

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, FEBRUARY 3, 1972.

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

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72-5 The invocation was given by Councilman Ed Hill.

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72-5 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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72-5 The minutes of the meeting of January 27, 1972, were approved.

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72-5 Mayor Gatti recognized Mr. Garland W. Fulbright who recently retired from the San Antonio Fire Department after 37 years of service. Mayor Gatti congratulated Mr. Fulbright and thanked him on behalf of the City for his many years of dedicated service.

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72-5 Mayor Gatti recognized Miss Isabel Herrera, President of the Sidney Lanier High School Alumni Association and Mr. Robert Gonzales, President of the Fox Tech Ex-Students Association.

These two groups are jointly sponsoring numerous worthwhile endeavors and are giving a dance on February 12, 1972, to raise funds. Mayor Gatti presented each of the representatives with a Proclamation declaring the week of February 6 - 12, 1972, as "Lanier-Fox Tech Week."

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72-5 RESIGNATION OF COUNCILMAN FELIX B. TREVINO

Mayor Pro-Tem Felix B. Trevino announced that he is resigning as a member of the City Council effective at midnight, February 3, 1972. He stated that he has decided to seek election to the post of County Commissioner of Precinct No. 1. Mr. Trevino expressed his gratitude for having been given the opportunity to serve the community for seven years. He thanked the other members of the Council as well as the City Manager and his staff for the support they have given him as a member of the Council.

Mayor Gatti expressed sorrow at Mr. Trevino's resignation and wished him well in his new endeavor.

Other members of the Council also expressed regret at Mr. Trevino leaving the Council and wished him great success.

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72-5 Mayor Gatti recognized Mrs. Amy Freeman Lee, Past President of the San Antonio Art League.

Mrs. Lee described the exhibition of contemporary Mexican Art now being shown at HemisFair Plaza. Co-sponsors of the exhibition are the City of San Antonio, the Foreign Ministry of Mexico, the National Autonomous University of Mexico, the Patranada of San Antonio and the San Antonio Art League. The exhibit will be available through March 12.

Mayor Gatti thanked Mrs. Lee for speaking to the Council and congratulated the San Antonio Art League for its efforts and for its great cooperation with the University of Mexico. He urged everyone to visit the exhibit.

72-5 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Trevino presided.

72-5 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: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,333

AUTHORIZING THE PURCHASE OF ONE (1) ADDITIONAL PORTABLE SEWAGE TREATMENT PLANT FROM THE CAN-TEX INDUSTRIES AND APPROPRIATING THE SUM OF \$24,575.00 OUT OF SEWER REVENUE FUNDS IN PAYMENT THEREFOR.

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AN ORDINANCE 40,334

AUTHORIZING THE PURCHASE OF ONE (1) ADDITIONAL PORTABLE SEWAGE LIFT STATION FROM THE CRANE SUPPLY COMPANY AND APPROPRIATING \$3,150.00 OUT OF SEWER REVENUE FUNDS IN PAYMENT THEREFOR.

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AN ORDINANCE 40,335

ACCEPTING THE LOW BID OF MOORE BUSINESS FORMS, INC. TO FURNISH THE CITY WITH 100,000 PAYROLL CHECKS FOR A TOTAL OF \$1,056.00.

\* \* \* \*

72-5 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Dr. Hilliard, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSTAIN: Becker; ABSENT: Gatti.

AN ORDINANCE 40,336

ACCEPTING THE LOW BIDS OF WATSON DISTRIBUTING COMPANY, AGGIE CHEMICAL INDUSTRIES AND OCCIDENTAL CHEMICAL COMPANY TO FURNISH THE CITY WITH FERTILIZER FOR A TOTAL OF \$16,834.86.

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72-5 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,337

EXTENDING THE PRESENT GROUP LIFE AND ACCIDENTAL DEATH INSURANCE WITH THE REPUBLIC NATIONAL LIFE INSURANCE COMPANY AT PRESENT RATES UNTIL JANUARY 1, 1973.

