTION WITH THE NEW SAPD RADIO COMMUNICATION SYSTEM.

\* \* \* \*

- - -  
February 7, 1974  
nsr

74-6VISITORS TO COUNCIL MEETING

Mayor Becker recognized a class of students from Providence High School along with their teacher, Mrs. Rosario Ponce, and another class from Gardendale Elementary School accompanied by Miss Lucy Sarazua. Mayor Becker welcomed them to the meeting and invited them to return again when possible.

74-6CITATION FOR MR. DAVID TOMLIN

Mayor Becker read the following Citation:

CITY HALL REPORTER, SAN ANTONIO EXPRESS, FOR APPLYING HIS EXPERTISE AS A NEWSPAPERMAN AND DISCOVERING THAT THE INCREASE IN THE AVERAGE RESIDENTIAL GAS AND ELECTRIC BILL FOR FEBRUARY OVER JANUARY INTERPRETED TO BE 44 PERCENT WAS, IN FACT, DETERMINED TO BE 17.2 PERCENT.

HIS DEDICATION TO ACCURATE REPORTING HELPED RESOLVE A HIGHLY EMOTIONAL ISSUE AND MERITS THE SINCERE THANKS AND APPRECIATION OF A GRATEFUL CITY GOVERNMENT AND THE PUBLIC.

\* \* \* \*

Mayor Becker then displayed a Big Chief writing tablet which had a large, black pencil attached.

He presented the Citation and tablet to Mr. Tomlin and offered the Council's congratulations.

74-6ZONING CASE NO. 4880

Mr. Robert L. Willoughby, 4438 Bayliss, and Mrs. Clarice Youngman, 4434 Bayliss, appeared before the Council again protesting rezoning of property adjacent to their property in Zoning Case No. 4880 on July 5, 1973. The protest was based on the contention that proper notices were not given to property owners within 200 feet of the property being rezoned.

Mr. George Vann, Director of Building and Planning Administration, distributed copies of his report reviewing this case. (A copy of his report is included with the papers of this meeting.) The report outlines the steps taken in the advertising and notification of the zoning hearings. It was also pointed out that a sign giving notice was also posted on the property.

Assistant City Attorney Tom Finlay reviewed the state statutes covering zoning hearings, and stated that the City is in full compliance with the state law.

He stated also that in the hearing of this case before the Council, the petitioner stated that a nursery would be placed on the property and this required "B-3" zoning. It was also brought out that an amendment to the zoning code was pending which would allow a nursery in "B-2" zone. The petitioner promised at that hearing that when the amendment was made that he would apply to have this property rezoned to "B-2". This amendment has been approved by the Planning Commission and will be brought to the Council for consideration as soon as possible.

February 7, 1974

-2-

nsr

Mrs. Clarice Youngman, 4434 Bayliss, stated that she never did see a sign posted on the property. The first she knew of any change was when workmen began to clear the area.

Mrs. Youngman read a prepared statement concerning this matter and suggested that instead of using the tax roll for obtaining the addresses of homeowners, the Planning Department should take the names and addresses from the tax assessment cards or other source that would be more up to date. (A copy of Mrs. Youngman's statement is included with the papers of this meeting.)

Mrs. Cockrell said that she agreed with Mrs. Youngman that a change in procedure should be made. She also wanted it made clear that the name of the firm seeking this rezoning had no bearing on this case. A decision was rendered fairly by those Council members present.

Mr. Robert L. Willoughby, 4438 Bayliss, also read a statement in which he concurred with the statement made by Mrs. Youngman. He, too, recommended changes in procedure to assure that all affected property owners would receive a notice. He suggested also that the Council might consider making the applicant in each case responsible for notifying property owners.

Mayor Becker stated that the Council is concerned about this whole situation. He asked that the City Manager keep Mrs. Youngman and Mr. Willoughby fully informed of the progress made in changing procedures.

Mr. Vann said that his staff would begin checking computer records and assessment cards rather than the tax roll. He said also that he will keep these people advised as to the amendments to the zoning code.

