

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 3, 1974.

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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, BECKMANN, MENDOZA, PADILLA; Absent: None.

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74-1 The invocation was given by The Reverend Julius Glosson, Second Baptist Church.

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74-1 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

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74-1 The minutes of the meeting of December 13, 1973, were approved.

74-1 CLASS OF STUDENTS FROM ROOSEVELT HIGH SCHOOL

Mayor Becker welcomed a class of students from Roosevelt High School who were visiting the meeting.

74-1 THE KING WILLIAM AREA

Mayor Becker recognized Mr. Graham B. Knight, President of the King William Association, and invited him to address the Council.

Mr. Knight presented each member of the City Council with an autographed copy of the book, The King William Area, a History and Guide to the Houses, by Miss Mary V. Burkholder. The photography in the book was done by Mr. Knight.

Mr. Knight briefly reviewed the history of the King William area and the steps being taken to preserve and restore the houses. He said that this book is meant to increase public interest.

Mayor Becker thanked Mr. Knight on behalf of the Council members for his presentation and congratulated him and his group for their efforts.

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74-1 The following Ordinance was read by the Clerk and explained by Mr. John Rinehart, Operations Manager, Monitoring and Evaluation Department, and after consideration, on motion of Mrs. Cockrell, seconded by Mr. Beckmann, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,193

AUTHORIZING EXECUTION OF A CONTRACT WITH
THE BEXAR COUNTY LEGAL AID ASSOCIATION
FOR OPERATION OF THE PERSONAL BAIL BOND
PROGRAM FOR A SEVEN-MONTH PERIOD BEGINNING
JANUARY 1, 1974 AND AUTHORIZING ALL EXPENSES
TO BE PAID FROM REVENUE SHARING FUNDS.

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74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,194

AUTHORIZING THE CITY MANAGER TO EXECUTE A MONTH TO MONTH RENTAL AGREEMENT WITH THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR THE USE OF THAT PROPERTY KNOWN AS THE SAN FERNANDO GYMNASIUM IN CONSIDERATION FOR THE MAINTENANCE OF SAID BUILDING BY THE CITY AND THE PAYMENT OF ALL UTILITY AND OTHER EXPENSES IN CONNECTION WITH SUCH USE.

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The Ordinance was explained by Mr. Ron Darner, Director of Parks and Recreation, who said that the gymnasium has about 20,000 square feet of space and is in excellent conditions. It is proposed to immediately start a basketball, volleyball program. It is hoped that funds will be available soon so that the building can be purchased from the Urban Renewal Agency. It is priced at \$55,000.

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, said that his agency is anxious to have the building occupied to protect it against vandalism. It is being made available to the City at less than reproduction costs. Ample parking is available.

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

74-1 The following Ordinance was read by the Clerk and explained by Mr. Ron Darner, Director of Parks and Recreation, and after consideration, on motion of Mrs. Cockrell, seconded by Mr. Mendoza, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,195

AUTHORIZING MARSHALL T. STEVES AND ASSOCIATES TO CONSTRUCT A WATER FOUNTAIN TO BE BUILT AT NO COST TO THE CITY AND LOCATED AT THE INTERSECTION OF BONHAM AND CROCKETT STREETS; SAID WATER FOUNTAIN SHALL BE KNOWN AS THE "LADY BIRD JOHNSON FOUNTAIN."

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74-1 The following Ordinance was read by the Clerk and explained by Mr. Ken Langland, Director of Alcohol Safety Program, and after consideration, on motion of Dr. San Martin, seconded by Mr. Beckmann, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,196

ACCEPTING AN ADDITIONAL \$200,000.00
GRANT FROM THE U. S. DEPARTMENT OF
TRANSPORTATION PERTAINING TO THE CITY
ALCOHOL SAFETY ACTION PROJECT; APPROVING
A BUDGET COVERING SAID GRANT AND APPRO-
PRIATING NECESSARY FUNDS.

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74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,197

REPEALING RESOLUTION NO. 73-38-44
RELATING TO LEAKE INDUSTRIES, INC.

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The following conversation took place:

MR. JIM GAINES: This ordinance repeals the necessity for HemisFair Plaza leases to contain a 90-day cancellation clause and is in consonance with instructions of Council at its last meeting. It is effective Monday, January 7th. It also empowers the City Manager to delete clauses in leases during the period the injunction has been in effect upon the request to the lessee. There are only six leases so involved.

MAYOR CHARLES BECKER: All right. One of the things that I was under the impression we were going to have as a part of this.....

CITY MANAGER SAM GRANATA: This...the Leake...this automatically cancels the Leake thing as of the 7th. It puts it back like it was before the Leake....

MAYOR BECKER: But is it...is it worthwhile having an ordinance officially invalidating and repudiating any contractual arrangements that might have been between the City of San Antonio and the Leake Industries and being on record.

CITY ATTORNEY CRAWFORD REEDER: Well, I don't think we had a contractual relationship with Leake Industries. You just said, "all right, we'll just freeze everything and you go ahead and make a study". There was never a contract entered into and I really doubt if whether this thing that old Jim is handling was even necessary but I felt like probably the Council wanted to express some formal approval about it one way or the other.

MAYOR BECKER: Okay.

MR. ALVIN G. PADILLA: It still gives the Leake interests to the expiration date of the original agreement we made with them to come in with something. They probably won't but it gives that time. I so move, your Honor.

MR. LEO MENDOZA, JR.: I second it.

MR. CLIFFORD MORTON: Before you vote on this, I'd like to ask two questions. First of all, could you quickly summarize the contact that we've had with Leake Industries since the time that the Council formally requested financial statements that would support the financing that they required for any improvements at HemisFair Plaza?

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CITY MANAGER GRANATA: That question would probably be up to Cip Guerra. Is Cip in the room, in the back room? Let's refer it to him please unless you know Jim, do you know?

MR. GAINES: I do not know. Cip Guerra's department has been handling all the negotiations relating to this.

MR. MORTON: Well, while we're waiting on him, could I ask you a second question, Mr. Gaines? How long are we proposing that we be able to negotiate new leases, for what term?

MR. GAINES: There's no limitation on it that I am aware of.

MR. MORTON: The reason I'm asking this question is, it seems to me that if this or any future Council might be involved in some type of refurbishing or perhaps designating this area for an entirely different use, the damages that we would sustain as a result of having to abrogate these leases would be considerably higher depending on how long the leases were that we abrogated. So I'm wondering if the legal counsel might consider this question and come back at the next Council meeting with a recommendation on the time.

CITY MANAGER GRANATA: We have a cancellation clause in it, don't we?

MR. GAINES: No, sir, I don't believe so.

CITY MANAGER GRANATA: Just five years or four years without cancellation....?

MR. GAINES: No, the leases vary according to the contract negotiations with each client. Most of them run for less than five years. There are a very few where considerable investments have been involved on the part of lessees where they have gone for longer periods but you will recall that the Council asked the Comprehensive Planning Department to review all of the past proposals regarding HemisFair Plaza, to summarize them and make a proposal for its re-use back early last summer, prior to the advent of the Leake proposal. I believe that study will automatically go forward now and out of that would come a policy. It has been our policy, generally, at the Plaza that where we can do so to lease buildings for relatively limited periods of time unless there is an overwhelming reason for a long period of time involved by investment on the part of the lessee.

MR. MORTON: I'm basically in agreement with that. I would just like to have something a little bit more specific as I'm sure every member of the Council has received a series of letters from one of the tenants there protesting the effect that this suspension of our leasing for more than a 90-day period of time has had on his operation from a morale standpoint as well as from curtailment of projected improvements that he would like to make that he couldn't justify making if it were only for a 90-day period. I'm sure we've all gotten those letters and so it would seem to me that I guess the Council first of all has to say is it possible that we might consider a completely new program for this area as far as use. If so, then I think we should develop a policy by which you could not discourage but on the other hand certainly you would not overly expose the City with any damages as a result of having to abrogate these leases.

MAYOR BECKER: You just want a reappraisal as to where we're going?

MR. MORTON: That's correct.

CITY MANAGER GRANATA: Councilman Morton, Mayor and Council, Tuesday, I propose to ask you to please have a special meeting for a long "B" session. Some of the items on the "B" session are the Hasslocker Tower request, the Carnival at HemisFair and HemisFair Plaza itself. By that time, I think it will be a good work session and we can determine policy for you and we will be happy to answer any questions. Now, Mr. Guerra's here and he can possibly answer your first question on whether or not he heard it over the monitor, whether or not he's had any other word from the Leake Industries.

MR. CIPRIANO GUERRA: Good morning. Our discussions with Leake Industries centered around two general areas. One, what to do with the land and how to handle it. And the other one, the financing. In the first part, we have a lot of progress and we had reasonable results with it. In the second part, however, we never obtained any meaningful financial information from Leake Industries. I personally met with Mr. Leake on at least two occasions and very clearly stated what we needed. I felt we needed at least a summarized financial statement from his accounting firm, not from the TV company or from his own account but from a certified public accounting firm. He was never able to provide that. So, he has not called us. We have not talked to him for the past ten days.

MR. MORTON: Could you very quickly summarize for the Council your last contact with him and what his response was to your request for a certified financial statement?

MR. GUERRA: A summary of that, I'm not dodging the question, just giving you a preamble, I've provided you with a memo about two or three weeks ago which summarized my last conversation with him. As I recall basically, he told me that he didn't feel any obligation to render any information at this point to staff even though I pointed it was at the request of Council-that the Council had been asking me almost weekly for this information. He said he didn't feel like he was obligated to provide that information and that the Council would give him 120 days and as far as he was concerned, he didn't have to come back until January 6 with that information. He did offer me a very brief summary of information he had to provide the Federal Communications Commission regarding his two TV stations in maintaining his license, his permit to operate. That was it, sir.

MR. PADILLA: Did he indicate to you that he would come back January 6 with something workable, Mr. Guerra?

MR. GUERRA: No, sir, he just said he had until that date. He didn't commit himself to coming back on that date.

CITY MANAGER GRANATA: And no one's had any word whatsoever as to a request to appear either today, tomorrow or Friday and we're closed Saturday.

DR. JOSE SAN MARTIN: Mr. Granata, Mayor. Will we have to pass this on whether we actually will have to listen to Mr. Leake after or January 6, do we have to have this today, Mr. Reeder?

