

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 18, 1968 AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, JONES, JAMES, COCKRELL, TREVINO, PARKER, TORRES; Absent: GATTI.

— — —
68-32 The invocation was given by Councilman S. H. James.

— — —
68-32 Mayor McAllister presented Sr. Anibal Villuendas, Director of the American Cultural Exchange Program, with an Alcalde designating him an honorary Mayor of La Villita.

Sr. Villuendas was accompanied by thirty-five exchange students from Argentina who are in this country for a period of eight weeks and are each staying in an American home in the San Antonio area.

On behalf of the students, Mr. E. Lopez presented the Mayor with a calf leather bound volume, "Martin Fierro", by Jose Hernandez.

The Mayor thanked the students for the book.

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68-32 At this time Mr. William C. Langley, President and owner of Lincoln-Mercury Division in San Antonio, presented to Mayor McAllister, at no cost to the City, the keys to a new 1968 Lincoln Continental as replacement for the 1967 Lincoln Continental.

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The Mayor was obliged to leave the meeting and Councilman Robert C. Jones was designated to preside.

68-33 First heard was Zoning Case 3132 to rezone Lot 20, NCB 12830 (1.307 acres) from Temporary "A" Residence District to "B-2" Business District located on the west side of Fredericksburg Road, 280.02' north of Medical Drive; having 182.22 on Fredericksburg Road and a maximum depth of 299.70'.

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

No one spoke in opposition.

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

AN ORDINANCE 36,122

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 20, NCB 12830 (1,307 acres) FROM TEMPORARY "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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68-34 Next heard was Zoning Case 3160 to rezone Lot 58, Blk. 10, NCB 13635 from "F" Local Retail District to "B-3" Business District located on the southeast side of West Avenue, 240' southwest of Fabulous Drive; having 200' on West Avenue and a depth of 287'.

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

No one spoke in opposition.

On motion of Mr. Trevino, seconded by Mr. James, the recommendation of the Planning Department was approved by passage of the following ordinance by the following vote: AYES: Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister, Calderon, Gatti.

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AN ORDINANCE 36,123

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 58, BLK. 10, NCB 13635 FROM "F" LOCAL
 RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

68-35 Next heard was Zoning Case 3165 to rezone Lot 150, Blk. 1, NCB 11253 from "B" Residence District to "B-3" Business District located on the south side of S. W. Military Drive, 272' east of Oakland Avenue; having 73.3' on S. W. Military Drive and a depth of 420.6'.

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

No one spoke in opposition.

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

AN ORDINANCE 36,124

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 150, BLK. 1, NCB 11253 FROM "B" RESI-
 DENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

The Mayor returned to the meeting and presided.

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68-36 Next heard was Zoning Case 3174 to rezone Lot 439-A, NCB 7850 from "B" Residence District to "B-2" Business District located northeast of the intersection of Mayfield Blvd. and I. H. 35 Expressway; having 151.80' on Mayfield and 319.84' on I.H. 35.

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

Neither the applicant nor any opponents were present at the meeting.

After discussion by the Council, Mrs. Cockrell made a motion to postpone this case for two weeks in order to hear the plans the applicant has and also to hear any opposition. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Torres; NAYS: None; ABSENT: Gatti.

68-37 Next heard was Zoning Case 3184 to rezone Lot 10, NCB 11687 (6.022 acres) from "A" Residence District to "B-2" Business District; and Lot 9, NCB 11687 (0.723 acres) from "A" Residence District to "B-3" Business District located southeast of the intersection of Vance Jackson Road and Jackson-Keller Road; having 834.40' on Jackson-Keller Road and 436.90' on Vance Jackson Road. The "B-3" zoning being on the north 185.09' of the west 185.09' of this tract and "B-2" on the remaining portion.

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

No one spoke in opposition.

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

AN ORDINANCE 36,125

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 10, NCB 11687 (6.022 acres) FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; AND LOT 9, NCB 11687 (0.723 acres) FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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68-38 Next heard was Zoning Case 3190 to rezone Lot 30, NCB 11385 from "A" Residence District to "R-3" Multiple-Family Residence District located on the west side of West Avenue, 270' north of Dresden Drive; having 458.68' on West Avenue and a depth of 524.11'.

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

No one spoke in opposition.

After discussion by the Council, Dr. Calderon stated he favored the rezoning if the applicant would erect a stockade type fence on three sides of the property.

Mr. Jones made a motion to approve the recommendation of the Planning Commission and approve the rezoning with the provision that a stockade type fence be constructed on three sides of the property. Seconded by Dr. Calderon the Planning Commission's recommendation was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Torres; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 36,126

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 30, NCB 11385 FROM "A" RESIDENCE DIS-
TRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE
DISTRICT.