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AN ORDINANCE 40,338

AUTHORIZING THE PAYMENT OF \$3,593.26 TO INTERNATIONAL BUSINESS MACHINES CORPORATION TO FURNISH THE CITY OF SAN ANTONIO WITH ELECTRIC TYPEWRITER MAINTENANCE.

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AN ORDINANCE 40,339

ACCEPTING THE LOW BID OF MILTON E. TRAVIS & COMPANY FOR PAINTING OF SIX SWIMMING POOLS; AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD CITY CONTRACT COVERING SAID WORK; AUTHORIZING \$16,194.00 OUT OF BUDGET ACCOUNT NO. 09-44-02 PAYABLE TO SAID CONTRACTOR AND \$300.00 OUT OF THE SAME FUND TO BE USED AS A CONTINGENCY ACCOUNT.

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AN ORDINANCE 40,340

AUTHORIZING A CONTRACT WITH VICKREY AND ASSOCIATES, CONSULTING ENGINEERS, TO FURNISH PROFESSIONAL SERVICES PERTAINING TO CONSTRUCTION OF OFF-SITE SEWER SERVICES FOR MORTON SOUTHWEST SUBDIVISION; APPROPRIATING \$13,300.00 OUT OF SEWER REVENUE FUNDS PAYABLE TO SAID ENGINEERS AND \$3,800.00 OUT OF THE SAME FUND TO BE USED AS A CONTINGENCY ACCOUNT.

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AN ORDINANCE 40,341

AUTHORIZING A CONTRACT WITH PAPE-DAWSON, CONSULTING ENGINEERS, TO FURNISH PROFESSIONAL SERVICES PERTAINING TO OFF-SITE SEWER SERVICE FOR THOUSAND OAKS SUBDIVISION, UNIT I; APPROPRIATING \$9,660.00 OUT OF SEWER REVENUE FUND NO. 204-04 PAYABLE TO SAID ENGINEERS AND \$2,760.00 TO BE USED AS A CONTINGENCY ACCOUNT.

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AN ORDINANCE 40,342

AUTHORIZING A CONTRACT WITH PAPE-DAWSON, CONSULTING ENGINEERS, TO FURNISH PROFESSIONAL SERVICES PERTAINING TO CONSTRUCTION OF OFF-SITE SEWER SERVICES FOR THOUSAND OAKS SUBDIVISION, UNIT 2; APPROPRIATING \$6,000.00 OUT OF SEWER REVENUE FUNDS PAYABLE TO SAID ENGINEERS AND \$1500.00 OUT OF THE SAME ACCOUNT TO BE USED AS A CONTINGENCY ACCOUNT.

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72-5 Item No. 11 of the agenda, being a proposed ordinance authorizing a contract with R. Marvin Shipman and Company for engineering services pertaining to Voelker Subdivision off-site sewer main, was withdrawn from consideration at the request of Associate City Manager Sam Granata, Jr.  
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72-5 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,343

APPROPRIATING \$658.00 OUT OF NORTH EXPRESSWAY BONDS FOR PURCHASE OF RIGHT-OF-WAY AND \$130.00 OUT OF SEWER REVENUE FUNDS FOR AN EASEMENT PERTAINING TO ROYAL RIDGE SEWER MAIN, ALSO ACCEPTING EASEMENTS

IN CONNECTION WITH BABCOCK ROAD  
WIDENING, LEON CREEK OUTFALL LINE,  
WINDSOR PLACE SUBDIVISION SEWER MAIN  
AND U.S.A.A. SANITARY SEWER OUTFALL  
LINE.

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AN ORDINANCE 40,344

AUTHORIZING RENEWAL OF A LEASE AGREEMENT  
WITH THE ECONOMIC OPPORTUNITY DEVELOPMENT  
CORPORATION FOR USE OF FIVE (5) MOBILE  
RECREATION UNITS FOR THE PERIOD OF MARCH  
31, 1972 TO APRIL 1, 1973.