In answer to Mr. Padilla's question, City Attorney Crawford Reeder said that the state law requires that the tax rolls be checked.

Mr. Padilla asked Mr. Reeder if the City has the legal right to reconsider this zoning case in view of the circumstances.

Mr. Reeder replied that he had a question of the propriety of reopening a case that was passed on six months ago and felt that the Council would be ill-advised to reopen it.

Dr. San Martin suggested to the Council that no further action be taken in this case. Other Council members were in agreement.

Councilman Morton, speaking to Mrs. Youngman, said that he agreed that in each case the current property owner should be notified. He asked, since it was his company seeking the rezoning, who she had contacted in his office regarding the steps that were planned as far as the agreement on the installation of a nursery.

Mrs. Youngman said that she had talked to no one but that her attorney may have.

Mr. Morton stated that he felt that before taking such a matter to the City Council she should have contacted the owner regarding his commitments and intentions. He then explained to her that one of the conditions under which he sold this piece of property was that it would be used for a nursery and nothing else.

CITIZENS TO BE HEARDMR. RAUL RODRIGUEZ

Mr. Raul Rodriguez asked that the Council refuse to agree to the proposed 25 percent rate increase the City Public Service Board has asked for. He said that the Board wastes their money. To support his claim he had a display of newspaper advertising and envelope stuffers which he said are unnecessary.

CITY PUBLIC SERVICE BOARD

Mayor Becker told City Manager Granata that he is still waiting for the liquidity report in columnar form which he had asked Mr. Deely for last week.

Mrs. Cockrell said that, in spite of what some persons might think, Council members were billed for utilities at exactly the same rate as everyone else.

HEMISFAIR PLAZA

Mr. Paul Kinnison, President of the San Antonio Chapter of Institute of Architects, and Mr. Alex Caragonne, appeared before the Council with reference to plans for converting areas of HemisFair Plaza. Mr. Caragonne read a resolution passed at a meeting of the Institute on February 6, urging that the Council form an advisory board to review and comment on plans for HemisFair Plaza. The Institute of Architects offered to be of assistance in this undertaking. (A copy of the resolution is on file with the papers of this meeting.)

Members of the Council expressed appreciation for this offer of assistance and asked Mr. Kinnison to get a copy of the current suggested plan to study.

On the question of peripheral parking, Mrs. Cockrell said that she would not want to see pressure taken off of the federal government to provide adequate parking for the new federal building. She also suggested the possibility of some kind of joint venture with Joske's for a multi-strong parking facility.

MRS. MARTHA DAVENPORT

Mrs. Martha Davenport, 208 HemisFair Plaza, said that she has a shop in the Art Colony at HemisFair Plaza. She said she is in favor of improving the parking situation at HemisFair Plaza and offered her assistance in anyway.

MR. CONCEPTION ELIZONDO

Mr. Conception Elizondo, 943 San Angelo, made reference to his visit to the Council two weeks earlier concerning the City Public Service Board rate increase. He asked if anything had been done about increasing the rate to the suburbs.

City Attorney Reeder said that such an increase to the suburban areas would be constitutional if there were good and sufficient reasons.

Dr. San Martin said that this matter will be considered in the rate study now underway.

Mr. Elizondo asked if any revenue derived from such an increase would be dedicated to youth activities.

City Manager Granata reviewed for him all of the youth projects in the City that are already underway.

MR. DON WEBB

Mr. Don Webb appealed to the City Council to overrule the refusal of the Planning Department to approve an electrical connection on a four acre tract he owns. The tract is not in the City limits but is in the extra-territorial jurisdiction about one mile west of Leon Valley. This area is not platted and roads into the property are privately owned.

Mr. George Vann explained that there are a few electric connections in this area but his department considers them to be illegal. No one knows how they came about.

Mr. Jim Parker, Assistant City Attorney, said that the state law makes it illegal to connect utilities to a area unless it is in an approved recorded subdivision plat. Since this area is not covered by such a plat, the City has no recourse and cannot approve the electric connection.