* * * *

68-39 Next heard was Zoning Case 3208 to rezone Lot 18, Blk. 1, NCB 12656 from "A" Residence District to "B-2" Business District located southeast of the intersection of West Avenue and Arroya Vista Drive; having 104.03' on Arroya Vista and 131.96' on West Avenue.

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

No one spoke in opposition.

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

AN ORDINANCE 36,127

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 18, BLK. 1, NCB 12656 FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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68-40 Next heard was Zoning Case 3209 to rezone Lot 44, Blk. 3, NCB 3602 from "B" Residence District to "B-2" Business District located southeast of the intersection of W. Poplar Street and N. W. 24th Street; having 75' on W. Poplar Street and 157.62' on N. W. 24th Street.

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

No one spoke in opposition.

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

AN ORDINANCE 36,128

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 44, BLK. 3, NCB 3602 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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68-41 Next heard was Zoning Case 3213 to rezone Lots 1 thru 7, NCB 14076 and Lots 12 thru 18, NCB 14078 from "A" Residence District to "R-2" Two-Family Residence District.

Lots 1 thru 7 are located on the west side of Sherril Brook Road between Oak Knoll Drive and Bandera Road; having 185.85' on Bandera Road, 209.84' on Oak Knoll and 466.73' on Sherril Brook Road.

Lots 12 thru 18 are located south of the intersection of Bandera Road and Sherril Brook; having 176.46' on Bandera Road and 482.16' on Sherril Brook Road.

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

No one spoke in opposition.

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

AN ORDINANCE 36,129

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 1 THRU 7, NCB 14076, LOTS 12 THRU 18, NCB 14078 FROM "A" RESIDENCE DISTRICT TO "R-2" TWO-FAMILY RESIDENCE DISTRICT.

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68-42 Next heard was Zoning Case 3167 to rezone the east 94.9' of Lot 14, Blk. A, NCB 1006 from "C" Apartment District to "B-2" Business District located southwest of the intersection of Burleson Street and Saint Charles Street; having 94.9' on Burleson and 66.42' on Saint Charles Street.

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

Neither the applicants nor the opponents were present. Since there were a number of notices mailed in that were in opposition to the change, the Council postponed this case until February 1, 1968.

68-43 Next heard was Zoning Case 3127 to rezone Lots 9, 10, 11, and 12, NCB 10763 from "A" Residence District to "B-3" Business District. Lot 9 is located northeast of the intersection of South W. W. White Road and Paula Drive; having 340' on Paula and 113' on South W. W. White Road. Lots 10, 11, and 12 are located southeast of the intersection of Paula and South W. W. White Road; having 340' on Paula and 313' on S. W. W. White Road.

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

Mr. J. T. O'Daniel, representing the applicant, stated the applicant would accept the Staff recommendations rather than what is requested this morning and explained that the Staff recommended the property north of Paula Drive, being the west 196' be rezoned to "B-3" and the rear of the subject property, being the East 144' be rezoned "R-2"; on the property south of Paula Drive, the west 196' be rezoned "B-3", and the east 144' be rezoned "R-3".

He explained that this zoning would be acceptable to the applicant as they intended to have a small auto parts store, as well as a small strip shopping center on the southeast corner of this property with a service station located on the northeast portion of Paula Drive and South W. W. White Road. He then distributed a plat prepared by the Planning Department and pictures of the area and explained the uses of other property in the vicinity.

After discussion by the Council, Mr. Jones made a motion to overrule the recommendation of the Planning Commission and rezone the subject property as follows: The west 196' north of Paula Drive to "B-3" and the East 144' of the tract to "R-2"; the West 196' of the tract south of Paula Drive to "B-3" and the east 144' of the tract to "R-3" subject to replatting. Seconded by Dr. Parker, the recommendation of the of the Planning Commission was overruled by the passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 36,130

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 196' OF LOT 9 FROM "A" TO "B-3" AND THE EAST 144' OF LOT 9 FROM "A" TO "R-2" AND THE WEST 196' OF LOTS 10, 11, 12 FROM "A" TO "B-3" AND THE EAST 144' OF LOTS 10, 11, 12 FROM "A" TO "R-3" SUBJECT TO PLATTING.

* * * *

68-44 Next heard was Zoning Case 3205 to rezone Lots 2 thru 5, Blk. 59, NCB 7981 from "B" Residence District to "B-3" Business District located southeast of the intersection of Berlin Street and S. Zarzamora; having 100' on Berlin and 125' on S. Zarzamora.

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

Mr. Esequiel Campos, applicant, stated that he wished to operate a used car lot on the subject property. He does not plan to do any repairing whatsoever and felt he had enough room to have eight to ten cars on the lot. He said the only opponent to the rezoning is an adjacent property owner whose property is already zoned "B-3", which is what he is asking.

After discussion by the Council, Mr. Torres made a motion to overrule the recommendation of the Planning Commission.