CITY MANAGER GRANATA: The purpose of this being on today was a request of the Council two weeks ago that it be put on the agenda today, terminating it as of the 6th.

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MR. PADILLA: That was because at least one tenant pointed out that this stipulation in his lease was creating some kind of hardship for him and I think the Council was concerned that it might be having the same kind of effect on other people.

CITY MANAGER GRANATA: I personally feel that if he should come back and if he wants to make a pitch next week or so we can hear him again and start from scratch.

MAYOR BECKER: Well, in the first place, this thing becomes effective January 7 and it's next Monday anyway. So, it won't become effective until.....So you're not in any way violating any agreement that we have with the Leake people.

MR. GUERRA: I think the main purpose of this is to put at ease the tenants in the area. Now, with regards to what we are doing at your request, on the 8th we will present a review of all previous studies and work that's been done and some of the pros and cons. We will not, and this is again for the tenants, we will not be designing plans in secret that they will not know what we're doing. We will be doing that rather openly on the basis of your guidance in that area, but the main thing you'll get is a review from us of what the costs were, what the status of these proposals are today.

MAYOR BECKER: What items are we taking up in that meeting on the 8th?

CITY MANAGER GRANATA: As I recall, we'll be taking up the carnival during HemisFair Week and Fiesta Week, the Hasslocher request on the Tower and parking, and the Alamo Plaza Plan as it ties into the Hemis-Fair Plan.

MAYOR BECKER: What time does it start?

CITY MANAGER GRANATA: I've requested that it start at 8:00 o'clock Tuesday, January 8.

MRS. LILA COCKRELL: Did you include parking in the list of things?

CITY MANAGER GRANATA: Yes madam, parking will be discussed for access to the Tower and overall parking in general.

MR. LEO MENDOZA: Mr. Mayor, I'd like to just suggest that we touch base with the Federal Building, the people at the Federal Building and get their input or get their recommendations from them. I'm sure they have some ideas as to what they would like to see and I feel like we have a very important neighbor there. So, for that reason, I'd like to recommend very strongly that we at least let them know that we're gathering information to formulate a master plan.

CITY MANAGER GRANATA: Good suggestion, if you will, can we set it Tuesday because the new Open Meeting Law went into effect and we have to post that today. So Tuesday, January 8, can we have a special Council meeting in the "B" room which will be either the new one or the old one.

MAYOR BECKER: I think we better plan on having it here.

CITY MANAGER GRANATA: All right. Tuesday, the 8th at 9:00 A. M.

MAYOR BECKER: Did you say 9:00 or 8:00?

MR. PADILLA: Let's quit meeting in the middle of the night.

CITY MANAGER GRANATA: It will be daylight savings time too.

MAYOR BECKER: When is the middle of the night?

MR. PADILLA: Anything before ten in the morning.

CITY MANAGER GRANATA: Nine o'clock next Tuesday will be eight o'clock.

MRS. COCKRELL: May I ask one question while Mr. Martin is still here? Mr. Martin, in connection with the parking, one site that has been considered is a site that is on the corner of Alamo and Durango, generally speaking, between Arciniega and Durango. I know this is the site that has also been considered for another purpose and that is development of townhouses. I would like a status report of what action at this time has been pending in the San Antonio Development Agency on that site?

MR. WINSTON MARTIN: There have been two discussions related to that property. One, we call it the Arciniega site beginning with Arciniega Street over Durango and the other is the property between the German English school and Arciniega. The Traffic Department feels that this is an important site as far as parking is concerned. They have urged that anyone that we encourage to build housing there assume the responsibility for parking beyond their needs. In other words, if they needed 200 spaces to take care of the apartment complexes, their housing that they built there, that they build additional parking. We think this is going to be difficult to sell the developer. What we do feel is that very probably, we will end up putting housing on the site that we call the Arciniega Site, south of Arciniega and encouraging the City to look at the tract that they presently own, or rather, yes that they do own. That's the German-English School and that that be the location for parking structure rather than surface parking. That property is much too valuable to be left in surface parking. We think that housing is important there and we're going to hold out as much as the Council will permit us to for housing on that site because of its ideal relationship to the Federal Building that is being constructed there and the life of Hemis-Fair Plaza. We recognize the parking is a problem but we think there are other locations such as the one across Durango Street from the Federal Building where that parking can be provided too and this is what we're aiming for. We would like to be part of your meeting of the 8th, Mr. Mayor, to discuss the Federal Building parking that Mr. Mendoza mentioned and parking requirements if we may.

MAYOR BECKER: Winston, let me just ask you a question. Wouldn't it seem reasonable that if, and it is a fact, it's there, any building that has the requirements for parking, the Convention Center, the Theatre of the Performing Arts and the Arena, and how many people, we discussed this briefly here a couple of weeks ago, how many people will all those things hold simultaneously, 13,000 in the Arena....

CITY MANAGER GRANATA: About 2800 in the Theatre and the Convention Center could be as many, well the Banquet Hall holds 3,000 and then the others...

MR. MARTIN: It wouldn't be unusual if all three were going at one time.

MAYOR BECKER: They do sometimes and the point I'm trying to make is how many thousand people is that approximately?

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CITY MANAGER GRANATA: About 18,000 with some at the Exhibit Hall.

MAYOR BECKER: All right. 18,000 people. Then that you could safely say by most standards, would be at least 6 to 7 thousand cars. Don't you think it would be justifiable and reasonable to try to preserve as much of that property down there as is possible for high rise parking structures and things like that. Really, the usage of any of that land that could be used for parking, the usage of it for apartments or condominiums or any of that sort of thing, unless they have their own parking requirements built in plus, as you say, parking for more would almost be just a sure waste of land at this point because...

MR. MARTIN: We quite agree, and this is why we are (inaudible) but I also think Mayor, that this is an excellent opportunity for San Antonio to take advantage of the legislation that was passed last year whereby the City assumed the role of providing parking through its Parking and Market Department. In other words, it's very possible that we could build underground parking in downtown San Antonio and then the air rights could go to apartment use and other uses to where you would not use this very valuable land for surface parking. It just really shakes you up to get up in a building and look at downtown San Antonio and see how much of our downtown property is surface parking. You've got to recognize that that's not economically feasible.

MAYOR BECKER: Well, it seems to me our first obligation is to take care of the parking requirements, the access, the possibility of using the uses to build up the highest and best usage of those convention facilities and all that sort of thing.

MR. MARTIN: One of the other things I'd like to drop for the Council to think about, we were a little bit surprised, but I should have known it...the other day we were looking at these parking requirements. We have parking requirements for suburban developments. Anyone building an apartment house or any kind of commercial development outside of downtown San Antonio are required to meet very specific parking requirements. There are none for downtown San Antonio. I'm sure that the reason for that is that they knew land was a premium. As long as you don't have something that is going to require the people to meet their own necessities as far as parking is concerned, they're not going to do it because it's expensive to provide and.....

MAYOR BECKER: This was discussed at some length during the last City Council tenure of office. It just seems that in today's conditions anybody that would contemplate building an office building or any downtown structure would incorporate within that structure the parking for their own tenants and not just build a building and expect their tenants to find parking wherever they might.....

MR. MARTIN: If they expect to have tenants, I would expect that to be true but we have a Federal Building going in over there now that at the present time hasn't but.....(inaudible)

MAYOR BECKER: I appreciate that and that point was dealt with also, if you'll recall, I don't know whether you remember that.

MR. MARTIN: We're still working on it.

MAYOR BECKER: Well, okay. We're still going to be using automobiles for a long time, I would imagine. I don't think the energy crisis is going to diminish that to a great extent over the next 20 or 30 years.

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

74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,198

AUTHORIZING ESTABLISHMENT OF A TREASURY CENTRAL BILLING STAFF IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT; APPROVING AN OPERATING BUDGET FOR THE STAFF FOR THE SEVEN MONTH PERIOD ENDING JULY 31, 1974; AND PROVIDING FOR BUDGETARY FUNDS FROM FEDERAL REVENUE SHARING FUNDS FOR SAID ACTIVITY.

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The Ordinance was explained by Mr. Carl White, Finance Director, who said that it establishes the Central Billing Section in the Treasury Division. Its primary responsibility will be the billing and collecting for the Emergency Ambulance Service. It is expected that four employees will be required.

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

74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,199

AMENDING ORDINANCE NO. 42,709; ESTABLISHING REVISED SANITARY SEWER CHARGES WITHIN AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO.

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The Ordinance was explained by Mr. Mel Sueltenfuss, Director of Public Works, who said that the purpose is to adjust the rate charged to schools. In the past, schools were charged a per capita rate but it has been found that the same rates charged commercial establishments would be adequate.

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

74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,200

ACCEPTING THE PROVISIONS OF TEXAS
HIGHWAY COMMISSION MINUTE ORDER NO.
68248 PERTAINING TO THE IMPROVEMENT
OF FARM TO MARKET ROAD 1976 (WALZEM
ROAD, FROM I. H. 35, EAST TO MONT-
GOMERY ROAD).

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The Ordinance was explained by Mr. Stewart Fischer, Director of Traffic and Transportation, who said that Walzem Road between I.H. 35 and Roosevelt High School will be widened to six lanes and from there to Montgomery Road will be widened to four lanes. The City will provide \$150,000 from Revenue Sharing and the County and State will provide the rest. Total cost will be about \$900,000.

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

74-1 The following Ordinance was read by the Clerk and explained by Police Chief Emil E. Peters and after consideration, on motion of Dr. San Martin, seconded by Mr. Mendoza, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,201

AUTHORIZING EXECUTION OF AN AGREEMENT
WITH THE CITY OF KIRBY PROVIDING FOR
USE OF CERTAIN REAL PROPERTY OWNED BY
THE CITY OF KIRBY AS A RADIO RECEIVER
SITE FOR A SEGMENT OF THE NEW SAPD
RADIO COMMUNICATION SYSTEM.

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74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,202

ABANDONING THREE CERTAIN EASEMENTS NO
FURTHER REQUIRED BY THE CITY WATER BOARD
AND AUTHORIZING THE GENERAL MANAGER OF
THE WATER WORKS BOARD OF TRUSTEES OF
SAN ANTONIO TO EXECUTE THREE RELEASES
OF EASEMENT THEREFOR.

