

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MARCH 14, 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, PADILLA, MENDOZA; Absent: BECKMANN.

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74-11 The invocation was given by The Reverend Malcolm E. Hoffman, Zion Evangelical Lutheran Church.

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74-11 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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74-11 The minutes of the meeting of March 7, 1974, were approved.

74-11 S. A. TRANSIT SYSTEM PARK AND RIDE

Mr. Norman Hill, General Manager of the San Antonio Transit System, announced to the Council that a new service would be inaugurated starting March 18th. It is called Park and Ride. Express bus service between Wonderland Shopping Center and the downtown area will be on a 10-minute schedule during peak hours in the mornings and afternoons. The fare will be 50 cents each way and will include parking. Mr. Hill said that after this service has proven successful, then it will be started at other locations in the City. A press conference will be held on March 15th to make a public announcement of the service.

Mr. Benny Cantu, Chairman of the Board of Trustees of the Transit System, also spoke briefly to the Council and expressed high hopes that this new service will be successful.

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74-11 The Clerk read the following Ordinance:

AN ORDINANCE 43,530

AMENDING ORDINANCES 37970 AND 40266
TO INCREASE THE RENTAL FEES FOR GOLF
CARTS.

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Mr. Ron Darner, Director of Parks and Recreation, said that in September 1973, a request was made by the concessionaire for permission to increase rental fees for golf carts. The request was studied by the staff and the City's Internal Audit Division audited the concessionaire's books. As a result of these studies, he recommended adoption of the ordinance which would be in line with fees charged by other cities.

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

74-11 The Clerk read the following Ordinance:

AN ORDINANCE 43,531

AUTHORIZING CITY CONSTRUCTION OF THE NORMOYLE PARK SOCCER FIELD AND APPURTENANCES AND APPROPRIATING \$8,800.00 THEREFORE OUT OF PARK IMPROVEMENT BONDS.

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The Ordinance was explained by Mr. Ron Darner, Director of Parks and Recreation, who said that construction at the soccer field would consist of goal posts, irrigation system and a parking area for about 55 cars. The project will be completed in time for the state-wide tournament to be held here this spring.

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

74-11 The following Ordinances were read by the Clerk and explained by Mr. Ron Darner, Director of Parks and Recreation, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: Beckmann.

AN ORDINANCE 43,532

AMENDING ORDINANCE NO. 39760 ESTABLISHING RATES AND POLICIES REGARDING GOLF CARTS.

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AN ORDINANCE 43,533

AUTHORIZING EXECUTION OF AN AGREEMENT FOR LEASE OF LAND TO THE WESTWOOD TERRACE LITTLE LEAGUE.

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AN ORDINANCE 43,534

AUTHORIZING AN ADDITIONAL CONTRIBUTION OF \$605.55 FROM THE 1970 PARK IMPROVEMENT BONDS FUND TO THE DENTON PARK PROJECT TO COVER ADDITIONAL EXPENSES INCURRED IN ACQUIRING LAND FOR DENTON PARK.

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74-11

PARKING AT SAN PEDRO PARK

Mr. Mendoza said that a parking problem has developed in the softball area at San Pedro Park. Recently, "No Parking" signs have been erected on the street where parking was previously permitted. He asked Mr. Darner to look into the problem and see if it can be remedied.

74-11

The Clerk read the following Ordinance:

AN ORDINANCE 43,535

AMENDING THE CURRENT REVENUE SHARING BUDGET BY AUTHORIZING FIVE CIVILIAN TELEPHONE CLERKS FOR THE EMERGENCY MEDICAL SERVICES SYSTEM DISPATCHING OFFICE.

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The Ordinance was explained by Mr. Bart Mulhern, Fire Chief, who said that the Dispatcher Supervisor for the Emergency Medical Service is unable to handle the incoming telephone traffic because of his dispatching duties and because of his frequent conversations with the hospitals and doctors. To date, the EMS has made 802 responses. The five bilingual telephone clerks requested could take care of the problem on a 24-hour basis.

Mr. Padilla said that after the Emergency Medical System has been in operation for 30 days, he would like for the staff to furnish the Council with a report on it.

Mr. Padilla said that he has been visiting with some of the personnel actually involved in this project and last Saturday had spent six hours at Fire Station No. 8 talking to the men. One thing that came out in the conversations is the fact that the normal shift of 24 hours on duty and 48 hours off makes a hard shift for the ambulance personnel because of their numerous calls. He asked Chief Mulhern to look into the problem.