\* \* \* \*

AN ORDINANCE 40,345

ACCEPTING THE GRANTS TOTALING \$23,580.00  
FROM TEXAS DEPARTMENT OF MENTAL HEALTH  
AND MENTAL RETARDATION FOR THE PURPOSE  
OF ESTABLISHING A MENTAL RETARDATION  
RECREATION CENTER AND FOR EMPLOYMENT  
OF DEVELOPMENTALLY DISABLED; ESTABLISHING  
ACCOUNTING PROCEDURES AND CREATING SEVEN  
(7) ADDITIONAL EMPLOYEE POSITIONS AND  
APPROPRIATING FUNDS THEREFOR.

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72-5 Mayor Gatti returned to the meeting and presided.  
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72-5 The following Ordinance was read by the Clerk and explained  
by Mr. Jim Gaines, Director of HemisFair Plaza, and after consideration  
on motion of Mr. Becker, seconded by Dr. Hilliard, was passed and approved  
by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza,  
Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,346

AUTHORIZING THE CITY MANAGER TO ENTER  
INTO A LEASE AGREEMENT WITH JAMES C.  
THORN, AN INDIVIDUAL DOING BUSINESS  
AS THE FOUR THORNS STUDIO, PROVIDING  
FOR THE LEASE OF A PORTION OF BUILDING  
NO. 209 AT HEMISFAIR PLAZA, TO COMMENCE  
FEBRUARY 1, 1972, AND TO TERMINATE  
JANUARY 31, 1973.

\* \* \* \*

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72-5 Mrs. Haberman inquired of Mr. Gaines regarding safety inspections  
in the HemisFair Plaza area, particularly in the theater. She stated that  
she would meet with him and discuss this matter in more detail.  
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72-5 The following Ordinance was read by the Clerk and explained by Mr. Jim Gaines, Director of HemisFair Plaza, and after consideration on motion of Mr. Becker, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,347

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MONORAIL OF SAN ANTONIO FOR OPERATION OF THE MINI-MONORAIL AT HEMISFAIR PLAZA.

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72-5 The Clerk read the following Ordinance:

AN ORDINANCE 40,348

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE HIGHWAY COMMISSION OF THE STATE OF TEXAS PROVIDING FOR CONSTRUCTION AND MAINTENANCE OF ADVANCE WARNING SIGNS AND PAVEMENT MARKINGS FOR PROTECTION OF RAILROAD GRADE CROSSINGS AT 67 RAILROAD GRADE CROSSING SITES IN THE CITY OF SAN ANTONIO.

\* \* \* \*

The Ordinance was explained by Mr. Stewart Fischer, Director of Traffic and Transportation, who stated that his department will install all of the signs and markings at the 67 crossings as part of the railroad grade protection TOPICS project. The cost of labor and materials will be totally reimbursed by the Texas Highway Department. It is estimated that the cost will be \$96,000.

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

72-5 Items 18 and 19 were temporarily passed over.

72-5 The Clerk read the following Ordinance:

AN ORDINANCE 40,349

CREATING THE POSITION OF DIRECTOR OF SPECIAL SERVICES.

\* \* \* \*

The Ordinance was explained by City Manager Henckel who stated that this position was set up in the new organizational chart last year when the administrative staff was reorganized. It is in the Human Resources Department. The position was never activated because

all of the project directors were answering directly to the Associate Manager of Human Resources. This Ordinance activates the position of Director of Special Services, and he will be in charge of the Alcohol Safety Project, Youth Services Project, Human Relations, Senior Citizen Services, and Consumer Consultants.

Mr. Henckel pointed out emphatically that the organizational structure of the City is not being changed. The position of Associate Manager of Human Resources will remain open until a qualified person is found to fill it.

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

72-5 Item No. 21 A of the agenda, being a proposed ordinance making an appointment to the CPPC was postponed for one week.

72-5 CITY MANAGER REPORTS

City Manager Henckel reported on the condition of the City's Animal Shelter.

In response to complaints received by various members of the Council, Mr. Henckel along with Mr. Granata, Mr. Macdonald, and Mr. Raymond Gillette, took an unannounced tour of the dog pound. The conditions that he found reflect that the dog pound is a good operation. He did not see any dirty conditions or wet dogs.