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The Ordinance was explained by Mr. Hugh Anderson, Director of Engineering for the City Water Board, who said that these easements were originally taken to provide adequate water service in their areas. Subsequent improvement to the Water Board's system permits the vacating of the easements. He recommended approval of the Ordinance.

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

74-1 The following Ordinance was read by the Clerk and explained by Mr. Winston Martin, Executive Director of the Urban Renewal Agency, and after consideration, on motion of Mr. Beckmann, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,203

CLOSING AND ABANDONING CERTAIN STREETS AND ALLEYS IN AN URBAN RENEWAL PROJECT, ROSA VERDE TEX. R-78 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO SAID STREETS AND ALLEYS TO THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO.

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74-1 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Mendoza; NAYS: None; ABSENT: Padilla.

AN ORDINANCE 43,204

ACCEPTING THE LOW BID OF POOL QUIP, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH POOL LADDERS FOR A TOTAL SUM OF \$1,812.00, LESS 2% - 10 DAYS.

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AN ORDINANCE 43,205

ACCEPTING THE LOW BID OF KROSCHER PUMP & SUPPLY TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN GASOLINE DISPENSERS FOR A NET TOTAL OF \$12,108.36.

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AN ORDINANCE 43,206

ACCEPTING THE LOW BID OF R. E. WELCH EQUIPMENT SALES, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH A WRECKER CRANE AND BODY FOR A TOTAL OF \$2,450.00, LESS 5% - 30 DAYS.

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AN ORDINANCE 43,207

ACCEPTING THE LOW BID OF COMMERCIAL BODY CORPORATION AND HOBBS TRAILERS TO FURNISH THE CITY WITH CERTAIN MISCELLANEOUS BODIES FOR A NET TOTAL OF \$8,446.00.

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AN ORDINANCE 43,208

ACCEPTING THE LOW BID OF VIDEO SYSTEMS, INC. TO FURNISH THE CITY WITH CERTAIN PORTABLE RADIO UNITS FOR A NET TOTAL OF \$16,549.06.

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74-1 The Clerk read the following Ordinance:

AN ORDINANCE 43,209

ACCEPTING THE LOW BID OF MATHEWS & BOUCHER INC. TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN POLICE FIREARMS FOR A NET TOTAL OF \$11,716.82.

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74-1 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Mendoza; NAYS: None; ABSENT: Padilla.

AN ORDINANCE 43,210

ACCEPTING THE LOW BID OF EASTMAN KODAK COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH A MICROFILMER WITH ACCESSORIES FOR A NET TOTAL OF \$5,335.00.

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AN ORDINANCE 43,211

AUTHORIZING PURCHASE OF CERTAIN FILMS AND CASSETTES FROM MCGRAW-HILL FILMS FOR A NET TOTAL OF \$3,004.25 TO BE USED BY THE SAN ANTONIO PUBLIC LIBRARY.

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AN ORDINANCE 43,212

AUTHORIZING PAYMENT OF \$1,165.00 TO THE CITY WATER BOARD TO COVER SERVICES RENDERED PERTAINING TO THE AUTOMATIC IRRIGATION SYSTEM AT THE RIVERSIDE GOLF COURSE.

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AN ORDINANCE 43,213

AUTHORIZING PAYMENT OF \$4,741.24 TO THE "IBM" CORPORATION FOR TYPEWRITER MAINTENANCE COVERING THE PERIOD OF JANUARY 1, 1973 THROUGH DECEMBER 31, 1973.

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74-1

LIMOUSINE SERVICE

The Clerk read a proposed Ordinance accepting the proposal of the Yellow Cab Company to furnish limousine service to International Airport.

The following conversation took place:

MR. JOHN BROOKS: Mr. Mayor and Council, this was not a bid. This was proposals. Proposals were advertised to supply the City with airport limousine service from International Airport to various locations downtown. In the proposal specifications the revenue that the City would receive was specified. We receive ten percent of all moneys received from this service. Also, insurance and other items were specified in the bid. There was two proposals received--one from the Yellow Cab Company and one from Chaparral Travel Service. After the proposals were received and reviewed by the Aviation Department, these proposals were taken before the Airport Advisory Committee. It was their recommendation, with the concurrence of the staff that the proposal be awarded to the Yellow Cab Company based on their proposal. This morning, the owner of the Chaparral Travel Service, Mr. Sam Godfrey is in the audience and he would like to address the Council before an award is made on the proposal.

MAYOR BECKER: Fine, I'm glad that someone's here because there are some questions I've got.....

MR. SAM GODFREY: Thank you. I'm Sam Godfrey. I reside here in San Antonio and I own and operate the Chaparral Travel Service. I've come before you with some reluctance but also with a great deal of encouragement. In discussing the proposals for the transportation, or limo service, between the airport and downtown hotels and back again, I went to numerous top management of motels and hotels in the downtown area. I went to other people who have a vested interest in our convention traffic and our visitors coming to San Antonio. I discussed with them my proposal and the emphasis that I place on its image-building factor for the City and told them that the City was going to recommend that the alternate proposal or the proposal from the Yellow Company to be the one that would be accepted. They encouraged me to appear before the Council and ask if some additional consideration might be given, that I might be afforded the opportunity to appear personally before the Airport Advisory Committee, that there is a great deal...it's more than just a common service. It's a service that needs to have substantial improvements made in. It's a service that can do a great deal again in the image-building factor we portray to incoming visitors and convention delegates. Anybody in the merchandising field knows that in the back office you can plan a program and if it is not executed by the man who meets the public, then all that planning is for naught. We feel that when a passenger comes in on the airplane, the first contact he has in San Antonio many times is his ride downtown, services provided to him, the attitude and the appearance of the driver, the helpfulness, the willingness to accept them into the City. With this in mind, again, I would simply ask that the Council consider holding this in abeyance until I have had a chance to appear before the Advisory Committee. It appears to me that experience was one factor that was brought up and I've been in the people business for 14 years. The number of vehicles was another factor and in my proposal I said adequate vehicles. His proposal gave a specific number and in this type of service specific numbers are not that important as much as flexibility because as we look ahead to the next five years, who knows what airport arrivals and departures might... how much they might fluctuate, additional number of people coming in or going out. We are prepared at any time to raise the requirement to meet the demand that is placed on us by visitors. I think there is no question about ability. There is certainly no question about our financial capability. We listed some responsible banking interests in town as references in that area. We also listed top civic and business leaders as references to our ability to perform. I appreciate the opportunity of appearing and again I simply ask if I might be given an opportunity to talk again with the Airport Advisory Committee prior to a final recommendation. Thank you.

MAYOR BECKER: Anyone have any questions?

MR. ALFRED BECKMANN: Have you not appeared before the Airport Advisory Committee?

MR. GODFREY: No, sir, I have not.

MR. BECKMANN: They do not afford you that opportunity or does anybody appear?

MR. GODFREY: I can't answer that.

MR. BECKMANN: Does anybody know? No one has ever appeared, Tom?

MR. TOM RAFFETY: Neither of the two organizations which submitted proposals have appeared before the Airport Advisory Committee.

DR. JOSE SAN MARTIN: Mr. Mayor, I have some questions here. Mr. Granata, I couldn't find enough information, maybe it's somewhere in the packet, but I think that something like this should have been given to the Council with plenty of time especially with respect to the rates that these companies are going to charge our visitors. Rates are usually the biggest complaint wherever you go from the airport to the downtown area, I don't care where in the United States you go, it's always the rates that aggravate the incoming visitor more than anything. We don't know anything about the availability of vehicles at the airport, how many hours they're going to be there. So I think that this calls for a much more detailed explanation than we have at this time.

MR. ALVIN PADILLA: Mr. Mayor, something else for Mr. Granata to respond to? I recall about a year ago, Mr. Granata, that we instructed the City staff to take a look at the taxicab situation in San Antonio. I've noticed, through personal use when I arrive at the airport and catch a cab and so forth, the cabs are, generally speaking, in a very very sorry condition, mechanically and so forth, even cleanliness. I have also had this comment made to me by several managers of hotels downtown. One, very specifically, I ran into just yesterday just as he got out of a cab when he returned from a trip. He asked me to come in. We had a cup of coffee and he spent the next 15 minutes complaining about the condition of taxicabs in San Antonio and the image, and so forth, that they project to people arriving in San Antonio. I'm just wondering what, if anything and I don't believe any action was taken at the time that we were looking into the taxicab situation in San Antonio. I think this issue of limousine service ties directly to that. I think it's very important to San Antonio that the rates, as Dr. San Martin pointed out, are certainly very important. Another thing is that people be able to hire an automobile that is in decent mechanical condition and clean and so forth and I think perhaps, since there are other questions about this, that one of the things we should look at and I have no criticism to either of the two prospective contractors in the mechanical condition, the availability of the automobiles, the cleanliness, the service offered and so forth.

MRS. LILA COCKRELL: One other question, I wanted to ask if there were any...anything in the specifications regarding the type of vehicles that were to be used, or how many passenger vehicles there were and that kind of thing. And another question I wondered was whether or not the San Antonio Transit System was advised of this. I know at one time in the past that there was a proposal from a private company to offer a limousine service in the nature of a touring service and at that time it was opposed by the Transit Company on the grounds that they also provided a limousine service. I wonder if the Transit Company was given the opportunity or apprised of the fact that this was going to bid.

CITY MANAGER GRANATA: Mr. Raffety, will you fill them in on the background and one question that I have is it necessary that we pass this today or can we wait a week if we're not able to give all the information to Council from the speaker's stand today.

MR. TOM RAFFETY: In answer to your last question, the Transit Company made a survey some months ago, a very much in-depth survey as to the mode of transportation used by passengers and as to the availability of passengers and the price that they would have to charge in order to get in the business not having the type of vehicles and having to invest in them. They gave us a report to their study which said that they had to charge approximately \$3.75 fare per passenger in order for them to institute and maintain the service at a good level. With respect to the type of vehicles, the bids, or requests for proposals rather, and I believe there were some 23 requests for proposals sent out all across the country, required that the proposals specify the types of vehicles that would be used, the number of vehicles which would be provided, the fare itself, which Dr. San Martin mentioned, was specified within the request for proposals. Somewhat against my natural nature, I was not interested in getting additional funds, or improving revenues as a result of this operation. We were very interested in getting improved service.