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

74-11

TRIBUTE TO EMS CREW

Mayor Becker said that he had received a letter of appreciation and commendation from the family of a man who was seriously injured in an automobile accident. The family spoke very highly of the EMS crew and said that they were responsible for saving a life. Mayor Becker asked that a citation be prepared for this crew.

74-11

CAPTAIN TIMOTHY D. SANCHEZ

Dr. San Martin asked that suitable recognition be prepared for Captain Timothy D. Sanchez who risked his life in a burning building recently and saved the lives of Thelma, James and George Love.

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Mrs. Cockrell expressed her very deep concern that the City Council of the City of Balcones Heights had decided against subscribing to the Emergency Medical Service. There are many thousands of San Antonio citizens who shop at Wonderland who will not be protected unless Balcones Heights does join in. She said that she intends to visit a Council meeting in Balcones Heights to express her feelings.

Mr. Padilla said that in the original resolution adopting EMS, there was a paragraph asking that the emergency phone number 911 be adopted. It has since been eliminated. He said that the telephone company cannot start installation of this equipment until requested to do so by a sponsor - in this instance, the City of San Antonio.

Mr. Carl White, Finance Director, said that he has discussed this matter with Mr. Jim Reed of the telephone company, who said that it would take about two years for the installation and the City would have to bear the cost. No cost estimate had been made.

Mayor Becker said that he had been told that 911 could not be installed until the police communications system was completed. He asked the City Manager to get representatives of the telephone company and the Police and Fire Departments together to discuss 911 and get the facts out in the open.

74-11 The Clerk read the following Ordinance:

AN ORDINANCE 43,536

AUTHORIZING A CONTRIBUTION OF \$12,437.58 FROM THE GENERAL FUND TO THE SUMMER RE-CREATION SUPPORT PROJECT - 1973 (OEO) FUND TO PROVIDE FUNDS FOR THE AUDIT OF THE PROJECT REQUIRED BY THE U. S. OFFICE OF ECONOMIC OPPORTUNITY (OEO), THE GRANTING AGENCY AND AUTHORIZING CERTAIN REVISIONS IN THE BUDGET OF THE PROJECT.

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The Ordinance was explained by Mr. Carl White, Finance Director, who said that this authorizes payment of an audit that is required for a grant received last summer from the Office of Economic Opportunity. The cost is estimated to be about \$10,000. In the future on all agencies from which we receive a grant for the first time, it will be first determined who will do the auditing. If it is a requirement for the City, then a portion of the grant will be reserved for the audit.

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

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74-11 The following Ordinance was read by the Clerk and explained by Mr. W. S. Clerk, Land Division Chief, and after consideration, on motion of Mr. Morton, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,537

MAKING AND MANIFESTING AN AGREEMENT TO EXTEND FOR AN ADDITIONAL TERM ENDING MAY 17, 1983, THE GRANT TO MISSOURI-PACIFIC RAILROAD COMPANY, SUCCESSOR TO INTERNATIONAL-GREAT NORTHERN RAILROAD COMPANY, THE RIGHT, PRIVILEGE AND FRANCHISE OF CONSTRUCTING, MAINTAINING AND OPERATING A CERTAIN RAILROAD SPUR TRACK AND NECESSARY APPURTENANCES ACROSS SAN MARCOS STREET AND IN AND ALONG ELLERMAN STREET IN THE CITY OF SAN ANTONIO.

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74-11

RAILROAD GRADE CROSSINGS

The condition of railroad grade crossings within the City were discussed. Mayor Becker and Rev. Black both felt that many of them need attention now. Rev. Black mentioned the Southern Pacific crossing at Dakota Street which is very bad.

74-11 The following Ordinance was read by the Clerk and explained by Mr. W. S. Clark, Land Division Chief, and after consideration, on motion of Mrs. Cockrell, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,538

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH FROST NATIONAL BANK FOR OFFICE SPACE TO BE UTILIZED BY THE MANPOWER PLANNING SERVICES DIVISION, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, AND PROVIDING FOR PAYMENT.

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74-11 The following Ordinances were read by the Clerk and explained by Mr. Mel Sueltenfuss, Director of Public Works, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Beckmann, Mendoza.

AN ORDINANCE 43,539

ACCEPTING THE LOW BID OF KEITH A. NELSON CO. FOR CONSTRUCTION OF THE NORTHWEST SERVICE CENTER SANITARY SEWER EXTENSION,

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PHASE A; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT COVERING SUCH WORK AND APPROPRIATING \$37,376.00 PAYABLE TO SAID CONTRACTOR OUT OF SEWER REVENUE FUND AND \$2,000.00 TO BE USED AS A MISCELLANEOUS CONTINGENCY ACCOUNT.