He did find that the gas chamber needs to be rebuilt. The door leaks and needs to be repaired. These things will be taken care of immediately.

Mayor Gatti stated that he will be getting a report from the President of the National Humane Society who has some ideas that may be incorporated to improve the dog pound.

Mr. Henckel stated that plans for expansion of the facility are also being made.

Mrs. Haberman asked if the Transit System has done anything further regarding reduced fares for senior citizens.

Mayor Gatti stated that the senior citizens' organization is working with the Transit System in an attempt to arrive at a satisfactory solution.

72-5 ZONING HEARINGS

f. CASE 4468 - to rezone Lot 8-A, NCB 10949, 4239 Clark Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the west side of Clark Avenue, approximately 935' south of the intersection of Offer Street and Clark Avenue; having 50' on Clark Avenue and a depth of 175'.

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. Hill, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,350

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 8-A, NCB 10949, 4239 CLARK AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

\* \* \* \*

a. CASE 4431 - to rezone Lot 23, Block 55, NCB 3323, 509 and 519 Highland Boulevard, from "J" Commercial District and "B" Two Family Residential District to "B-2" Business District, located on the north side of Highland Boulevard, 105.10' east of South Hackberry; having 153.0' on Highland Boulevard and a depth of 160.0'

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. Becker made a motion that the recommendation of the Planning Commission be approved, provided that a six foot solid screen fence is erected along the north and east property lines and that a one foot non-vehicular easement is provided on the north property line adjoining the alley. Mr. Mendoza seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,351

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 23, BLOCK 55, NCB 3323, 509 AND 519 HIGHLAND BOULEVARD, FROM "J" COMMERCIAL DISTRICT AND "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH AND EAST PROPERTY LINES AND THAT

A ONE FOOT (1') NON-VEHICULAR  
EASEMENT IS PROVIDED ON THE NORTH  
PROPERTY LINE ADJOINING THE ALLEY.

\* \* \* \*

b. CASE 4436 - to rezone Lot 40, Block 5, NCB 11715, 7675 San Pedro Avenue, from "A" Single Family Residential District to "B-3" Business District, located between San Pedro Avenue (U.S. Highway 281 North) and Lorene Lane being 1391.11' southwest of the cutback between Ramsey Road and San Pedro Avenue; having 337.36' on San Pedro Avenue (U.S. Highway 281 North), 325.60' on Lorene Lane and a maximum distance of 557.43' between these two streets.

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. Trevino, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,352

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 40, BLOCK 5,  
NCB 11715, 7675 SAN PEDRO AVENUE, FROM  
"A" SINGLE FAMILY RESIDENTIAL DISTRICT  
TO "B-3" BUSINESS DISTRICT.

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c. CASE 4442 - to rezone Lots 24, 25 and the remaining portion of Lot 26, Block 9, NCB 8672, 103 Northeast Loop 410, from "B" Two Family Residential District to "I-1" Light Industry District, located north of the intersection of Northeast Loop 410 Expressway and the cutback between Jones Maltsberger Road and Loop 410 Expressway; having 103' on the cutback and 72.21' on Loop 410 Expressway.

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. Mendoza, seconded by Mr. Garza, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,353

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 24, 25 AND THE REMAINING PORTION OF LOT 26, BLOCK 9, NCB 8672, 103 NORTHEAST LOOP 410, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

\* \* \* \*

d. CASE 4463 - to rezone the northeast 76.92' of Lot 7, Block 5, NCB 12815, 4300 Block of Medical Drive, from "A" Single Family Residential District to "B-1" Business District, located on the northwest side of Medical Drive, 708.83' southwest of Fredericksburg Road; having 76.92' on Medical Drive and a maximum depth of 278.17'.

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. Becker, seconded by Mr. Garza, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,354

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 NORTHEAST 76.92' OF LOT 7, BLOCK 5, NCB 12815, 4300 BLOCK OF MEDICAL DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT.