Now, there has never been a contract for this service at International Airport. This has been one of those things which has sort of grown historically. One of the things, I think, would improve the situation is if we were able to go to a contract which would give us some positive control on the service itself.

Of the various items that were within the request for proposals this was presented to the Advisory Committee. (John, would you give me a hand please). Now, very similar proposals were submitted. You will notice that both companies and they are designated here simply as Company A and B. Both proposed precisely the same kind of vehicles. The number of vehicles, and again, this is strictly taken as numerical as quantitative analysis, a minimum of three with sufficient back-up vehicles from the first company, four or five, more if needed, from the second company to be supplemented with six passenger vehicles. Airport arrivals, we required in the request for proposals that a schedule be submitted. Airport arrivals from the first company 6:00 A. M. to 8:30 P. M. every half hour, and the second company 6:00 A. M. to 10:00 P. M. every half hour. Departure - 6:10 A. M. to 9:40 and 6:30 A. M. to 10:15 P. M. The second company to the airport on call between the hours of 10:00 P. M. and 6:00 A. M. The matters of experience through related business was fourteen years and a limousine type of business for twenty years. The number of hotels proposed regularly to be served--eight for the first company and six for the second company. This was the analysis which was presented in exactly that form to the Airport Advisory Committee. The Airport Advisory Committee had one specification in voting for the award of the contract, and that was that definite schedules be established and that they meet with, insofar as possible, the requirements of the arriving and departing airline passengers. We have met with the airline managers at International Airport and have established those schedules which would be changed probably about once every four months or perhaps once every six months as as the airlines schedules themselves change. The proposals were very similar--the same vehicles, the same general concept. So, it is on a rather narrow base of the number of vehicles actually proposed. The service and hours--actually proposed that the recommendation for award was made to the Yellow Cab Company. Does that answer your question?

MRS. COCKRELL: What is the fare to be charged?

MR. RAFFETY: Two dollars. We specified.

CITY MANAGER GRANATA: It's a flat rate. Yea, go ahead.

MR. RAFFETY: The former fare was \$1.25. We did not believe that this was sufficient in order for a profitable operation to be run. We did specify the fare to be \$2.00 which is approximately, or a little less than half of the taxicab fare and while this is not a standard, this is what you would generally find in the same distances, the same type of airport that we have around the country. Approximately half or less of the taxicab fare downtown.

MR. PADILLA: Mr. Raffety, you mentioned the word service but you didn't elaborate and I think service is exactly what I was talking about in my remarks. Was anything specified in terms of service, maintenance of vehicles, cleanliness, etc.?

MR. RAFFETY: Yes, this is one of the things, of course, that will be contained in the contract itself. The schedule will have to be submitted to us. It will have to be posted at the point of enplanement--getting on the limousine itself. The greatest problem that we have had and the greatest number of complaints that we have had have been based on the times of departure. We will specify, we will require that definite times of departure be posted and that these be followed. This is the greatest portion of complaints that I have had on the availability. The difference between taxicab and limousine very simply is taxicab goes when you want to go; with limo service, you go when the limo is scheduled to go. This is basically the reason for the different price. We do have taxicab inspectors, somewhere I think.

CITY MANAGER GRANATA: Yes, taxicab...I seem to recall what you asked about a year ago. I don't remember I know I wasn't asked to make it, but I'll get a separate report for you on the situation of the taxicab matter.

MR. PADILLA: Sam, I'm anxious to learn about it. I can't understand why these inspectors don't ride the cabs once in a while. They are in very sorry shape.

CITY MANAGER GRANATA: I'll ask them for a report. Then we'll report back to you in person with the taxicab inspectors.

MR. LEO MENDOZA: Are these inspectors City employees?

CITY MANAGER GRANATA: Yes, sir, they are.

MR. MENDOZA: Mr. Raffety, I have a question on the--I see where you have the City's revenue specified ten percent.

MR. RAFFETY: Yes, sir.

MR. MENDOZA: What was the rate before?

MR. RAFFETY: Ten percent.

MR. MENDOZA: And what was the total amount that we received last year?

MR. RAFFETY: In calendar 1972, the limousine produced \$6,219.00 in commission. In the twelve months to December, 1972 to November, 1973 it produced \$8,061. The revenue per passenger has declined rather sharply and it's been a subject of several reports that our department has made. The revenue per passenger has gone down rather sharply over the last ten years, at least. I understand there are a lot of reasons for this from the revenues that we've received and the checks we have made--the average

cab fare is about \$2.65 leaving the airport. That doesn't mean that's the fare going downtown. It's simply the average cab fare that's received for a trip from the airport. Many of the big businesses are in office buildings fairly close to the airport. Some of the hotels run their own courtesy cars. I believe all of this has had an effect on it. But, our big purpose is to get a contract which will give us some enforceable provisions in order that we can improve the service.

MR. PADILLA: There must be a lot of close trips. I live in Harmony Hills, Tom, and when I come to the airport and go home in a cab. It's \$2.85. I'm only about, not as the crow flies, but using the roads, two miles from the airport.

MR. RAFFETY: Yes, you're very close to the average cab fare throughout the year. As a matter of fact, the cabs produce an average.....

MR. PADILLA: I think if the average trip is \$2.65 that means a lot of the traffic must be very close to the airport.

MR. RAFFETY: A lot of it, I think, is going to the new office buildings that have been constructed in the last five years in the general vicinity of the airport.

DR. SAN MARTIN: I have a question. Tom, has the percentage of arrivals declined sharply after 10:30 P. M.?

MR. RAFFETY: Yes, sir. It has. Mrs. Cockrell has asked for a report which I'll have in written form for you next week. I can summarize it anytime. Between about 11 P. M. and 6:00 A. M. there are only about three or four arrivals. Several aircraft overnight so there are less departures. The general system would be to have arriving limousines about 6:00 A. M. and have another about 7:00 A. M. then every half hour through 10:00 then hourly to 12:00, and then some kind of supplement for one Continental arrival which comes in about 1:30 or so. But, there is a sharp difference, and, of course, this peaking characteristic is increasing as flights are cut back.

DR. SAN MARTIN: I noticed that company B, whichever one that is, specified they also serviced on call between say 11:00 and 6:00. Would that require special rates say just one.....

MR. RAFFETY: It would be the same rate. It would probably be a six passenger vehicle or possibly done by limousine type vehicles.

DR. SAN MARTIN: Is that mainly from the hotels to the airports rather than from the airports to the hotels?

MR. RAFFETY: No, rather, I'm sorry, in the very early morning arrivals that will be airport downtown. The approximately 6:00 o'clock departure would be from downtown to the airport.

MAYOR BECKER: I don't like to catch you when you have a sore throat like you have today because it's unfair. There are peak periods in the use of the airport during the calendar year that you can almost anticipate without fail, is that correct?

MR. RAFFETY: Yes, sir, August and December.

MAYOR BECKER: Isn't there anyway that we can plan for those peak

periods and actually be prepared for them when the eventuality does arise like Christmas time and all that. I know it's the devil to deal with 1,500 or 2,000 percent or whatever it is, increase in traffic in all that within a matter of a couple of days.

MR. RAFFETY: We're trying to anticipate not only that but also the major conventions. As the Convention Bureau gives us the information on arrivals and conventions which probably will utilize public transportation more, we give this information to the cab companies, the limousine companies, the car rental companies and all the other public transportation companies. These are things we are trying to build up. I suppose it's a great deal like any other business. You can't very well put in two or more aisles in the grocery store for the Thanksgiving rush.

MAYOR BECKER: Checking stands.....

MR. RAFFETY: Put your checking stands in extra, that's right.

MAYOR BECKER: But, Tom....

MR. RAFFETY: But, we are trying to get ways in which those particular peaks can be accommodated.

MAYOR BECKER: The other day right in the middle of the Christmas week there, you know, baggage service, the lack of taxis and all that sort of thing, did those people man those little gates out there at the parking lot with greater frequency than they used to?

MR. RAFFETY: Yes, sir. I'm happy to say that the complaint ratio since the present operator took over the parking lot has dropped substantially. I've had only two complaints.

MAYOR BECKER: Great. That used to be one of the most maddening things of all, you know, to get 30 cars or so in the line there and one of those little gates open.

MR. RAFFETY: And all the time the money was adding up in your parking.

MAYOR BECKER: Oh yea.

MR. RAFFETY: It has improved very much. We're quite pleased with it.

MAYOR BECKER: All right. Any other questions of Mr. Raffety? Let me do something, if I may, before we get off of this subject. Isn't there any way that the City of San Antonio in its contractual arrangements with these various concessionaires and taxicab companies are concessionaires, are they not?

CITY MANAGER GRANATA: Franchise.

MAYOR BECKER: Can't we specify in there that vehicles be not beyond a certain age or miles, whichever comes first, and I think the age or the model would be more reasonable since the mileage wouldn't necessarily have to be accurate. We're driving some pretty sorry clunkers around this town from time to time and this contract here on these limousines, I think, would also have the same type of inclusion that these limousines be only within so many years old so that we don't wind up with worn out, dilapidated, decrepit equipment running around. Is that asking too much?

CITY MANAGER GRANATA: No sir, I'm sure it's not. But off the top of my head I don't know whether we have that authority, but I'll have the answer for you when we make the report on whether we can specify that the cars could be.....do you know, Mr. Reeder?

CITY ATTORNEY REEDER: I have it off the top of my head. We can specify. I'm sure we can.

CITY MANAGER GRANATA: I don't know that we did in the past though, they are so old.

MAYOR BECKER: Because some of this stuff is pretty sad, you know, and it's a reflection on the City. Everytime a visitor comes to the City of San Antonio regardless of whether he rides a taxicab or the limousine service or the bus or whatever, his first contact with things around here usually sets the stage for his general impression of the City. I think it's terribly important if we keep our equipment, taxicabs and otherwise, updated. Now, that's one thing I will say about the Transit System, they do a fantastic job of keeping those buses in excellent condition. I appreciate that. It costs money, it always does to maintain things properly, but nevertheless they are credit to the City of San Antonio. Now, I realize operating a business has its built in hazards, there's no question about it and they can't be subsidized by the City or anyone else, but still in all whatever it takes to make it possible for them to have first class equipment that allowance should be made to them.