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AN ORDINANCE 43,540

AUTHORIZING EXECUTION OF A STANDARD CITY CONTRACT WITH BROWN ENGINEERING COMPANY, PROVIDING FOR PROFESSIONAL ENGINEERING SERVICES IN PREPARATION OF PLANS AND SPECIFICATIONS FOR UNIVERSITY HILLS SUBDIVISION OFF-SITE SEWER MAIN; APPROPRIATING THE SUM OF \$10,000.00 OUT OF SEWER REVENUE FUNDS, WITH \$9,500.00 PAYABLE TO BROWN ENGINEERING COMPANY, AND THE SUM OF \$500.00 TO BE USED AS A MISCELLANEOUS CONTINGENCY ACCOUNT.

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74-11 The following Ordinance was read by the Clerk and explained by Mr. Cipriano Guerra, Director of Planning and Community Development, and after consideration, on motion of Dr. San Martin, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Beckmann, Mendoza.

AN ORDINANCE 43,541

APPROVING PREPARATION OF A FOURTH YEAR PLANNING AND MANAGEMENT PROGRAM FOR THE CITY OF SAN ANTONIO; AND AUTHORIZING APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A GRANT IN THE SUM OF \$345,000.00 TO ASSIST IN PREPARATION OF SAID PROGRAM.

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74-11 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. Padilla, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla; NAYS: None; ABSENT: Cockrell, Beckmann, Mendoza.

AN ORDINANCE 43,542

ACCEPTING THE LOW BID OF GIRARD MACHINERY & SUPPLY COMPANY TO FURNISH THE CITY WITH A TRACTOR-BACKHOE-LOADER FOR A TOTAL SUM OF \$11,660.00.

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74-11 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, Beckmann.

AN ORDINANCE 43,543

ACCEPTING THE LOW BID OF HOBBS TRAILERS TO FURNISH THE CITY OF SAN ANTONIO WITH AN ALUMINUM TRUCK CANOPY FOR A TOTAL SUM OF \$1,382.00.

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AN ORDINANCE 43,544

ACCEPTING THE LOW BIDS OF DELGADO CONCRETE PRODUCTS CORPORATION AND FARM & RANCH SERVICE COMPANY TO FURNISH THE CITY WITH CERTAIN CONCRETE CISTERN RINGS, WET WELL & PUMP CHAMBER COVERS.

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AN ORDINANCE 43,545

ACCEPTING THE LOW BID OF AUDIO VISUAL AIDS CORPORATION TO FURNISH THE CITY WITH CERTAIN LECTERNS FOR A TOTAL SUM OF \$1,492.50.

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74-11 The Clerk read the following Ordinance:

AN ORDINANCE 43,546

ACCEPTING THE LOW BIDS OF M. JACKS FIRE & SAFETY EQUIPMENT COMPANY, AVERY & COMPANY, AND BRIGGS-WEAVER, INC. TO FURNISH THE CITY WITH CERTAIN RUBBER FOOTWEAR & RAIN GEAR FOR A TOTAL SUM OF \$2,049.30.

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Mr. John Brooks, Purchasing Director, said that the bid submitted by Briggs-Weaver on two types of boots do not meet specifications which call for reinforced steel in the boots. All other bidders met the specs. He recommended adoption of the ordinance.

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

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74-11 The following Ordinances were read by the Clerk and explained by the Purchasing Director, Mr. John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, Beckmann.

AN ORDINANCE 43,547

AUTHORIZING PAYMENT OF \$1,206.00 TO THE CITY WATER BOARD FOR WATER SERVICES TO THE BITTERS ROAD BRUSH BURNING SITE.

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AN ORDINANCE 43,548

AMENDING THE ANNUAL CONTRACTS WITH DAVIS MANUFACTURING CO., INC. AND AMERICHEM TO FURNISH THE CITY WITH CERTAIN FLOOR WAX, STRIPPERS AND SOAPS BY ALLOWING CERTAIN PRICE ESCALATIONS.

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AN ORDINANCE 43,549

ACCEPTING THE LOW BIDS OF GUIDO LUMBER CO., INC., ROYAL LUMBER & HARDWARE AND ED STEVES & SONS TO FURNISH THE CITY WITH CERTAIN LUMBER ITEMS FOR A TOTAL SUM OF \$2,686.00.