Mayor Becker advised Mr. Webb that it was obvious that the City could not give him relief and suggested that he get his own attorney to look into the matter.

74-6 The following Ordinance was read by the Clerk and explained by City Manager Sam Granata, Jr., and after consideration, on motion of Dr. San Martin, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Lacy, Beckmann, Mendoza.

AN ORDINANCE 43,357

INCREASING THE ANNUAL SALARY OF THE  
PRESIDING MUNICIPAL COURT JUDGE FROM  
\$20,000.00 TO \$22,000.00 AND INCREASING  
THE ANNUAL SALARY OF THE ASSOCIATE  
MUNICIPAL COURT JUDGES FROM \$17,000.00  
TO \$19,000.00.

Mike M. Machado (Presiding Judge)	-	\$22,000.00 per year
Lawrence C. Lang	-	\$19,000.00 per year
Robert Lozano	-	\$19,000.00 per year
Michael B. O'Quinn	-	\$19,000.00 per year

\* \* \* \*

February 7, 1974  
nsr

-5-

74-6 The following Ordinance was read by the Clerk and explained by Mr. William T. Donahue, Director of Human Resources and Services, and after consideration, on motion of Dr. San Martin, seconded by Rev. Black, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Lacy, Beckmann, Mendoza.

AN ORDINANCE 43,358

AUTHORIZING A SECOND YEAR CONTINUATION OF THE SAN ANTONIO NUTRITIONAL DAY CARE PROJECT FOR THE ELDERLY; APPROVING A BUDGET FOR THE SAME AND APPROPRIATING FUNDS, ALSO ACCEPTING A \$17,270.00 GRANT FOR SAID PROJECT FROM THE GOVERNOR'S COMMITTEE ON AGING.

\* \* \* \*

74-6 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Beckmann, Mendoza.

AN ORDINANCE 43,359

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 172 ACRES OF LAND KNOWN AS THE MEADOWCLIFF ADDITION BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

\* \* \* \*

AN ORDINANCE 43,360

GRANTING THE PETITION OF THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT TO ERECT OVERHEAD CABLES AT SAM HOUSTON HIGH SCHOOL AND WHITTIER JUNIOR SCHOOL.

\* \* \* \*

AN ORDINANCE 43,361

AUTHORIZING SUBMISSION OF APPLICATIONS FOR GRANTS UNDER THE FEDERAL WATER POLLUTION CONTROL ACT IN CONNECTION WITH THIRTEEN SANITARY SEWER CONSTRUCTION PROJECTS.

\* \* \* \*

1970 G. O. Bond  
Project Number

Project Title

- 1. Project 14
- 2. Project 36

Wine Cup Relief Line  
Cenizo Park Relief Line

1970 G. O. Bond  
Project Number

Project Title (continued)

3.	Project 38	Martin Street Relief Line
4.	Project 73	South San Relief Main
5.	Project 40	Riverdale Relief Line
6.	Project 32	Fort Sam Houston Relief Line
7.	Project 42	St. Mary's Relief Line
8.	Project 39	Lubbock Street Relief Line
9.	Project 1	Kenny Road Relief Main
10.	Project 74	Harry Wurzbach Relief Line
11.	Project 9	Salado Creek Tributary
12.	Project 4	Somerset Sewer
13.	Project 3	S. W. Military Dr. Relief Main

\* \* \* \*

AN ORDINANCE 43,362

APPROPRIATING FROM CERTAIN FUNDS AMOUNTS IN THE TOTAL SUM OF \$2,128.00 IN PAYMENT FOR EXPENSES INCURRED IN CONNECTION WITH SALADO CREEK SEWER EXTENSION, STORM DRAINAGE PROJECT #83-X (SIX MILE CREEK); 24TH STREET IMPROVEMENT; ROYAL RIDGE OUTFALL; BABCOCK ROAD WIDENING (DRAINAGE); PARLIAMENT SQUARE SUBDIVISION PORTABLE SANITARY SEWAGE TREATMENT PLANT (MISCELLANEOUS EASEMENTS & DEDICATIONS); S. P. #213 (PURCHASE OF PROPERTY FOR PARK PURPOSES -- PERRIN-BEITEL CREEK); S. P. #214 (FIRE STATION SITE AT NORTHWEST CORNER OF VANCE JACKSON & WURZBACH ROADS; BROOK SUBDIVISION EASEMENT RELOCATION (MISCELLANEOUS EASEMENTS & DEDICATIONS); AND K. D. R. MEADOWS SUBDIVISION OFF-SITE SEWER MAIN (MISCELLANEOUS EASEMENTS & DEDICATIONS).