CITY MANAGER GRANATA: Yes, sir, Mr. Mayor. Let me recommend that we pull this item and come back with additional information to make certain all of your questions are answered. Do we have an expiring contract immediately?

MR. RAFFETY: We have no contract. We have never had a contract.

CITY MANAGER GRANATA: You have no problems?

MR. RAFFETY: We are trying to get a contract.

CITY MANAGER GRANATA: Okay, fine. So we've got time to go further into it and come back in a week or two with additional information.

MR. RAFFETY: May I ask you if there are specific questions the Council would like to have answered?

MRS. COCKRELL: I think one question we ought to address ourselves to is that the Chaparral Representative has asked if he could be heard by the Airport Advisory Committee. I think we ought to give a direction on that.

MR. PADILLA: I think we should also give the opportunity to the other companies to be heard.

MR. GRANATA: We'll request Mr. Raffety to invite both over to go before.....when is your next Advisory Board meeting, Tom?

MR. RAFFETY: About two weeks.

CITY MANAGER GRANATA: Okay, why don't you ask both to come forward and then we'll report back to the Council after that.

MR. MORTON: They have already judged this. They have much more information that we did. Essentially what they were asking for, based on the information that we have, was a rubber stamp approval. I wonder since they already have judge this with more information than we had if the proper course of action would not be to ask both representatives to come before this body after we have had the sufficient information. If we've got questions, we'll ask them.

MR. RAFFETY: Both representatives are here today?

CITY MANAGER GRANATA: Both are here today, unless you want to wait till they go before the Advisory Committee and then come back.

MR. MORTON: Sam, are you saying.....

CITY MANAGER GRANATA: Yes, sir.

MR. MORTON: There isn't enough information here to buy a lollipop.

MR. PADILLA: Sam, I'd like to invite those people to come before us Mr. Morton suggests but only at the time that you can also come before us with answers to these questions. I'm very much interested in some of the questions that I addressed to you that have to do with service, maintenance, and age and so forth.

MAYOR BECKER: Inspection of the things?

MR. PADILLA: Appearance, cleanliness.....

MR. MENDOZA: Mr. Raffety, if I understand correctly that out of 32 proposals or rather 32 people that were firms that were contacted only two proposals were submitted.

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MR. RAFFETY: Twenty-three. The Purchasing Department addressed requests for proposals to twenty-three organizations or individuals. We had a first response where only one proposal was received and that was the Yellow Cab Company. Chaparral Travel called and said they had not received information on the request. One way or another there was a valid proposal in. I spoke to the representative of Yellow Cab Company who was agreeable to rejecting the proposal, the single proposal, which had been received and readvertising which we did. The Purchasing Department made quite sure that the other proponent was furnished with a request for a proposal. This time we did receive two proposals. The two proposals only, out of all the request that have been made.

REVEREND BLACK: May I? It seems to me that if we are going to examine these bids based upon questions that we have raised, it seems to me what we are really talking about is resubmitting a - to these companies guidelines for their proposal. Otherwise, simply have them come here and raise questions with them would not, in my opinion, be a proper way to proceed with this. If we are going to want to know about the age of their vehicles, the cleanliness, then all of this ought to be a part of the formal presentation. Otherwise, what we're doing, I'm afraid, in some instances we are now changing the rules of the game in terms of what they have already submitted. Now, if we are going to change this then I think it ought to be before all of them and they would then make the presentation based upon all of the kinds of information that we want of them to bring. I agree with the fact that we ought to have some kind of directive for the quality of vehicles, but I'm simply saying that if we are going to do that then that ought to be a part of the specification rather than a question that we would raise once they got before us.

MR. RAFFETY: This was the information requested in the request of proposals, the type of vehicles to be used in providing the service including the number of passenger seats per vehicle and passenger baggage, the number of vehicles to be used in providing the service, proposed schedules at airport arrivals and departures, list of hotel and motel points to be served, and scheduled times of departures from the airport to each point. A statement of experience in operating limousine or similar service, a statement of financial capability, principal office address and name of official representative, if it's a partnership state the date and so forth and so on. Each proposal, of course, has this saving clause, "The City of San Antonio reserves the right to accept or reject any and all proposals and to waive technicalities." These bids can be rejected. The proposals can be rejected. We can start over again seeking the guidance of the Council and the construction of the request for proposals. We can do it pretty much any way you want. The thing we are concerned with only is provision of service at the airport.

MR. PADILLA: Can we not comment on the point raised by Reverend Black, Mr. Raffety? I believe that when we are asking for a proposal we can, before the awarding of a contract, negotiate certain points with the prospective contractor.

MR. RAFFETY: I'm sure you can. I would defer to the Attorney as to the extend of negotiation without voiding the impartiality, so to speak, the objectivity of the bids.

MR. PADILLA: Of course, with the understanding that the same type of negotiations are offered to all interested parties.

CITY ATTORNEY REEDER: That's like the General Electric thing. What you all are really talking about here is a franchise to use our streets and so forth, render a service through the use of our streets. I don't know that we've got a legal problem at this point. I think that you can start over or do anything you want to at this point.

MAYOR BECKER: Sam, I'd like to, while we're doing this, also find out what constitutes our inspection procedures by our taxicab inspectors?

CITY MANAGER GRANATA: Yes sir, that will be in your taxicab report. What I suggest is that we pull this item, we get you a taxicab report, we ask these two firms to appear before the Airport Advisory Committee, we again attempt to come back and I think our inspection include most of the things maybe other than the age of the equipment, I'm not sure about them, say it can't be over five years old or four years old or.....

MR. RAFFETY: It would not be specified, I think in a taxicab ordinance, although it might apply. The proposals themselves, for example, this one proposes a Checker limousine, nine passenger Sedan, new in October 1973.

CITY MANAGER GRANATA: They had to be 1973 vehicles?

MR. RAFFETY: This was a part of the proposal.

MAYOR BECKER: That doesn't limit the age of them though?

MR. RAFFETY: No, this is simply a part of the proposal.

CITY MANAGER GRANATA: Let's do that. We'll ask Mr. Raffety to have the gentlemen appear before his committee and then come back to you with the taxicab report, separate and apart from this and then mail the two together.

MR. RAFFETY: I think that we agreed though, didn't we, that we -- it would come to the City Council instead of the committee.....

CITY MANAGER GRANATA: For you all to ask further questions of the two people after this.

MR. MORTON: Why do we need to send it back to the Airport Advisory Board?

CITY MANAGER GRANATA: Well, because one of the gentlemen said he hadn't appeared.....

MR. RAFFETY: Neither of the gentlemen has appeared.....

MAYOR BECKER: But neither one of them has.....

CITY MANAGER GRANATA: All right, but we were inviting both. Whatever you desire.

MAYOR BECKER: We're going to decide it anyway.

CITY MANAGER GRANATA: Okay.

MR. MENDOZA: I think they should come to the City Council, Mr. Mayor.

MAYOR BECKER: Fair enough if that's what the Council wishes.

MR. RAFFETY: May I ask again for the instructions then you wish us to provide you with additional information and establish a date when both proposers will appear before the City Council.

(All talking)

CITY MANAGER GRANATA: In addition to that too, we'll have the taxicab report the same day.....

MR. RAFFETY: It'd be coordinated with the taxicab

CITY MANAGER GRANATA: Which will be two or three weeks, Tom.

MR. RAFFETY: All right, fine.

MR. LACY: Mr. Raffety, as to the five years why are we going so long? It seems as though they'd be sticking their necks out at this particular time to go on a five year - that is considering a rate for that entire period not knowing what the energy.....

MR. RAFFETY: The fares you mean? The fares, sir, can be changed at any time by action of the City Council. Now, because we had no contract, they could unilaterally change the fare. It will be established, of course, in the contract and any time there is sufficient evidence that this fare is inadequate, too much or whatever we can come to the City Council and request that that be changed.

MR. LACY: Of course, if we'd hang ourselves for five years and they don't keep the cabs up we're going to have some loophole to terminate the thing.

MR. RAFFETY: Yes, sir. It is called performance.

MAYOR BECKER: Five years is a long time.

MR. RAFFETY: It's a fair investment in vehicles require some amortization, I'm sure.

CITY MANAGER GRANATA: As a point of clarification we are going to restrict it to these two firms. We're not going to start from scratch and go back with new proposals. It will be these two firms.

MR. RAFFETY: Thank you.

REVEREND BLACK: Mr. Mayor, it seems to me, though, that in spite of the fact that we have the authority to, and we will make the final judgement, it is no more than proper that if we are going to ask them to do - if they have the responsibility of doing this in the first place that they ought to have the responsibility of reviewing this based upon our input. I would rather feel, rather hard put if I was on an advisory committee and I had been performing certain duties that all of a sudden the responsibility would be withdrawn entirely from me. It seems to me that it would be proper to have the proper recommendations that I'm simply talking about - an awareness of people who are serving and that they would have that presentation and then we would consider what they had made in their proposal. This seems to me just simply to be proper curtesy.

MR. LACY: Reverend Black, as I see this this is no different than our having an appeal case from the Planning Commission and we don't go along with the decision of the Planning Commission. We ask more questions and get more information perhaps than they've got and we change the recommendation. Is this any different on this commission than on the other? The point that I'm making is this, here we've had Yellow Cab that apparently has complied with the City's request. Honorably, they have said, well, okay let's withdraw and start all over again because apparently the competitor did not receive the request for bid. Now, I hate to drag these people back through this whole process again if we can settle it the next two or three weeks before this Council.

DR. SAN MARTIN: I agree, Reverend Black. I think it's over and above what the Advisory Board has already done. This is just additional questions that we are entitled to hear and it's really not anything different than an appeal case so I would suggest Mr. Granata that this don't go more than three weeks at the most. Two or three weeks.....

CITY MANAGER GRANATA: Two or three weeks at the most.

REVEREND BLACK: I won't push the point. I still don't see it as the same but I won't push that point.

ACTIONS OF THE 93rd CONGRESS

74-1 Dr. San Martin said that the 93rd Congress has approved certain legislation which is on the President's desk for approval. The City has great interest in some of them such as the Manpower Bill, the use of Revenue Sharing Funds for operating subsidy by the Transit System and community development block grant allocations. He suggested more information be obtained on these matters and that our representatives in Washington be made aware of the City's desires concerning them.