Mrs. Cockrell then asked that the motion be amended and be rezoned subject to replatting.

Mr. Torres amended the motion. Seconded by Dr. Parker, the recommendation of the Planning Commission was overruled, subject to replatting, by passage of the following ordinance by the following vote: AYES: Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: McAllister; ABSENT: Gatti.

AN ORDINANCE 36,131

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 THRU 5, BLK. 59, NCB 7981 FROM "B"
RESIDENCE DISTRICT TO "B-3" BUSINESS
DISTRICT, SUBJECT TO REPLATTING.

* * * *

67-623 Item 6 on the agenda to consider the request of Anthony J. Guajardo for reconsideration of action on Zoning Case 3117 which application the Council denied on October 5, 1967, was withdrawn from consideration at this time and a Council hearing set for February 8, 1968.

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The Clerk read the following ordinance.

AN ORDINANCE 36,132

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF MOTOROLA COMMUNICATIONS AND ELECTRONICS, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN RADIO COMMUNICATIONS EQUIPMENT FOR A NET TOTAL OF \$57,337.96.

* * * *

Mr. Al Tripp, Purchasing Agent, explained that both General Electric and Motorola met all specifications, however, Motorola's bid on item 2 called for thirty-six (36) car two-way units with two channel capability, took exception and allowed a \$39.00 discount requiring only one frequency channel. He stated that the City's Communication Engineer, Mr. N. H. Rhodes, and the Staff, felt it would be some years before the City would require two channels and it was his recommendation that the City take advantage of the discount and accept Motorola's bid.

Mr. Dale L. Bunday, Southwest Area District Manager for General Electric, stated he felt if the Council awarded the bid to Motorola they would be doing away with the specifications. He stated that General Electric could also give a discount of \$39.00 per unit for one channel operation. He felt that his Company had met every specification laid out. He explained that General Electric would give free maintenance for one year on each unit and that each unit is one-third the size and one-half the weight of Motorola's unit.

Mr. N. H. Rhodes, City Communication Engineer, in answer to questions from the Council, stated he had talked to representatives of each bidder before writing up the specifications and felt sure there was no misunderstanding. He stated that when the City is ready for two channel units the cost will be \$72.00 per unit to bring Motorola's equipment to two channel frequency. He further explained that both companies guaranteed their equipment for one year.

Mr. Bunday then stated that his appearance and protest against the Council awarding the bid to Motorola was not a criticism of Mr. Rhodes, who, in his opinion, is a fine engineer.

After further discussion, on motion of Mr. Torres, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Trevino, Torres; NAYS: McAllister; ABSENT: Jones, Gatti, Parker.

67-305 Mr. Al Tripp, Purchasing Agent, explained the following ordinance and on motion of Dr. Calderon, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 36,133

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF BEKINS VAN & STORAGE COMPANY TO MOVE CERTAIN BOOKS AND EQUIPMENT OF THE MAIN LIBRARY TO NEW LOCATION (203 S. ST. MARY'S ST.) FOR A NEW TOTAL OF \$2,950.00 AND AUTHORIZING TRANSFER OF FUNDS.

* * * *

68-46 Mr. Winston Martin, Director of the Urban Renewal Agency, explained the following ordinance.

AN ORDINANCE 36,134

APPROVING AND UNDERTAKING OF SURVEY AND PLANS AND THE FILING OF AN APPLICATION BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR AN ADVANCE OF FUNDS FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH A PROJECT TO BE UNDERTAKEN WITHIN THE CITY OF SAN ANTONIO BY THE URBAN RENEWAL AGENCY KNOWN AS THE "NEW TOWN IN TOWN PROJECT".

* * * *

Mr. Martin stated that the 230 acres of land at Fort Sam Houston has been declared surplus land and that this ordinance is an application for approximately \$172,274.00 grant in order to undertake and carry out surveys and plans necessary for the New Town In Town Project. He said it would not cost the City of San Antonio any money for the planning and in fact, very little of the \$172,274.00 would be used for planning and developers would be required to submit their own plans. The City not only would have to approve this application for funds, but also approve the project and the sale of land to industry.

In answer to questions from the Council, Mr. Martin explained that it would take approximately thirty days for the grant to be acted on and that the Urban Renewal Agency would handle the New Town In Town Project.

After lengthy discussion by the Council, on motion of Mr. Jones, seconded by Mr. James, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Gatti.

67-644 Mr. Stewart Fischer, Director of Traffic and Transportation gave the following report:

"A study has been made to examine the financial feasibility of constructing a multi-story parking garage on a tract of land owned by the City Public Service Board in NCB 125. This block is bounded on the north by Villita Street, on the east by South Presa Street, on the south by Nueva Street and on the west by Navarro Street.