\* \* \* \*

74-6

The Clerk read the following Ordinance:

AN ORDINANCE 43,363

TERMINATING AN ANNUAL GASOLINE CONTRACT WITH TESORO PETROLEUM CORPORATION EFFECTIVE AT THE CLOSE OF BUSINESS FEBRUARY 14, 1974.

\* \* \* \*

The Ordinance was explained by Mr. John Brooks, Director of Purchasing, who said that this termination of contract is in accordance with the Council's instructions last week. It is effective February 14, 1974.

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

February 7, 1974  
nsr

-7-

658

74-6 The Clerk read the following Ordinance:

AN ORDINANCE 43,364

ACCEPTING THE PROPOSAL OF GULF OIL CORPORATION TO SUPPLY THE CITY WITH TRANSPORT GASOLINE FROM FEBRUARY 15, 1974 THROUGH DECEMBER 31, 1974.

\* \* \* \*

Mr. John Brooks, Director of Purchasing, explained that under the Federal Mandatory Gasoline Allocation Program, the supplier that supplied gasoline in the calendar year 1972 must supply its customers on request for current fuel requirements. The City, with its priority, should receive 100 percent of current requirements. He recommended approval of the Ordinance.

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

74-6 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Dr. San Martin, seconded by Mr. Morton, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Beckmann, Mendoza.

AN ORDINANCE 43,365

ACCEPTING THE LOW BID OF WRIGHT SPORTS TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN "T" SHIRTS FOR A TOTAL OF \$1,597.05.

\* \* \* \*

74-6 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: San Martin, Becker, Black, Lacy, Morton; NAYS: None; ABSENT: Cockrell, Beckmann, Padilla, Mendoza.

AN ORDINANCE 43,366

ACCEPTING THE LOW BID OF STULL CHEMICAL COMPANY TO FURNISH THE CITY WITH A TRAILER-MOUNTED HIGH PRESSURE TURF SPRAYER FOR A TOTAL SUM OF \$2,270.80.

\* \* \* \*

AN ORDINANCE 43,367

ACCEPTING THE LOW BID OF J. ROSS BOLES COMPANY, INC., TO FURNISH THE CITY WITH CERTAIN PADLOCKS FOR A TOTAL SUM OF \$1,531.25.

\* \* \* \*

AN ORDINANCE 43,368

ACCEPTING THE LOW BIDS OF SOUTHWEST SOUND AND ELECTRONICS, INC., ELECTROTEX, AND ENTERTAINMENT SERVICES TO FURNISH THE CITY WITH AN INTERCOM SYSTEM FOR A TOTAL SUM OF \$1,838.60.

\* \* \* \*

74-6      Item No. 14

The Clerk read a proposed ordinance authorizing the purchase of law books from the West Publishing Company for a total of \$3,038.55.

Mr. John Brooks, Director of Purchasing, said that these publications had been requested by the legal section of the Police Department. They are only available from this one supplier.

City Attorney Crawford Reeder said that the attorney at the Police Department is not assigned to his office. He said that he is working on a federal grant.

Members of the Council questioned the need for the purchase of these books when there is an existing law library in the Legal Department.

After consideration, Mr. Morton moved that action on the ordinance be tabled until a full explanation for the need is made. The motion was seconded by Dr. San Martin and carried on the following roll call vote: AYES: San Martin, Becker, Black, Lacy, Morton; NAYS: None; ABSENT: Cockrell, Beckmann, Padilla, Mendoza.