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e. CASE 4465 - to rezone 2.577 acres out of Arb. Tract A, NCB 14940, being further described by field notes filed in the office of the City Clerk, 12100 Block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and 10.225 acres out of Arb. Tracts A and B, NCB 14940, being further described by field notes filed in the office of the City Clerk, 12100 Block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "B-2" zoning being located south of the intersection of Rio D'Oro and Nacogdoches Road; having 153.43' on Nacogdoches Road, 598.00' on Rio D'Oro Drive.

The "B-3" zoning being located on the southeast side of Nacogdoches Road, 153.43' southwest of Rio D'Oro Drive; having 804.03' on Nacogdoches Road and a maximum depth of 774.76'.

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. Garza made a motion that the recommendation of the Planning Commission be approved, provided that a one foot (1') non-access easement is established along Rio D'Oro Drive and that landscape screening is provided between subject property and the residential area to the northeast. Dr. Hilliard seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 40,355

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 2.577 ACRES OUT OF ARB. TRACT A, NCB 14940, 12100 BLOCK OF NACOGDOCHES ROAD, 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; AND 10.225 ACRES OUT OF ARB. TRACTS A AND B, NCB 14940, 12100 BLOCK OF NACOGDOCHES ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A ONE FOOT (1') NON-ACCESS EASEMENT IS ESTABLISHED ALONG RIO D'ORO DRIVE AND THAT LANDSCAPE SCREENING IS PROVIDED BETWEEN SUBJECT PROPERTY AND THE RESIDENTIAL AREA TO THE NORTHEAST.

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72-5 The following Ordinance was read by the Clerk and explained by Mr. David Koch, Safety Director, and after consideration, on motion of Mr. Becker, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

## AN ORDINANCE 40,356

AUTHORIZING PAYMENT OF \$1,332.95 TO THE  
NORTHEAST BAPTIST HOSPITAL FOR HOSPITAL  
EXPENSES IN CONNECTION WITH ON-DUTY  
INJURIES INCURRED BY JACKSON BERRY, SAN  
ANTONIO POLICE DEPARTMENT.

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72-5

CITIZENS TO BE HEARD

Mrs. Pauline Martinez, representing a group known as Working Women, stated that her group is reviewing the administrative positions of the City and Board memberships to determine those occupied by women. She asked that more women be appointed to these responsible positions. She specifically asked for the appointment of a woman to the E.O.D.C. Board.

Mrs. Frances Levenson asked that the four lots in her subdivision which were deeded to the City for a drainage project be returned to Model Cities so that houses can be built on them.

Associate Manager Sam Granata stated that he will have a report on this matter next week.

Mr. Harold Crusse spoke to the Council of the need for a motor sports facility. In addition to using such a facility for drag racing, it could also be used to train young drivers.

Mr. Becker stated that he had asked Mr. Paul Jett to form a list of names to submit to the Council of professionals to aid in the development of such a project.

Mr. Garza stated that just today he had submitted a list of 18 names of individuals who are interested in this project to be considered for appointment to a committee.

Maria Dominguez, 250 Freiling Drive, congratulated Mr. Becker in his efforts to improve the downtown area of San Antonio. She also had some candy to sell.

72-5 Mayor Gatti announced that there would be a special executive session of the Council at 8:00 A. M. Friday, February 4, 1972, to consider a replacement for Councilman Felix B. Trevino.

72-5 City Manager Henckel announced the appointment of Mr. William T. Donahue as Director of Special Services. He will be introduced to the Council next week.

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72-5 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Becker, seconded by Mr. Garza, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Gatti; NAYS: None; ABSTAIN: Trevino; ABSENT: Naylor.

AN ORDINANCE 40,357

APPOINTING MEMBERS TO THE MAYOR'S  
ECONOMIC DEVELOPMENT PLANNING  
COUNCIL.