The site of this structure was recommended in a master plan of parking for San Antonio's Civic Center Complex. This master plan, which is shown in the appendix, was prepared by staff members of the City and was approved by the City Council in February, 1967. The plan recommended the construction of a number of multi-story parking garages plus some surface parking to provide a total of 2188 spaces.

In order to implement the plan the City Council, in September, 1967, authorized the construction of the 498 space Marina Garage at a cost of \$1,059,501. This garage is anticipated to be completed in April, 1968. Sites B and C as shown on the parking master plan are located on the area which is to be used for HemisFair '68 from 6 April to 6 October, 1968. Work on these structures must, therefore, be deferred until after the end of HemisFair '68. Site A is the location being considered in this report. (A copy of the master plan is on file with the original of these minutes)

The zone of influence of a parking garage at this location coincides almost identically with traffic districts 06 and 08 of the San Antonio-Bexar County Urban Transportation Study (SABCUTS). Because of this close coincidence and because of the availability of data derived by SABCUTS much of this report will concern itself with these two districts.

SABCUTS made a very detailed inventory of parking facilities in the central business district in July, 1964. This inventory showed the following available parking spaces:

District 06	
Curb	237
Commercial	620
Private Lot	<u>300</u>
Total	1157

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District 08	
Curb	199
Commercial Lot	835
Private Lot	210
Comm. Garage	<u>1120</u>
Total	2364

Much of the area included in these two districts is in the Civic Center Urban Renewal Project which has been largely cleared for redevelopment. As a result of this clearance and other construction in the area there has been a major change in the inventory of parking in these two districts. District 06 has lost 745 off-street spaces and 08 has lost 380 spaces. The boundary of the Central Business District as defined in the 1964 SABCUTS bisected the Civic Center Urban Renewal Project area. This area contained 585 spaces adjacent to the Central Business District boundary which were not included in the inventory which have been lost as a result of the clearance project.

Any realistic appraisal of parking in the San Antonio Central Business District must assume that on-street parking will be virtually eliminated. Plans for a program of parking prohibition have been prepared and will be implemented in the spring of 1968. This program will eliminate 237 parking spaces in District 06 and 199 in District 08.

The known additions to the parking supply are:

District 06	
Marina Garage	500
HemisFair Display Bldg.	240
Convention Center (Lot)	<u>100</u>
Total	840

District 08	
Groos Bank Properties	120

The net result of these changes in parking supply is that District 06 will have a loss of 152 parking spaces and district 08 will have a loss of 669 spaces. In addition, as noted earlier, 585 spaces were lost adjacent to the SABCUTS boundary of the Central Business District. This is a total loss of 1406 spaces in the area that would be influenced by the proposed garage leaving a net total of 2115 spaces. In addition it should be pointed out that 550 spaces have been lost with the closing of the River Garage. Even though this garage is beyond the area that will be primarily influenced by the proposed garage, the loss of this facility will probably have a secondary influence on the proposal.

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A parking demand study has never been made in San Antonio and it would probably be obsolete if it had been made because of the rapid changes that are taking place in the San Antonio Central Business District. The City, in cooperation with the Federal Office of Civil Defense, is in the process of preparing a Civil Defense Shelter Plan. In preparing this plan the population of all downtown buildings was determined in the summer of 1967. These populations have been converted to parking demand and have been compared to the available parking.

The daytime demand in 1967 for district 06 was determined to be 635 spaces and 2546 spaces for district 08. In addition there is a sporadic demand of approximately 300 spaces to serve the Villita Assembly Hall.

In addition to the demand existing in 1967 it is known that there will be additional parking demands because of the construction of new buildings in the area. The principal known future parking generators are:

1. The Civic Center Complex
2. The Palacio del Rio Hotel
3. HemisFair '68
4. La Villita expansion
5. New Public Library
6. Tourist Information Center

The Civic Center Complex consists of a 2800 seat theater, a 10,500 seat arena and a 200,000 square foot banquet-exhibit hall. This facility is designed with a tremendous amount of flexibility and it is anticipated that it will be used in many ways for a multitude of purposes. It is possible that all three components of the Civic Center will be in use at the same time, but the number of times per year that this would occur would be very low. It is believed that it would be uneconomic to attempt to supply parking for the combined capacities of the three components of the Civic Center but that parking should be considered for the capacity of only the largest one, the 10,500 seat arena. It is assumed that major attractions in the arena would appeal to families and a vehicle occupancy rate of three persons per vehicle would be reasonable. On this basis the minimum number of parking spaces needed for the Civic Center would be 3500. It is anticipated that this demand would normally occur after 6 p.m. and would not be competitive with the daytime demand.