74-6      The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton; NAYS: None; ABSENT: Cockrell, Beckmann, Padilla, Mendoza.

AN ORDINANCE 43,369

AUTHORIZING PURCHASE OF CERTAIN TRAFFIC SIGNALS FROM AUTOMATIC SIGNAL FOR A TOTAL SUM OF \$64,270.00.

\* \* \* \*

AN ORDINANCE 43,370

AMENDING ORDINANCE NO. 43315 THAT ESTABLISHED CERTAIN TAX COLLECTION SUB-STATIONS SO AS TO INCLUDE ALAMO HEIGHTS BRANCH AND WINDCREST BRANCH OFFICES OF FIRST FEDERAL SAVINGS AND LOAN.

\* \* \* \*

## AN ORDINANCE 43,371

APPOINTING MR. JOHN C. WHITE, MRS.  
ALFRED NEGLEY, MR. BILL KELSO, AND  
MR. ED VERA TO THE RIVERWALK COMMISSION,  
ALL TO SERVE FOR TERMS EXPIRING MAY 31,  
1974.

\* \* \* \*

Mr. John C. White is appointed to replace Mr. John F. Glodt.  
Mrs. Alfred Negley is appointed to replace Mr. Arthur Veltman, Jr.  
Mr. Bill Kelso is appointed to replace Mr. Hannibal Guerra.  
Mr. Ed Vera is appointed to replace Mr. Jimmy Gause.

\* \* \* \*

74-6

CITY PLANNING

DR. JOSE SAN MARTIN: Mr. Mayor, I would like to take two minutes of our time. First of all, I would like to request the City Manager and our City Attorney, especially Mr. Granata, to give this Council an up-to-date briefing and report on the set-up of the City of San Antonio as far as planning is concerned. I get the feeling that we are fragmenting the planning in our City, and I will admit that sometimes I feel at a loss to really know what is going on in the way of planning. I would like to see exactly what the echelon of command - what the chain of command is.

I have some specific questions of individuals in this particular department which may require an executive session since it will involve the question of personnel at this level. I am worried and concerned about the status of our master planning in the City of San Antonio, who the head planner is, what the chain of command is all the way down the line - in order to consolidate our planning, not only for the immediate future, but for the long range future of the City of San Antonio. I know we have some good efforts going. We have the River Corridor, the Missions, the HemisFair Plaza. I don't know about the downtown area but I think the time has come when we need to really know exactly where we are and where we are going. I'm at a loss sometimes to where we are and where we are going. It involves the discussion of certain positions, and I would like, if necessary to request an executive session for that.

74-6

DAYLIGHT SAVINGS TIME

Dr. San Martin said that last week Senator Dole of Kansas introduced Senate Bill No. 2894 in the United States Senate asking repeal of daylight savings time. Since then, Senator Bentsen of Texas has joined in as a co-sponsor of that bill. Senator Tower has asked that he get a copy of any action taken by the City. Yesterday Governor Briscoe asked the entire Texas delegation to support repeal of daylight savings time.

Dr. San Martin asked that the City Attorney prepare a resolution expressing the Council's support of Senate Bill No. 2894 to repeal daylight savings time and have it ready for Council consideration next week.

Mr. Glenn Lacy asked that the City Attorney look into the legality of negligent collision charges filed by San Antonio policemen in automobile collision cases. While this brings in a lot of revenue to the City, there is a feeling that this may not be legal, and it might be advisable for San Antonio to join other cities in dropping this from our code.

City Attorney Reader said that he has assigned Mr. Louis Garcia to study this problems of the Municipal Court. This subject is one of the items he has come up with for study. The judges and prosecutors feel that negligent collision cases are largely a waste of time. He said that he will have Mr. Garcia brief the Council at "B" Session next week on this and other problems of the Court.

74-6 The meeting recessed at 12:10 P. M. for lunch and reconvened at 2:10 P. M.