74-1

M.A.L.D.E.F. SUIT

Mr. Padilla suggested that the Council have an executive session today to discuss the suit brought by the Mexican-American Legal Defense and Educational Fund to force election of Council members by district. He said that he felt such a meeting was necessary in order for the Council to give direction to the City Attorney.

Mayor Becker said that he would call such a meeting.

CITIZENS TO BE HEARD

74-1

MR. GEORGE DE LA GARZA

Mr. George De La Garza, a former City Councilman, said that a number of citizens of San Antonio have formed an energy corporation--Basic Industries, Inc. He extended an invitation to the Council to attend a breakfast meeting with his organization to discuss the energy crisis.

After discussion, it was agreed that the Council would meet with them Monday, January 7, 1974, at Mario's Restaurant at 8:00 A. M.

74-1

MODEL CITIES HOUSING

Mr. S. Benton Davies, representing Mr. Frank Riesenecker; Calvin Dudley and Carlos Fajardo, spoke to the Council concerning the claim of his clients. They had contracted to build houses in the Model Cities area under the 235 Program. There are a total of six homes involved; however, one of them has been sold.

Mr. Davies claimed that the houses are not saleable because they were overbuilt for the neighborhood. He claimed that the City is required to purchase these homes. He stated that Andrews and Associates, who ran the Model Cities Housing Center, were acting as agents for the City and that, as agents, they had guaranteed that homes built under the project would be sold.

Mr. Davies pointed out also that these houses had been subjected to much vandalism since they were in a high crime area and he was critical of police protection in this neighborhood. He feels that the City is also liable for expenses of his client due to the vandalism. He said that vandalism costs have exceeded \$20,000 on these homes. The total amount of his claim is \$116,000.

Mr. Davies said that an irony is that the S. A. Housing Authority is taking bids on 3-bedroom houses for low rent areas. If the Housing Authority has the money to purchase houses, they should buy these houses which have already been built.

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Mr. Tom Finlay, Assistant City Attorney, spoke to the Council regarding the matter. He indicated that the City Attorney's office felt that the City is not liable for these damages.

Mrs. Cockrell suggested that the Housing Authority of San Antonio be approached to see what their interest might be in purchasing the houses.

City Manager Granata said that his staff will be in contact with the Housing Authority to see if something can be worked out.

Mr. Mendoza suggested also that the Urban Renewal Agency might have some relocation funds which could be used to purchase these houses and that the staff might check on that.

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74-1

MRS. HELEN DUTMER

Mrs. Helen Dutmer, 739 McKinley, said that as a member of the Charter Revision Committee she would like to know what bearing the M.A.L.D.E.F. suit is going to have on the committee's consideration of districting.

City Attorney Reeder advised Mrs. Dutmer the matter is to be discussed in executive session. There is a chance that the courts will take the matter out of the committee's hands.

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74-1 The meeting recessed for lunch at 11:45 P. M., and reconvened at 2:00 P. M.

H. CASE 4997 - to rezone the east 905' of an 11.231 acre tract of land out of NCB 12116, being further described by field notes filed in the office of the City Clerk, from Temporary "A" Single Family Residential District to "R-6" Townhouse District, located on the west side of Perrin-Beitel Road, being 110' north of the intersection of Comstock Drive and Perrin-Beitel Road; having 160' on Perrin-Beitel Road and a maximum depth of 905'.

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

Mr. George Gaiser, the applicant, was not present to be heard.

Mr. James S. Kennan, 9206 Wallingford, spoke in opposition to the proposed change. He said that he had purchased his home thinking that it would be in a single family area. However, in the last few years multi-family units have continued to creep in. It has changed the complexion of the area, and has placed added burdens on all of the utilities. He reviewed the history of this case before the Planning Commission and the City Council on April 18, 1973 at which time it had been referred back to the Planning Commission. He asked that the Council deny the request.

In answer to Mr. Padilla's question it was pointed out by Mr. Camargo that access would be from Perrin-Beitel Road or an extension of Hasbrook.

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

AN ORDINANCE 43,214

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 905' OF AN 11.231 ACRE TRACT OF LAND OUT OF NCB 12116, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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RECOGNITION OF MR. JACK KAUFMAN

Mayor Becker recognized Mr. Jack Kaufman, retiring as Chairman of the Water Works Board of Trustees, and read the following Citation:

IN SINCERE APPRECIATION FOR
OUTSTANDING SERVICE TO THE COMMUNITY
AS A MEMBER AND CHAIRMAN OF THE
WATER WORKS BOARD OF TRUSTEES OF SAN ANTONIO
FROM JANUARY 13, 1966 TO DECEMBER 31, 1973.

* * * *

Mayor Becker presented Mr. Kaufman with the Citation and congratulated him upon the completion of eight years of service with the Water Works Board of Trustees in addition to his earlier four years of service as a Councilman.

In all good humor, members of the Council presented Mr. Kaufman with a game - Parker Bros. Water Works Leaky Pipes Card Game.

Mr. Kaufman responded as follows:

"Mr. Mayor and Members of the Council, and ladies and gentlemen in the audience, it has been a great pleasure serving each of you and the City of San Antonio these last eight years as a member and the last two as Chairman of your City Water Board.

I would like to report to you that your water system is in good condition. You have a good, pure dependable supply of water at a reasonable price. You recognize that you have some need to acquire additional water in the future, and I look to leadership on this Council and on the City Water Board and the community generally to make adequate plans to obtain that water so that the citizens will benefit by your efforts and your work.

I thank you for inviting me over here."

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74-1 ZONING (continued)

A. CASE 5236 - to rezone the south 93' of Lots 1 and 2, Block 216, NCB 3943, 1500 Block of West Hildebrand, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of Neer Avenue and Hildebrand Avenue; having 93' on Neer Avenue and 100' on Hildebrand Avenue.

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

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Mr. Dale Johnson, 420 Jackson Keller Road, representing the applicant, Mr. Doane Chapman, described existing rezoning in the vicinity of the area being considered. He said that his client is currently operating on Fredericksburg Road, but the building is in a dilapidated condition, has no parking facilities and it is essential that he locate elsewhere. He has purchased this property on Hildebrand Avenue on which there are two structures, one of which is in a very poor condition. If rezoning is granted, this structure will be removed and a new building built where he will display kitchen cabinets. The business is for the remodeling of kitchens. Mr. Johnson said that his client would be willing to do any screening required by the Council. He asked that the Council consider the application favorably.

Mr. Roland Boysen, 1538 West Hildebrand, said that the proposed improvements would enhance the values in the neighborhood and would certainly improve the appearance with the removal of the dilapidated structure. He asked that the rezoning be granted.

Speaking in opposition were:

Mr. and Mrs. John McColliskey, 502 Viendo
Mrs. William Muelstein, 1700 West Hildebrand
Mrs. Harriett Minon, 1722 West Hildebrand
Mrs. Benno Sens, 1614 West Hildebrand
Mr. Walter Hillmers, speaking for his mother, who lives at
1615 West Lullwood.

The persons speaking in opposition were opposed to commercial zoning. They said that they had brought their homes for retirement and had no intention of moving elsewhere. Each of them said that they could not afford to move to another location. They asked the Council to permit the area to remain a single family neighborhood and deny the rezoning.

After discussion, Mr. Lacy made a motion that the recommendation of the Planning Commission be overruled and the request for rezoning be granted. Mr. Padilla seconded the motion. On roll call, the motion, which required seven (7) affirmative votes to carry, failed, and the rezoning was denied, by the following vote: AYES: Lacy, Padilla; NAYS: Cockrell, San Martin, Becker, Black, Morton, Beckmann, Mendoza; ABSENT: None.

B. CASE 5336 - to rezone the north 120' of the east 433' of Lot 5, NCB 9587, 2400 Block of Hiawatha Street, from "E" Office District and "B" Two Family Residential District to "B-3" Business District and also for the removal of a non-access easement and a six foot brick wall along the north and east property line, located southwest of the intersection of Hiawatha Street and Mittman Street; having 120' on Mittman and 433' on Hiawatha.

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

Mr. John Burke, representing himself and his mother, Mrs. Dorothy Burke, spoke to the Council in favor of the proposed rezoning. He stated that since the last meeting with the Planning Commission he and his mother had agreed to amend their request for rezoning so as to drop their request for "B-3" Business District, instead they wish to request that the east 200 feet of the north 120 feet of Lot 5 (which is at the corner of Hiawatha and Mittman Street) be rezoned to "R-3" Multiple Family Residential District. He asked also that the requirement previously placed on this property for a six foot wall be removed.

He explained that they wish to build apartments on the site and that a six foot wall in this location would not be appropriate and, in fact, would be unsightly. He agreed that the non-access easement could remain. He asked the Council to favorably consider his request.

Mr. Kearny Albaugh, the architect on this project, spoke in favor of the proposed rezoning and explained the proposed lay-out.

Mr. Joe Compean, 2524 Hiawatha, stated that he acted as spokesman for a large group in the area and spoke in opposition to the proposed rezoning. He pointed out that this is a very high quality residential area and that construction of a large number of apartment units would have a serious effect on the tranquility of the neighborhood. He said that it was a surprise to him that Mr. Burke had amended his request and that he was not prepared for it. However, he asked that the hearing continue so that a decision could be made.

Mr. Compean then read a resolution in opposition to the rezoning which had been approved by a meeting of the Southeast Citizens Committee. Mr. Compean said that he and the committee were definitely opposed to removal of the six foot masonry wall and the non-access easement.

At this point, Mrs. Cockrell asked that the Council recess for ten minutes to permit the opponents to review the revised plans for the area to see if there was some area where they could compromise.

The Council recessed at 3:50 P. M., and reconvened at 4:20 P. M.

Other persons speaking in opposition were:

Mr. Angelo Di Pasquale, 2507 Hiawatha Street and
Mrs. Helen Dutmer, 739 McKinley Avenue.

Both Mr. Pasquale and Mrs. Dutmer were opposed to the rezoning as well as to the removal of the restrictions. Mrs. Dutmer was also interested in placing a limit of 20 units per acre on the property.

In rebuttal, Mr. Burke said that he would go along with the required easement and would agree to go along with a large hedge instead of the wall. After some discussion of this, Mr. Burke finally agreed to go along with the restrictions as they are written.