The Palacio del Rio Hotel will open 1 April 1968, with a capacity of 500 rooms. The parking requirement for a first class downtown hotel as determined by Economic Research Associates in their report "Economic Considerations of Downtown San Antonio Revitalization" is two spaces for each three rooms. Using this criterion the parking demand for the Palacio del Rio Hotel would be 333 spaces. Because of the nature of the use of hotel parking much of this demand would occur only at night and would not compete with the demand of the Central Business District.

HemisFair '68 will create a very heavy demand for parking during the period of April to October 1968. This would be a temporary demand and would occupy parking spaces for long periods of time. Neither of these factors would be beneficial in the long term operating considerations of a parking garage, and they should not be considered except to guarantee complete occupancy during the time of the HemisFair. This will be an asset to the operation of this garage, however, because there is usually a certain amount of inertia in establishing patronage for a parking garage and it is not unusual for a period of several years to pass before a garage becomes self-supporting.

The City of San Antonio is expanding and improving La Villita to make it a more important tourist attraction. It is estimated that 85,000 tourists visited La Villita in 1967 (exclusive of Fiesta Week). This was accomplished even though the parking available to serve La Villita was extremely limited and it is known that many more visitors tried to stop and were discouraged because of their inability to park. It is estimated by Mr. Curtis G. Chitwood, La Villita Manager, that the improvements to La Villita would attract at least double the number of tourists visiting the area if adequate parking were provided.

The City of San Antonio has just completed a new 100,000 square foot public library building located three blocks west of the old building. It is too early to determine the effect of the new building on the parking requirements of the area, but it is reasonable to assume a slight increase in the demand. For the purpose of this report this increase will be considered as a positive factor in considering the feasibility of a garage without assigning a numerical value to this factor.

In the spring of 1968 the San Antonio Chamber of Commerce will move from its present location at the corner of Navarro and Market Streets to a new building at the corner of Commerce and Alamo Streets. Both of these locations are within the influence area of the proposed garage and it would appear that the move would not affect the parking demand. The office space that is being vacated can be assumed to be put to some other use, however, which will increase the parking demand. This cannot be determined at this time and can only be considered as a positive factor.

The present and potential unsatisfied demand for parking space in the area that would be influenced by the proposed parking structure can only be described as substantial. In addition, it is diversified in that there is a demand for both daytime and nighttime parking which is important in that it would provide more efficient usage of the garage and would permit the rental of more space hours of parking than would normally be possible. In addition HemisFair '68 will create the potential for immediate usage which will relieve the early financing problems that are normally experienced by a parking garage. All of the factors that can be considered indicate a potential for patronage that is excellent.

Considering the demand for parking in the area that would be influenced by the proposed parking garage, its diversity, and its variation by months, weeks, days, and hours, it is estimated that the garage could expect to generate the following average revenues per parking space:

250 days @ \$1.50	\$375
50 days @ \$1.00	50
65 days @ \$0.50	<u>32</u>
Total Annual Revenue	\$457
(per space)	

On the basis of a 600 space garage the gross anticipated income for the parking garage would be \$274,200.

It is estimated that the annual cost of operating an 800 space self-parking garage would be \$93,909. (See appendix for source and detail of cost estimate). This cost includes a management fee which would be reasonable if the City were to operate the facility and which would have to be considered if the operation were to be on a lease basis. It is not believed that the manner of operation would effect the costs materially. Deducting the estimated costs from the projected gross income would leave a net income of \$180,291.

The cost of constructing multi-story parking garages is approximately \$2000 per car space. This estimate assumes that the ground floor (which is less expensive to build) is included in the parking garage thereby lowering the average cost. The design that is proposed does not contemplate parking on the ground floor and the average cost should be increased. Because of this reason the estimated cost of constructing this garage has been increased to \$2250 per car space. This would indicate a total construction cost of \$1,350.00 for the garage.

The cost of the land needed has not been appraised, but based on the cost of the portion owned by the City Public Service Board it is estimated that the land cost would be approximately \$350,000. This would make a total project cost of \$1,700,000.

A maturity schedule has been prepared based upon a 40 year maturity of bonds paying six percent (6%) interest. The schedule attempted to establish debt service payments that were approximately equal considering that the principal would be paid in \$5,000 increments. The maximum amount needed for debt service would be \$126,650. The estimated net revenue of \$180,291 would be 1.43 times the maximum debt service requirement.

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This analysis has not considered the revenue from the use of the ground floor space, even though the cost of the land is included. There will be approximately 26,300 square feet of covered space on the ground floor that will not be used for the garage operation. This space could be added to the garage operation. Thereby adding to the capacity of the garage at practically no cost or providing the same capacity at a savings of approximately \$200,000. Another possible use of this space would be for some type of lease space. Since the structural frame would already be available it could be finished for leasing for approximately \$7.50 per square foot or a total of \$197,250. A conservative figure for rental of this space would be 30 cents per square foot per month or \$3.60 per year. This rental would produce a gross income of \$94,680. Operating costs are estimated at \$1.40 per square foot per year or a total of \$36,820. The additional cost would increase the debt service requirements to \$141,550, but the revenue would be increased to \$238,151 and the ratio of coverage would be increased to 1.68.