74-6 ZONING HEARINGS

A. CASE 5408 - to rezone a 3.5896 acre tract of land out of NCB 14670, being further described by field notes filed in the office of the City Clerk, 8657 Rochelle Road, from Temporary "R-1" Single Family Residential District to "R-4" Mobile Home District, located on the west side of Rochelle Road, being 180' north of the intersection of Rochelle Road and Whitby Road; having 185.5' on Rochelle Road and a maximum depth of 970'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, and stated that although the Planning Commission recommended denial in this case it is under temporary zoning and will, therefore, require only five affirmative votes if the Council wishes to overrule the recommendation of the Planning Commission.

No one spoke in opposition.

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

AN ORDINANCE 43,372

AMENDING CHAPTER 42 OF THE CITY CODE  
 THAT CONSTITUTES THE COMPREHENSIVE  
 ZONING ORDINANCE OF THE CITY OF SAN  
 ANTONIO BY CHANGING THE CLASSIFICATION  
 AND REZONING OF CERTAIN PROPERTY  
 DESCRIBED HEREIN AS A 3.5896 ACRE  
 TRACT OF LAND OUT OF NCB 14670, BEING  
 FURTHER DESCRIBED BY FIELD NOTES FILED  
 IN THE OFFICE OF THE CITY CLERK, 8657  
 ROCHELLE ROAD, FROM TEMPORARY "R-1"  
 SINGLE FAMILY RESIDENTIAL DISTRICT TO  
 "R-4" MOBILE HOME DISTRICT.

\* \* \* \*

B. CASE 5388 - to rezone a 36.12 acre tract of land and a 27.23 acre tract of land out of NCB 15683, being further described by field notes filed in the office of the City Clerk, 11499 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; a 30.25 acre tract of land out of NCB 15683, 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 a 499.66 acre tract of land out of NCB 15683, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "I-2" Heavy Industry District for the manufacturing of cement.

"I-1" zoning:

The 36.12 acre tract of land being located southwest of the intersection of the Missouri-Pacific Railroad Tracks and Feathercrest Road; having 1900' on Feathercrest Road and approximately 5221.4' on the Missouri-Pacific Railroad Tracts.

The 27.23 acre tract of land being located 1318.68' southwest of the intersection of Feathercrest Road and Bulverde Road and northeast of the intersection of the Longhorn Spur Missouri-Pacific Railroad Tracks and Nacogdoches Road; having 250' on the Longhorn Spur Missouri-Pacific Railroad Tracks, 2415.68' on Nacogdoches Road and 2360.45' on Bulverde Road.

"B-3" zoning:

The 30.25 acre tract of land being located west of the intersection of Feathercrest Road and Bulverde Road; having 2295' on Nacogdoches Road and 1318.68' on Bulverde Road.

"I-2" zoning:

The 499.66 acre tract of land being located 250' northwest of Nacogdoches Road and Bulverde Road, 400' southwest of Feathercrest, 100' southeast of the southeast R.O.W. line of the Missouri-Pacific Railroad Tracks and northeast of the Longhorn Spur Missouri-Pacific Railroad Tracks; having approximately 5550' in length and 4200' in width.

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. 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, Padilla; NAYS: None; ABSTAIN: Morton; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,373

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 36.12 ACRE TRACT OF LAND AND A 27.23 ACRE TRACT OF LAND OUT OF NCB 15683, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 11499 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT; \* A 30.25 ACRE TRACT OF LAND OUT OF NCB 15683, 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 A 499.66 ACRE TRACT OF LAND OUT OF NCB 15683, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT FOR THE MANUFACTURING OF CEMENT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

C. CASE 5364 - to rezone the west 100' of Lots 11 and 12, NCB 10733, 4426 Hein Road, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the south side of Hein Road North, being 280.16' west of the cutback between W. W. White Road and Hein Road north; having 100' on Hein Road North and a depth of 381.6'

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

Mr. Franklin C. Collins, one of the owners of this property, said that it was purchased in order to add 30 additional apartment units to the Houston Terrace Apartments. He said that there have been no complaints about his tenants.

Mrs. Martha Bailey, 4427 North Hein, spoke in opposition to the rezoning and asked that it be denied. She said that this tract is directly across the street from her home. She objects to the noise and traffic and particularly to automobile headlights shining into her bedroom.