Mr. Clifford Morton stated that it appeared to him that if the two parties would get together and discuss possibilities for a compromise that somehow an agreement could be reached. He said also that the controversy over this property has raged for a long time and that he felt that it would be in the best interest of all concerned to reach some kind of agreement today. He asked the proponents on both sides of the controversy if they would retire to the Conference Room to discuss this matter while the Council continued with other business.

Mr. Morton's suggestion was agreeable to all parties and they retired from the Chamber.

Later in the meeting, Mr. Burke, Mrs. Burke, and members of the opposition returned to the Council Chamber to announce that they had agreed and arrived at a compromise solution which would be spelled out as follows:

1. The existing non-access easement and masonry wall required as set out in a previous ordinance will remain in effect. In addition, that the requirement for a non-access easement and a six foot masonry wall on the east property line will be extended south along the east property line of Lot 5, a distance of 525 feet from the south line of Hiawatha Street, which would be the southeast corner of the tract involved touching on Mittman Street; and

2. That all buildings built within the North 120' of the East 120' of Lot 5 shall not exceed one-story in height, and

3. That an interior 25 foot street be constructed parallel to and South of Hiawatha Street and between Hiawatha Street and any buildings erected on Lot 5.

In consideration of the conditions set out above the request for rezoning, as amended, would be granted.

After consideration, Mr. Morton moved that the recommendation of the Planning Commission be overruled and the rezoning 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, Beckmann, Mendoza; NAYS: None; ABSENT: Padilla.

AN ORDINANCE 43,215

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 NORTH 120' OF THE EAST 200' OF LOT 5, NCB 9587, 2400 BLOCK OF HIAWATHA STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT THE EXISTING REQUIREMENT FOR A NON-ACCESS EASEMENT AND A SIX FOOT MASONRY WALL ON THE EAST PROPERTY LINE BE EXTENDED SOUTH ALONG THE EAST PROPERTY LINE OF LOT 5, A DISTANCE OF 525 FEET FROM THE SOUTH LINE OF HIAWATHA STREET; ALL BUILDINGS BUILT WITHIN THE NORTH 120 FEET OF THE EAST 120 FEET OF LOT 5 SHALL NOT EXCEED ONE-STORY IN HEIGHT; AND AN INTERIOR 25 FOOT STREET BE CONSTRUCTED PARALLEL TO AND SOUTH OF HIAWATHA STREET AND BETWEEN HIAWATHA STREET AND ANY BUILDINGS ERECTED ON LOT 5.

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C. CASE 5308 - to rezone Lots 6, 7, and 8, NCB 10837, 4300 Block of East Southcross Boulevard, from "A" Single Family Residential District to "B-3" Business District, located on the north side of East Southcross Boulevard, being 410' east of the intersection of Gittinger Drive and East Southcross Boulevard; having 560' on East Southcross Boulevard and a maximum depth of 233.68'.

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

Mr. Al Rohde, representing the applicant, stated that he would prefer to withhold his statement regarding this case until after the opponents had spoken.

Mr. Jimmy Jones, 4402 Valleyfield Drive, spoke in opposition to the proposed rezoning. He said that his home is directly behind this property and he would be opposed to "B-3" zoning because no one could predict what type of business might go in there. He would not oppose "O-1" Office zoning or "B-1" Business zoning.

Also speaking in opposition were Mr. Donald L. Sands, 4410 Valleyfield Drive and Mr. George Aulbach, 4338 Valleyfield Drive, who said they would oppose business zoning. The noise, odors and traffic would lower their values in the neighborhood.

Mr. Rohde spoke in rebuttal stating that commercial property is badly needed in this area. The owner is unable to do anything with it as it is zoned now. He also said that in view of the opposition his client would agree to take "O-1" zoning at the rear of the property, and to "B-2" zoning in the front.

After consideration, Mr. Morton moved that the recommendation of the Planning Commission be overruled and that the property be rezoned, provided that a six foot solid screen fence is erected on the north property line. 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,216

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 NORTH 75' OF LOTS 6, 7, AND 8, NCB 10837, 4300 BLOCK OF EAST SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; AND LOTS 6, 7 AND 8, NCB 10837, SAVE AND EXCEPT THE NORTH 75', 4300 BLOCK OF EAST SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE NORTH PROPERTY LINE.

* * * *

D. CASE 5307 - to rezone Lot 25, Block 17, NCB 6260, 115 Cumberland Road, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Cumberland Road, 130' west of the intersection of Cumberland Road and Nogalitos Avenue; having 50' on Cumberland Road and a depth of 130'.

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

Neither the applicant or his representative were present.

Mrs. L. E. Talley, 117 Cumberland Road, stated that the owner of this property had converted it into an apartment house even though he had no permit. The Department of Building and Planning Administration had inspected it and had filed a violation notice. Mrs. Talley stated that the application for rezoning be denied.

Mr. Guinn Gibbons, 111 Cumberland, also spoke in opposition. He said that this is a single family neighborhood and there is insufficient space for parking to permit an apartment at this location.

Mr. George Vann, Director of Building and Planning Administration, confirmed that his inspector had issued a violation notice but no prosecution had been pushed pending the outcome of the zoning hearing.

After consideration, Mr. Mendoza moved that the recommendation of the Planning Commission be upheld and the rezoning be denied. Dr. San Martin seconded the motion. On roll call, the motion, carried by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

E. CASE 5311 - to rezone Lots 1 and 2, Block 3, NCB 13716, from "A" Single Family Residential District to "R-3" Multiple Family Residential District; and the south 150' of Lot 4, Block 3, NCB 13716, from "E" Office District to "B-2" Business District.

The "R-3" zoning being located southwest of the intersection of Melton Drive and Myrna Drive; having 135' on Myrna Drive and 125' on Melton Drive.

The "B-2" zoning being located northwest of the intersection of Melton Drive and Rittiman Road; having 150' on Melton Drive and 132.40' on Rittiman Road.

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

Mr. Gene W. White, 526 Holmgreen Road, stated that he was the applicant and also owner of the property zoned "F" east of Melton Drive. He said that he proposed to build fourplexes on the "R-3" property and a restaurant on the "B-2" property. He presented sketches to illustrate how the property would be developed.

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Mr. Tom Paxton, 4402 Myrna, and Mr. C. K. Thompson, 6306 McKeon Drive, both spoke in opposition to the request. They were opposed to the multi-family zoning because the entire neighborhood is made up of single family residences. There would be increased traffic and parking problems would be created. They were also opposed to the "B-2" zoning because the restaurant would produce odors, noise and traffic. They asked that the request be denied.

Mr. White spoke in rebuttal saying that if the zoning were denied, he would put the restaurant across the street where it is already zoned properly.

Mrs. Cockrell made a motion that the recommendation of the Planning Commission be upheld and the petition denied. Her motion did not receive a second and, therefore, died.

After consideration, Dr. San Martin moved that the recommendation of the Planning Commission be upheld as it applied to the "R-3" zoning and that it be overruled as applied to the "B-2" zoning. The motion was seconded by Mr. Lacy, and carried by the following vote: AYES: San Martin, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: Cockrell, Becker; ABSENT: None.

AN ORDINANCE 43,217

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS THE SOUTH 150' OF
LOT 4, BLOCK 3, NCB 13716, FROM "E"
OFFICE DISTRICT TO "B-2" BUSINESS
DISTRICT.

* * * *

F. CASE 5213 - to rezone Lot 14, Block 159, NCB 8817, 1815 West Thorain, from "B" Two Family Residential District to "B-3" Business District, located on the north side of West Thorain Boulevard, being 155.58' east of the intersection of U. S. Highway 87 Expressway and West Thorain Boulevard; having 50' on West Thorain with a maximum depth of 120'.

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

Mr. Robert Cowan, representing the applicant, spoke in favor of the application. He stated that the owner will have an accoustical tile business on the property but there will not be an retail sales. A small warehouse will be built. He pointed to the existing zoning in the area and said that the Northside Primitive Baptist Church was the only one to oppose the application. He said that they were afraid that alcohol beverages might be sold there and then pointed out that this would be impossible under the law because it is too close to the church.

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

AN ORDINANCE 43,218

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 14, BLOCK 159,
NCB 8817, 1815 WEST THORAIN BOULEVARD,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT.

* * * *

G. CASE 5310 - to rezone Lot 20, Block 156, NCB 9439, 1039 West Amber Place, from "C" Apartment District to "B-1" Business District, located northeast of the intersection of Amber Place and Nock; having 50' on Amber Place and 140' on Nock.

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

No one spoke in opposition.

After consideration, Mr. Mendoza made a motion that the recommendation of the Planning Commission be overruled and the property be rezoned. 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, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: San Martin.

AN ORDINANCE 43,219

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, BLOCK 156,
NCB 9439, 1039 WEST AMBER PLACE, FROM
"C" APARTMENT DISTRICT TO "B-1" BUSINESS
DISTRICT.

* * * *

I. CASE 5346 - to rezone Lots 8-B, 9-A, and 9-B, Block 12, NCB 6346, 1431 Center Street, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Center Street; being 225' west of the intersection of Gevers and Center Street; having 100' on Center Street and a depth of 125'.

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

Col. Thomas E. Beatty, representing the applicant, Ms. Mildred Brown, stated that she intends to remove existing buildings on this property and to construct a seven unit apartment complex. He said that this would increase values in the neighborhood and be a badly needed improvement. He also said that there is a great need for moderately priced apartments on the east side of San Antonio and asked that the application be favorably considered.

Mr. Charles E. Ray, 1429 North Center, spoke in opposition. He stated that the rent property owned by the applicant has had prostitutes, dope pushers and other undesirables living there and the owner would do nothing about it. The places have been poorly maintained also. He cited a number of instances of fights and cursing. He said that a seven unit apartment would only make matters worse and asked that the request be denied.

Ms. Brown, on questioning, said that there had been a bad class of tenants but said that she would control it better in the future by stipulating in the leases.

Also speaking in opposition were:

Mr. E. L. Woods
Simon S. Bustus
Mrs. C. D. Worth

Each of the above opponents agreed with Mr. Ray's statement. They also pointed out that Center Street is very narrow. If a seven unit apartment is built there would not be enough parking space and cars would be forced to park on the street. They asked that the application be denied.

Col. Beatty spoke in rebuttal and said that tenants would be screened to keep out the undesirable element.