No attempt has been made in this report to assess the influence of inflation on this project. If the present inflationary trend continues the costs of operating the garage will increase but it would be reasonable to assume a comparable increase in rates. The only item being considered that would not increase is the debt service charge and since this is the major cost item it is reasonable to assume that the feasibility of the project would improve as a result of the inflationary trends. "

The Mayor stated it was a fine report and the Council would give it serious consideration.

With the consent of the Council, the Mayor then called a Special Meeting of the Council to convene on Monday, January 22, 1968 at 8:30 A.M. for the purpose of considering the feasibility of construction of a parking structure in the LaVillita area.

Mrs. A. J. Reaney, President of the Conservation Society, asked if present plans for the parking garage contemplates using both City Public Service Board lots and if the parking garage will span Villita Street. She also asked whether or not Villita Street would be closed and explained she was not only speaking for the Society, but for others who have importuned her to speak for them.

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Mrs. Cockrell stated that Villita Street will not be closed under any circumstances except during the construction of the parking garage.

Mr. Torres suggested that copies of the architectural design be displayed so that the public could review them before construction. He felt this would answer some of the questions.

Mrs. Billie Norton asked how many parking spaces will be needed for the hotel, as the number quoted by Mr. Fischer did not seem to reflect the proper number.

The Mayor replied that the hotel will have 500 rooms and will need two parking spaces for each three hotel rooms.

Mr. Raul Rodriguez stated he admired the Conservation Society and felt that if the parking garage is built, it should be built by a private enterprise. He felt the Council should give serious consideration to high interest rates on revenue bonds before obligating the City of San Antonio.

Mrs. Marie S. Halpenny stated that work is going on at the proposed site for the parking garage and asked who had authorized the work.

The Mayor explained that the land is in the hands of the City Public Service Board and they can give approval for drilling holes for the foundation and no permit is required and at this time no contract has been signed.

68-47 Mr. Sam Granata, Director of Public Works, explained the following ordinance and on motion of Dr. Calderon, seconded by Mr. James, was passed and approved by the following vote:
AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino;
NAYS: None; ABSENT: Gatti, Parker, Torres.

AN ORDINANCE 36,135

ACCEPTING THE LOW BID OF COLES CONSTRUCTION COMPANY FOR THE CONSTRUCTION OF HILLCREST DRIVE PAVING PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH WORK; APPROPRIATING \$195,667.50 OUT OF NO. 489-01, STREET IMPROVEMENT BONDS, 1964 SERIES PAYABLE TO SAID CONTRACTOR; APPROPRIATING \$7,000.00 OUT OF THE SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT AND APPROPRIATING \$1,000.00 AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT.

* * * *

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68-48 Mr. Al Tripp, Purchasing Agent, explained the following ordinance and on motion of Dr. Calderon, seconded by Mr. Jones was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker; NAYS: None; ABSENT: Gatti, Torres.

AN ORDINANCE 36,136

ACCEPTING THE ATTACHED LOW QUALIFIED BIDS AS LISTED TO FURNISH THE CITY OF SAN ANTONIO, DEPARTMENT OF PARKS AND RECREATION WITH CERTAIN IRRIGATION MATERIAL FOR A TOTAL OF \$17,373.98.

* * * *

68-49 The Clerk read the following ordinance.

AN ORDINANCE 36,137

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 48.453 ACRES OF LAND BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

* * * *

Mr. Steve Taylor, Director of Planning, explained that the proposed annexation is at the request of the owner and developer, LBD Development Company.

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

At this time the post HemisFair souvenir concession contract was considered and the Clerk read the following ordinance.

AN ORDINANCE 36,138

ACCEPTING THE ATTACHED QUALIFIED BID OF TOWER FOODS, INC. FOR THE COMPLETE INSTALLATION AND OPERATION OF THE SOUVENIR CONCESSION CONTRACT FOR THE RETAIL AND WHOLESALE DISTRIBUTION OF SOUVENIR ITEMS UTILIZING THE NAME AND REPRODUCTION OF THE TOWER AND CONVENTION FACILITIES BUILDINGS AND OTHER CITY OWNED BUILDINGS IN THIS AREA FOR PERIOD BEGINNING OCTOBER 7, 1968.

* * * *

Mr. Al Tripp, Purchasing Agent, explained that bids had been called for on this concession and two were received. Tower Foods, Incorporated submitted a bid of \$66,666.00 annual guarantee to the City. Century Souvenir Co., Inc. submitted a bid of \$27,125.00 annual guarantee to the City. He stated that the Internal Audit Staff and the Purchasing Staff recommended acceptance of the Tower Foods proposal. Both bidders had met all specifications.