\* \* \* \*

Richard T. Coiner, III	Odie E. Davis, Jr.
James L. Hayne	Robert L. Gragg
Manuel Anaya	Frank A. Bennack, Jr.
Tom Berg	Pat Legan
Bill Ochse	C. Linden Sledge
Glenn Biggs	Andrew Olejer
Jim W. Zintgraff	Thomas Drought
County Judge Blair Reeves	The Honorable Frank Lombardino
John Bitters	George Eichler
W. F. Keller	Richard Borrego
E. R. Pruneda	Gilbert Cortez
Father Alberto Benavides	Milton Guess
Robert Washington	Pinkie Smith
Ignacio A. Perez	Dr. Richard T. Delgado
Paul Hesson	Charles Umschied
Martin Goland	Tom C. Davis
Dr. O. Z. White	

(The list of each member's business organization or affiliation is included with the papers of this meeting.)

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72-5 Mayor Gatti read a telegram received from John M. Schaefer regarding the San Antonio Ranch New Town.

72-5 At 11:15 A. M. the Council recessed in order to hear comments informally from citizens regarding the proposed San Antonio Ranch New Town Project.

During the time that the meeting was recessed, the following persons spoke in opposition to the San Antonio Ranch New Town Project:

Mrs. Jill Root	Mrs. Merry Baker
Mr. Phil LeMessurier	Mrs. William Lecznar
Mr. Joe Olivares, Jr.	Mr. George Korbel
Mrs. James Castleberry	Mrs. Terry McDonald
Mr. Fred Pfeiffer	Mr. Willie Flowers

Those speaking in favor of the San Antonio Ranch New Town Project were:

Mr. Herb Parks	Mr. Cal Thorpe
Mr. Stanley Rosenberg	

207 300  
Having heard all persons who wished to speak regarding the San Antonio Ranch New Town Project, Mayor Gatti reconvened the Council meeting at 1:00 P. M. The following conversation then ensued:

MAYOR GATTI: Do you want to hear from Rosenberg? Mr. Rosenberg first?

MR. STANLEY ROSENBERG: We would just like to call a couple of things quickly to the Council's attention. Number one, I think it would be a fine opportunity for all the groups that wish to protect the aquifer. Then anything that is done at the New Town has to be approved by the Texas State Department of Health, the Texas Water Quality Control Board, and the City of San Antonio. So now is the time to come in and pass the type of regulations which will protect the aquifer, and we will have to comply with them.

The second point I'd like to make is that the City Attorney did not receive the contract the first time today.

The third thing I'd like to say is that they passed this HUD Act in 1968 and just where were all of us. It always takes somebody to come up with the idea and then they get attacked. The idea is still there. If we want something downtown and, not only speaking for these - the New Town - if we want something downtown let's put our money where our mouths are and quit complaining about somebody that comes to this town to do something. We've got the equal rights they do and all we've got to do is get a group to put up \$4.5 million and get on with it. I know that they are subjecting themselves to your regulations and your controls and now is the chance to put it on them and really put those strict controls in to protect the aquifer that extends over 26 counties.

MRS. CAROL HABERMAN: Mr. Rosenberg, I have one question I would like to have in the record. As a matter of policy (for the record) what are really the liabilities of any purchaser of lots and the builders of homes so far as the \$18 million borrowed .....

MR. ROSENBERG: The purchaser or builder has no liability on the \$18 million loan. What occurs is that the San Antonio Ranch, Ltd., must release a pool of lots by making a payment on the \$18 million loan. Just like in a normal development. Then Mr. San Antonio comes by and pays three or four thousand dollars - they then get title to the lot. They do not assume any of the liability. The lot must first be released from the indebtedness which is a standard type of release clause.

MAYOR GATTI: Any other questions?

MR. PLEAS NAYLOR: In other words, anybody that purchases a property out there, they would not be left in, say, such as you might find in a contract of sale situation. They would own and be clear.

MR. ROSENBERG: It would have to be conveyed by a warranty deed and not by contract of sale.

MR. NAYLOR: What about this paragraph No. VI that we were talking about previously - about the elimination of that?