After consideration, Mr. Morton moved that the recommendation of the Planning Commission be overruled and the application for rezoning be denied. Rev. Black seconded the motion, which, on the following roll call vote was passed and approved and the rezoning denied: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

J. CASE 5327 - to rezone a 5.547 acre tract of land out of NCB 11020, from Temporary "A" and "A" Single Family Residential District to "R-3" Multiple Family Residential District; a 1.860 acre tract of land out of NCB 11620, from Temporary "A" and "A" Single Family Residential District to "O-1" Office District; and a 1.594 acre tract of land out of NCB 11620, located at 5527 Fredericksburg Road, from Temporary "A" Single Family Residential District to "B-2" Business District, being further described by field notes filed in the office of the City Clerk.

The "R-3" zoning being located on the southwest side of Fredericksburg Road, being approximately 585' southeast of the intersection of Fredericksburg Road and Twin Oaks Drive, having 125' on Fredericksburg Road and a maximum depth of approximately 600'.

The "O-1" zoning being located 170' southwest of Fredericksburg Road and 190' southeast of Twin Oaks, having a width of 265.5' and a length of 389.67'.

The "B-2" zoning being located on the southwest side of Fredericksburg Road, being 190' southeast of the intersection of Fredericksburg Road and Twin Oaks Drive, having 395' on Fredericksburg Road and a maximum depth of 190'.

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

No one spoke in opposition.

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected on the northwest property line and that a 40' building setback line be imposed on the northeast 200' of the southeast property line. Mr. Beckmann 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,220

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 5.547 ACRE TRACT OF LAND OUT OF NCB 11020, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; A 1.860 ACRE TRACT OF LAND OUT OF NCB 11620, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 5527 FREDERICKSBURG ROAD, FROM TEMPORARY "A" AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; AND A 1.594 ACRE TRACT OF LAND OUT OF NCB 11620, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 5527 FREDERICKSBURG ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE NORTHWEST PROPERTY LINE AND THAT A 40 FOOT BUILDING SETBACK LINE BE IMPOSED ON THE NORTHEAST 200' OF THE SOUTHEAST PROPERTY LINE.

* * * *

K. CASE 5340 - to rezone Lots 13 and 14, NCB 6096, 155-159 Groveland Place, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Groveland Place, being 641' east of the intersection of Broadway and Groveland Place; having 100' on Groveland Place and a depth of 108'.

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, that a six foot solid screen fence is erected on the south and west property lines, and that a non-access easement be imposed on the south property line. 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,221

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 13 AND 14, NCB
6096, 155-159 GROVELAND PLACE, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT TO
"R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT,
PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED,
THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED
ON THE SOUTH AND WEST PROPERTY LINES, AND THAT
A NON-ACCESS EASEMENT BE IMPOSED ON THE SOUTH
PROPERTY LINE.

* * * *

L. CASE 5259 - to rezone Lot 36B, Block A, NCB 11529, 1900 Block of Bandera Road, from "A" Single Family Residential District to "B-3" Business District, located on the southwest side of Bandera Road, approximately 200' northwest of the intersection of Broadview Drive and Bandera Road; having 133.57' on Bandera Road with a maximum depth of 190'.

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, that a six foot solid screen fence is erected along the rear property line and that a one foot non-access easement be imposed on the rear property line. Mrs. Cockrell 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,222

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 36B, BLOCK A, NCB 11529, 1900 BLOCK OF BANDERA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE REAR PROPERTY LINE AND THAT A ONE FOOT NON-ACCESS EASEMENT BE IMPOSED ON THE REAR PROPERTY LINE.

* * * *

M. CASE 5338 - to rezone Lots 1, 2 and west 28' of 3, Block 5, NCB 16195, 5302 Rigsby Avenue (U. S. Highway North 87), from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southeast of the intersection of Wayne Drive and Rigsby Avenue; having 140' on Wayne Drive and 140' on Rigsby Avenue.

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

No one spoke in opposition.

After consideration, on motion of Mr. Morton, seconded by Mr. Beckmann, 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,223

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, 2 AND THE WEST 28' OF 3, BLOCK 5, NCB 16195, 5302 RIGSBY AVENUE (U.S. HIGHWAY NORTH 87), FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

January 3, 1974

nsr

N. CASE 5339 - to rezone a 2.749 acre tract of land out of NCB 15688, being further described by field notes filed in the office of the City Clerk, 12000 Block of Uhr Lane, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; a 10.536 acre tract of land out of NCB 15688, being further described by field notes filed in the office of the City Clerk, 12000 Block of Uhr Lane, from Temporary "R-1" Single Family Residential District to "R-6" Townhouse District; and a 1.316 and 3.729 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 "B-2" Business District.

The "R-3" zoning being located 261.84' northwest of Uhr Lane; having 556.78' in length and a width of 345'.

The "R-6" zoning being located on the northwest side of Uhr Lane, being 2,670' northeast of the intersection of Lockhill Selma Road and Uhr Lane; having 335' on Uhr Lane and a maximum depth of 500'.

The "B-2" zoning being located on the northwest side of Uhr Lane, being 3,005' northeast of the intersection of Lockhill Selma Road and Uhr Lane; having 685' on Uhr Lane and a maximum depth of 380'.

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

No one spoke in opposition.

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

AN ORDINANCE 43,224

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 2.749 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12000 BLOCK OF UHR LANE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; A 10.536 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12000 BLOCK OF UHR LAND, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT; A 1.316 AND A 3.729 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12000 BLOCK OF UHR LANE, FROM

TEMPORARY "R-1" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED
THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

O. CASE 5341 - to rezone the northwest 150' of the northeast 498.13' of Lot 9, NCB 12053, 11226 Gordon Road, to consider "I-1" Light Industry District, without a 5' non-access easement and a six foot solid screen fence on the northwest property line as required by Ordinance No. 42345, located on the southeast side of Gordon Road, being approximately 70' northeast of the intersection of Clydeville Road and Gordon Road, having approximately 498.73' on Gordon Road and a maximum depth of approximately 150'.

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. Lacy, seconded by Dr. San Martin, 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,225

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
150' OF THE NORTHEAST 498.13' OF LOT
9, NCB 12053, 11226 GORDON ROAD, TO
CONSIDER "I-1" LIGHT INDUSTRY DISTRICT,
WITHOUT A 5' NON-ACCESS EASEMENT AND A
6' SOLID SCREEN ON THE NORTHWEST PROPERTY
LINE AS REQUIRED BY ORDINANCE #42345.

* * * *

P. CASE 5344 - to rezone a 12.11 acre tract of land out of NCB 15550, being further described by field notes filed in the office of the City Clerk, 100 Block of Frontier Drive, from Temporary "R-1" Single Family Residential District to "R-4" Mobile Home District, located 136' south of Westrock Drive between Frontier Drive and Colt Drive having 368.91' on Frontier Drive, 370.30' on Colt Drive and a distance of 427.36' between these two drives.

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 be accomplished. Mr. Padilla seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,226

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 12.11 ACRE TRACT OF LAND OUT OF NCB 15550, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 100 BLOCK OF FRONTIER DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-4" MOBILE HOME DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

Q. CASE 5350 - to rezone Lots 4 and 5, Block 15, NCB 9315, 123 Verne Street, from "C" Apartment District to "B-3" Business District, located on the north side of Verne Street, being 150' east of the intersection of Oppenheimer Avenue and Verne Street; having 100' on Verne Street and a maximum depth of 140'.

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

AN ORDINANCE 43,227

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 4 AND 5, BLOCK 15, NCB 9315, 123 VERNE STREET, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

R. CASE 5352 - to rezone Lots 19 and 20, Block 23, NCB 8803, 902 West Avenue, from "D" Apartment District to "B-3" Business District and the west 40' of Lot 18, Block 23, NCB 8803, from "B" Two Family Residential District to "B-1" Business District.

The "B-3" zoning being located northeast of the intersection of West Avenue and Santa Barbara Street; having 124' on West Avenue and 100' on Santa Barbara Street.

The "B-1" zoning being located approximately 100' northeast of the intersection of West Avenue and Santa Barbara Street; having 40' on Santa Barbara Street with a maximum depth of 124'.

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

No one spoke in opposition.

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

AN ORDINANCE 43,228

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 19 AND 20,
BLOCK 23, NCB 8803, 902 WEST AVENUE,
FROM "D" APARTMENT DISTRICT TO "B-3"
BUSINESS DISTRICT; AND THE WEST 40'
OF LOT 18, BLOCK 23, NCB 8803, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-1" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED
AND THAT A SIX FOOT SOLID SCREEN FENCE
BE ERECTED ON THE EAST PROPERTY LINE.

* * * *

S. CASE 5355 - to rezone Lot C, NCB 8410, 807 Vance Jackson Road, from "B" Two Family Residential District to "B-2" Business District, located on the west side of Vance Jackson Road, 123.2' south of Gardina Street; having 88.63' on Vance Jackson Road and a depth of 161.55'.

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

No one spoke in opposition.

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected on the west property line. Mr. Beckmann 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,229

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 C, NCB 8410, 807 VANCE JACKSON ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE WEST PROPERTY LINE.

* * * *

T. CASE 5356 - to rezone P-64, NCB 15837, 3896 Stahl Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located south of the intersection of Stahl Road and the Missouri Pacific Railroad R.O.W.; having 462.88' on Stahl Road and 417.8' on the Missouri Pacific R.O.W.

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

No one spoke in opposition.

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected on the southeast property line. 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, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: None.

AN ORDINANCE 43,230

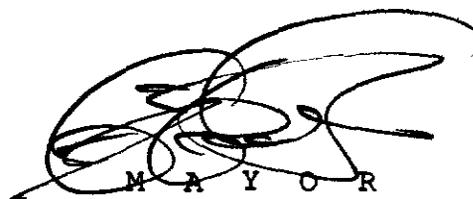
AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS P-64, NCB 15837, 3896 STAHL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED

THAT PROPER REPLATTING IS ACCOMPLISHED
AND THAT A SIX FOOT SOLID SCREEN FENCE
IS ERECTED ON THE SOUTH PROPERTY LINE.

* * * *

There being no further business to come before the Council,
the meeting adjourned at 7:25 P. M.

A P P R O V E D



M A Y O R

Charles L. Becker

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

January 3, 1974
nsr

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