After consideration, Mr. Padilla 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 on the west and south property lines and that a three foot solid screen fence is erected on the north property line except on the east 24'. 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, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

February 7, 1974  
nsr.

-13-

## AN ORDINANCE 43,374

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 100' OF LOTS 11 AND 12, NCB 10733, 4426 HEIN ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE WEST AND SOUTH PROPERTY LINES AND THAT A THREE FOOT SOLID SCREEN FENCE IS ERECTED ON THE NORTH PROPERTY LINE EXCEPT ON THE EAST '24.

\* \* \* \*

D. CASE 5418 - to rezone a 19.624 acre tract of land out of NCB 15688, being further described by field notes filed in the office of the City Clerk, 4800 Block of Higgins Road, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; and a 3.692 acre tract of land out of NCB 15688, being further described by field notes filed in the office of the City Clerk, 4800 Block of Higgins Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District.

The "R-3" zoning being located on the southwest side of Higgins Road, being 706.74' northwest of the intersection of Uhr Road and Higgins Road; having a total frontage of 634.42' and a depth of approximately 800'.

The "B-2" zoning being located on the southwest side of Higgins Road, being 1617.85' northwest of the intersection of Uhr Road and Higgins Road; having 585.73' on Higgins Road and a maximum depth of 315.71'.

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 platting is accomplished. 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, San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

February 8, 1974  
nsr

-14-

AN ORDINANCE 43,375

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 19.624 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; AND A 3.692 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, (4800 BLOCK OF HIGGINS ROAD,) FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

\* \* \* \*

E. CASE 5405 - to rezone Lot 39, NCB 15685, 11000 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the southeast side of Nacogdoches Road, being 103' northeast of the intersection of Nacogdoches Road and Perrin-Beitel Road; having 100' on Nacogdoches Road and a depth of 219.9'.

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. Rev. Black 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, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,376

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 39, NCB 15685, 11000 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

F. CASE 5401 - to rezone the east 150' of Parcel 29, NCB 15684, 10700 Block of Perrin-Beitel Road, from Temporary "R-1" Single Family

Residential District to "B-3" Business District; and Parcel 29, save and except the east 150', NCB 15684, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District.

Subject property being located on the west side of Perrin-Beitel Road, being 3,775' south of the intersection of Nacogdoches Road and Perrin-Beitel Road; having 600' on Perrin-Beitel Road and a maximum depth of 560'. The "B-3" zoning being on the east 150' of subject property and the "I-1" zoning being on the remaining portion.

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

No one spoke in opposition.

After consideration, Mr. Morton made a motion that the recommendation of the Planning Commission be approved, provided that proper platting 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: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,377

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 150' OF PARCEL 29, NCB 15684, 10700 BLOCK OF PERRIN-BEITEL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND PARCEL 29, SAVE AND EXCEPT THE EAST 150', NCB 15684, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

\* \* \* \*

G. CASE 5403 - to rezone the northwest irregular 225' of Lot 1, Block 3, NCB 16194, and the remaining portion of Lot 1, and all of Lot 3, Block 4, NCB 15892, 2200 Block of Cee Gee, from "O-1" Office District and "JJ" Commercial District to "I-1" Light Industry District.

Subject property located at:

The northwest irregular 225' of Lot 1, Block 3, NCB 16194 is located on the northwest side of Tradeway between Cee Gee and Tesoro, having 290' on Tesoro, 580' on Tradeway and 170' on Cee Gee. The remaining portion of Lot 1 and all of Lot 3, Block 4, NCB 15892 is located on the southeast side of Tradeway between Cee Gee and Tesoro, having 270' on Tesoro, 570' on Tradeway and 225' on Cee Gee.