Mr. Louis LeLaurin, attorney representing Century Souvenir Company, Inc., reviewed his Company's bid and passed to the Council a copy of their financial statement. He stated that Tower Foods bid did not make allowance for the annual guarantee to the City.

He then reviewed the experience and qualifications of Mr. Howard S. Bargreen, President of Century Souvenir Company. He stated that Mr. Bargreen is the HemisFair concessionaire and if his Company is awarded the bid there will be continuity during the Fair as well as after the Fair. He stated Mr. Bargreen would maintain a concession inventory until the HemisFair ended instead of depleting his supply if he were not awarded the post Fair contract. He said it is customary to begin depleting the stock near the end of the Fair in order to not have unsalable items left over. This would tend to lose sales during the heaviest period of attendance at the Fair.

Mr. LeLaurin then asked the Council if they would not award a five year contract to his client, to at least consider awarding a one year contract.

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Mr. Howard S. Bargreen, President of Century Souvenir Company, stated that the City of San Antonio would benefit financially if his Company is awarded the contract. He explained that Tower Foods, Inc. had offered, if they were awarded the contract, to purchase items from his stock at the end of the Fair. However, he would still be reluctant to maintain a large inventory of all items since some would have no resale value after the Fair.

Mr. G. Hasslocher, President of Tower Foods, Inc. explained that his proforma statement was certified by a CPA Firm and met all specifications that such a statement should meet. He stated that he had hired Mr. Bill Holsinger to operate the souvenir concessions. He then gave a brief resume of Mr. Holsinger's past experience in the souvenir business.

He explained that he is willing to buy the saleable items from Century Souvenir Company, if awarded the contract, at a reasonable price or take them on consignment.

Mr. Frank Manupelli, Executive Vice President of HemisFair, spoke in favor of Century Souvenir Company being awarded the bid.

After further discussion by the Council, Dr. Parker made a motion to approve the ordinance and award the souvenir concession contract to Tower Foods, Inc. Seconded by Dr. Calderon, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Gatti.

Mayor McAllister announced that the tophouse of the Tower of the Americas is expected to reach the 622 foot level by noon Saturday if the weather permits, and stated that bells, whistles, and sirens will signify the completion.

Mayor McAllister was obliged to leave the meeting, and Councilman Robert Jones was designated to preside as Acting Mayor.

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66-1042 Mr. George Vann, Director of Housing and Inspections, explained that no action was required on Items 7 and 8 on the agenda regarding the Groos House because after research it was decided that a permit can be issued for restoration of the house without violating the Building Code and the "First Fire Zone, District A".

Mr. Steve Taylor, Planning Director, explained the following petitions request permission to construct temporary housing facilities during the period of HemisFair. He stated that both petitions are in accordance with procedures set out in the resolution of January 4, 1968, regarding temporary housing facilities.

The Clerk read the following petition.

Petition of Mr. W. E. Dean requesting permission to use 83.62 acres of land in NCB 13833 and 8 acres in NCB 13832 which is zoned "R-4" for the development of a temporary camp ground during HemisFair with facilities for travel trailers, pickup campers, tent campers and tents if required. Facilities to be dismantled within sixty days.

Mr. Frank McKelvey, representing Mr. W. E. Dean, explained that they could accommodate from 200 to 800 campers at the above mentioned location. He distributed pictures to the Council of the types of campers they will be allotting space to.

Mr. J. A. Gunn, Standards Coordinator of Visitor Services, Inc., stated that there is an urgent need for this type of temporary facility during HemisFair and urged approval of these requests.

After consideration, on motion of Dr. Parker, seconded by Mrs. Cockrell, Mr. W. E. Dean was given permission to construct a temporary housing site for the period of HemisFair by the following vote: AYES: Calderon, Jones, James, Cockrell, Trevino, Parker; NAYS: None; ABSTAINING: Torres; ABSENT: McAllister, Gatti.

The Clerk read the following petition:

Petition of Fair Jamboree, Inc. requesting permission to construct and operate temporary and portable housing during the period of HemisFair on the following described property which is located on I. H. 35.

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Lot 3, comprising 2.299 acres,
 Lot 4, comprising 4.759 acres,
 Lot 5, comprising 4.232 acres, and
 Lot 6, comprising 1.595 acres, all of which lots are situated
 in New City Block 13903, San Antonio, Bexar County, Texas;

4.746 acres out of Tract 7, Friedrich's Subdivision, New City
 Block 10573, San Antonio, Bexar County, Texas;

Lot 6, comprising 4.351 acres, situated in New City Block
 14013, San Antonio, Bexar County, Texas; and,

Lot 7, comprising 5.200 acres, situated in New City Block
 14013, San Antonio, Bexar County, Texas.