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MR. ROSENBERG: It's whatever meets the pleasure of the Council. It's our interpretation that the Council, of course, cannot legally bind itself for anything in the future, and it will just go through the normal procedure. By the way, I'm sure you know that this is a 30 year plan. There are not going to be 90,000 people just move out on the ..... and move out there and, as regulations change and better protective methods are put in, we are subjecting ourselves to improving all along.

MR. CHARLES BECKER: There certainly won't be any exodus, that's for sure. Mr. Mayor, I make the motion that the City of San Antonio enter into the contract with San Antonio Ranch as we discussed here today.

MR. ED HILL: I second it.

MAYOR GATTI: Any discussion?

CLERK: Your honor, we have an ordinance to read.

MAYOR GATTI: We have to read the caption.

CLERK: AN ORDINANCE 40,358

AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATION AGREEMENT WITH SAN ANTONIO RANCH, LTD., A PARTNERSHIP, TO PROVIDE CERTAIN MUNICIPAL SERVICES IN THE DEVELOPMENT OF THE AREA KNOWN AND DESIGNATED AS "NEW TOWN".

\* \* \* \*

MR. BECKER: I so move.

MR. HILL: Second it.

MR. NAYLOR: Mr. Becker, would you amend your motion to take VI out?

MR. BECKER: Well, now when you say take it out, Pleas, you mean.....

MR. NAYLOR: Well, it's a violation of something that we can't live up to so there's no point in us .....

MR. BECKER: Well, I would have to ask Howard Walker.....well, he's gone or ask Mr. Hontz or Mr. Rosenberg.

MR. BOB HONTZ: Mr. Mayor and Council, the purpose of that can be achieved either with a resolution or a contract. When you say "take it out" you mean and adopt it as a statement of intent.....

MR. NAYLOR: Well, I feel like that it would be very pointless to include it in the contract when we know it's not enforceable.

MR. HONTZ: This is the Council's pleasure. Every whereas clause in a contract is not enforceable. There are many clauses that are not enforceable in any contract, but the point would be if you all want to make it a statement of intent in resolution that also meets HUD's purposes and you can do that however you .....

MR. BECKER: I accept that amendment to my motion.

MR. HILL: And to my second.

MR. MENDOZA: I'd like to say something, Mr. Mayor, before we vote. I feel that ..... and when I took office I made a personal commitment that I was going to vote in the best interest of the community. Now, I would like to say this, that I think it is high time, Charlie, that we get on with the business of setting up a master plan for the whole City of San Antonio. Now, I'm for progress, and I guess I could say that I am for the San Antonio Ranch, but I'm equally interested, and I am very much concerned as to when and how and how soon we are going to come in and really include an in-town new development. I think that we should, at this time, say something in regards to this also because I think we are making commitments to cooperate and work. I am not only for the San Antonio Ranch and the downtown development - for the north or south or east or west - I am very much concerned about a master plan where we can show the citizens of San Antonio that we are going to make progress in all areas.

MR. BECKER: The Mayor had an Economic Committee appointed this morning. Yesterday morning Mr. Gravitt announced a \$30 million telephone building. Last Friday, you attended that breakfast. Everybody, I think, Frost National Bank, Joske's of Texas, I don't know of a single human that isn't trying to develop downtown, eastside, westside, but it isn't like waving a wand. It doesn't just happen overnight. It takes time to undo something it has taken years to create.

MR. MENDOZA: I would like to initiate perhaps maybe a dream, that I've had, and I think San Antonio could certainly install a sports center here in the City and possibly locate it on the southside. If not the sports center, I think that we should definitely consider an international airport or something to provide the balance that we need in this community.

MR. BECKER: All right, sir, question.

MAYOR GATTI: Okay, call the roll.

CLERK: AYES: Haberman, Hill, Becker, Mendoza, Naylor, Garza; NAYS: Hilliard, Trevino, Gatti; ABSENT: None.

The motion carried, Your honor.

MAYOR GATTI: Do we have any other business?

There being no further business to come before the Council, the meeting adjourned at 1:10 P. M.

A P P R O V E D

*John Gatti*  
M A Y O R

ATTEST:

*JH Ingleman*  
C i t y C l e r k