February 7, 1974  
nsr

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 Mr. Padilla, seconded by Mrs. Cockrell, 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, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,378

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 NORTHWEST IRREGULAR 225' OF LOT 1, BLOCK 3, NCB 16194 AND THE REMAINING PORTION OF LOT 1, AND ALL OF LOT 3, BLOCK 4, NCB 15892, 2200 BLOCK OF CEE GEE, FROM "O-1" OFFICE DISTRICT AND "JJ" COMMERCIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

\* \* \* \*

74-6

HEMISFAIR PLAZA PLAN

City Manager Sam Granata asked the Council to set a date when they could have a briefing on the HemisFair Plaza plan.

Councilman Morton said that he, Mr. Mendoza and Mr. Beckmann had met earlier this week with the staff. Mr. John Miller had made an excellent presentation and recommendation on what he felt should be done with the HemisFair Plaza area. He said that the plan is feasible and he expressed the hope that this Council would get something moving.

It was suggested that in the interest of time that the briefing and a public hearing be held at the same time.

Mr. Morton said that he felt that the briefing should be held for the Council. Those persons who are interested would have the opportunity to be present and observe but the only conversation would be between the Council and the staff.

After such a meeting then the public could consult with the staff before there is a public hearing.

After consideration, the other Council members agreed to Mr. Morton's suggestion and also that the briefing will be held on Wednesday, February 20, 1974, at 9:00 A. M. The public hearing would be held no sooner than two weeks after that.

February 7, 1974  
nsr

-17-

Mrs. Cockrell made the following statement:

"I want to ask for some additional information. I don't know exactly the date when the City Manager plans to come to us with his recommendation for the setting of the tax rate. However, at the time that he does this, I would particularly like to have at least a short review of the budget at that time. I would particularly like to know more specifically which positions are not being filled, what the net deduction from the budget is in specific figures department by department, the overall additional income that may have come in through tax revenues over and above projections that we received, any funds that are in little pockets that the Council hasn't been apprised of. In other words, before we really make a decision that we will have all of the pertinent facts that we need to have and have them in sufficient time to study them carefully on this important decision. I think that the matter of setting the tax rate is always a very important one and certainly this year when our citizens have been faced with so many rising costs in terms of public utilities, in terms of, of course, other costs that they must face that it is more important than ever that we do this in a very careful method and to be sure we have all of the facts and that we, therefore, will hopefully reach a sound decision."

CITY MANAGER SAM GRANATA: I will be happy to do so. If I may then we'll do that at a "B" Session on Thursday, February 21st and we will set the tax rate then on Thursday, February 28th which is the last date we must do it. We would set it up for February 14th, but I have already set up a briefing of the Council by the AACOG consultants on the Transit System. Now, if you want the time, I can push it up a week. I don't know how long they will take. Otherwise, the only item we will have on the 21st is what you have talked about.

MRS. COCKRELL: That would be all right.

CITY MANAGER GRANATA: Okay, fine.

74-6

VISIT BY HUD OFFICIAL

Rev. Black advised the Council that he invited the Deputy Assistant Secretary for Research and Planning for HUD. He is Mr. Theodore Britton. He will be in San Antonio on February 15, 16 and 17. Rev. Black said he would like to arrange for an opportunity for the Council to confer with him while he is here. He will advise the Council of whatever arrangements are made.

74-6 The Clerk read the following letter:

February 1, 1974

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

February 7, 1974  
nsr

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.

January 29, 1974

Petition of Mr. Ben Rios, 3105 Nogalitos, submitted by Mr. A. M. Ramirez, Home Improvement Contractor, requesting permission to apply Natural Rock siding walls to the building located at 3105 Nogalitos Street.

January 31, 1974

Petition of Mr. Edward S. Potts, Secretary-Treasurer of Northwest San Antonio Optimist Club, requesting permission to conduct a bonfire for ceremonial purposes in connection with the annual coonhunt for youth to be held on the evening of Saturday, March 9, 1974, at Prue Road, approximately one-fourth mile west of the Old Fredericksburg Highway.

\* \* \* \*

/s/ J. H. INSELMANN  
City Clerk

There being no further business to come before the Council, the meeting adjourned at 2:55 p. m.

A P P R O V E D .



M A Y O R

Charles L. Becker

ATTEST:

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

February 7, 1974  
nsr

-19-