Mr. Frank M. Valdez, Vice President of Fair Jamboree, Inc. explained that the subject property is located on I. H. 35 North and is adjacent to the Rodeway Inn. He stated the basic theme is to house youth groups visiting HemisFair and is being designed with youth specifically in mind. He stated that they would only allow groups with adequate adult sponsors to rent lodging.

After further discussion, Dr. Parker made a motion to grant permission to Fair Jamboree, Inc. for construction of temporary housing during HemisFair. Seconded by Mr. Trevino, the motion prevailed by the following vote: AYES: Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister, Gatti.

68-36 Mr. Joe Hernandez, applicant in Zoning Case 3174, stated he had arrived late due to the heavy rain and asked if any action had been taken on his request.

Acting Mayor Robert Jones stated that the case was postponed until February 1, 1968.

68-50 The Clerk read the following ordinance.

AN ORDINANCE 36,139

ACCEPTING THE LOW BID OF HOLBROOK CONSTR. CO. FOR REMODELING OF THE SAN ANTONIO LIBRARY, 210 WEST MARKET ST.; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SAID WORK; APPROPRIATING \$6,668.90 OUT OF LIBRARY IMPROVEMENT BONDS PAYABLE TO HOLBROOK CONSTR. CO. AND APPROPRIATING \$500.00 OUT OF THE SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT, ALSO AUTHORIZING TRANSFER OF \$3,000.00 FROM THE HERTZBERG CIRCUS ACCOUNT TO LIBRARY IMPROVEMENT BOND FUND.

* * * *

In answer to a question from the Council, Mr. Mike Sexton, Library Director, stated that the bids on the Las Palmas Branch Library would be opened in about six to eight weeks.

On motion of Dr. Calderon, seconded by Dr. Parker, the ordinance was passed and approved by the following vote:
AYES: Calderon, Jones, James, Cockrell, Trevino, Parker, Torres;
NAYS: None; ABSENT: McAllister, Gatti.

Mr. Ancil Douthit, Assistant City Manager gave the following petition report on the request of Thrifty Car Rental.

"Petitioner requested permit to install one 2000 gallon underground gasoline tank and one electric pump at 1015 Halm Drive to service their rental cars.

The Staff recommends that the permit be denied as the property is covered by the protection ordinance between the 281 North Expressway and the Loop 410 Expressway."

Mr. George Kalvelage, the petitioner, stated he has already received the Certificate of Occupancy for his business at this location and now needs to put in a 2000 gallon gas tank which will be installed by one of the oil companies at no expense to him.

In answer to a question from the Council, Mr. Nick Cosgrove, Senior Assistant City Attorney, stated permission can be given if the petitioner will sign a waiver releasing the City of paying for improvements when the North Expressway goes through this property.

Mr. Kalvelage stated that he is agreeable to signing such a waiver.

Mr. Kalvelage was directed to contact the City Legal Department and have the release drawn up.

Mr. Stephen Harvesty requested the Council to amend the Minimum Wage ordinance which had been passed some six months ago.

Mr. Harvesty was advised that the Council would take this matter under consideration.

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Mrs. S. E. Cockrell read the following statement on behalf of Mayor McAllister.

"This coming Sunday, the City of San Antonio will hold dedication services for the new Convention Center at 4 p.m.

I personally want to invite all of our citizens to attend the dedication and the open house which will follow. Particularly do I want to invite members of the Citizens Bond Committee who helped develop the program in 1964 which made construction of the facility possible, Members of the Chamber of Commerce, the Downtowners and all the other organizations that were so helpful in assisting in the development, planning and construction of this center.

Because of construction work still in process around the Convention Center and the HemisFair area, parking facilities are extremely limited, so I would ask the citizens who attend to attempt to use parking facilities out of the immediate Convention Center area. In order to accommodate all our citizens who may want to visit the building, we have extended the time of the open house until 10 p.m., to give everyone an opportunity to see it.

We will be most pleased to have anyone who wants to come and visit this impressive complex, the result of what public support and cooperation made possible, a lasting and beneficial improvement for their City. "

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68-32

The Clerk read the following letter.

January 16, 1968

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

Gentlemen and Madam:

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

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1-9-68

Petition of Fair Jamboree, Inc. for permission to construct portable and temporary housing consisting of a minimum of 160 and a maximum of 240 A-frame modules and 40 mobile home trailers for the period of HemisFair.

1-11-68

Petition of THE LIGHT Newspaper requesting permission to: (1) Use City owned property beneath the sidewalk on Fifth Street for an electric room 49' 6" by 15'; (2) Construct a tunnel 135' by 11' under the alley south of and adjacent to Lot 11, NCB 432.

/s/ J. H. INSELMANN
City Clerk

* * * *

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

A P P R O V E D:


M A Y O R

ATTEST:


C i t y C l e r k

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