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74-11

REPORT OF COUNCILMAN GLENN LACY

Mr. Glenn Lacy read a prepared statement concerning his recent trip to Mexico City and other Mexican cities promoting tourism and trade. He, along with representatives from the Convention and Visitors Bureau and the Chamber of Commerce, were warmly received by crowds of friendly people wherever they went. He said that the trip was highly successful and should pay dividends for years to come. (A copy of Mr. Lacy's statement is included with the papers of this meeting.)

74-11

RUDY KRISCH

Mr. Lacy said that he had been contacted with reference to a complaint against Mr. Rudy Krisch, a student at Marshall High School, who is raising pigs at his home on Oakland Road as a school project. He said that he had inspected the pigpen, which is very clean and not objectionable. He asked City Manager Granata if he was familiar with the situation and whether the law could have some elasticity to allow this boy to complete his school project.

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Mr. Granata said that the matter is being worked on and that he would handle it.

74-11

CROW AVIATION COMPANY

Mr. Lacy said that he had received a complaint from Crow Aviation Company at Stinson Field that their hanger leaks badly.

Mr. Granata said that he would take the matter up with the Director of Aviation.

74-11

CITIZENS TO BE HEARD

MIGUEL G. LUNA

Mr. Miguel G. Luna, 1430 Ceralvo, complained that a business is being operated at 1427 Ceralvo in violation of the zoning code. He read a petition signed by surrounding property owners protesting this use. He said that refrigeration units or large diesel trucks are repaired there at all hours of the day and night.

Mr. Luis Garcia, Assistant City Attorney, said that a violation was filed in this case and tried and the offender, Mr. Hernandez, plead guilty and was fined one hundred dollars. He has until March 18, 1974 to appeal the decision. On that date, if no appeal has been filed, then a court order can be obtained to stop this offense.

Mayor Becker asked Mr. Garcia to report back to the Council next week on the steps that have been taken.

Mr. Padilla asked that in the meantime, the City Manager have police officers patrol this area frequently, particularly at night.

Mrs. Cruz Pena also complained of this same problem.

CHILD CARE IN SAN ANTONIO

Mrs. Marilyn Stavinoha, 3910 Tupelo, spoke as a representative of the San Antonio Association for the Education of Young Children. She said that she is concerned about the small amount of day care for children in San Antonio and the quality of the day care that is available. There are almost 8000 children in licensed day care centers in metropolitan San Antonio. She said that child care needs to be improved in San Antonio. Present controls are not giving adequate protection for young children. Her organization is interested in opening more day care centers and in improving existing centers.

Mrs. Stavinoha distributed copies of recommendations made by her association which included the creation of a task force to create a local ordinance governing day care and procedures for its enforcement. (A copy of the recommendations is included with the papers of this meeting.)

Mr. Morton said that generally speaking, these centers are licensed by the state and their minimum standards are quite comprehensive. Presently, the City relies on the state to inspect and enforce its requirements.

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City Attorney Crawford Reeder said that there is a State Licensing Act and the State has preempted this field.

After discussion, Mayor Becker said that Mr. Reeder will review the statutes covering this subject and that the matter will be discussed with the staff.

Mrs. Consuelo Rocha also spoke of the need for more child care facilities.

C. G. HOUSE

Mr. C. G. House, 2311 Woodmen Drive, spoke on behalf of the church softball league at Northside Baptist Church on Eisenhower Road. He said that recently an outside group staged a drinking party at the ball field which brought complaints from neighbors. They were then advised by the City that it would be necessary for the church to get a license renewal. He asked that the Council grant permission for the league to continue.

Mr. George Vann, Director of Building and Planning, said that it is necessary for these licenses to be renewed every two years. This can be done by applying to the Board of Adjustment.

Mr. House was advised to see Mr. Vann who would explain the procedure.

TOURISM DELEGATION FROM MEXICO

Mayor Becker interrupted the regular meeting to welcome a group of officials from Mexico who have been visiting in San Antonio all this week promoting tourism. He introduced Senor Julio Hirschfeld Almada, Minister of Tourism, and Senor Ruben Gonzalez Sosa, Under-secretary of Foreign Affairs, and invited them to address the Council and audience.

Mr. Hirschfeld expressed his heartfelt, sincere thanks for the very warm, friendly welcome that officials and citizens of San Antonio had given them. He introduced the other members of the delegation. In closing, Mr. Hirschfeld invited all Americans to visit Mexico.

Mr. Sosa also expressed appreciation for the treatment they had received while in San Antonio and promised full cooperation with the people of the United States.

Mayor Becker closed the ceremony by thanking them for visiting San Antonio and wishing them all success on the remainder of their tour through Texas.

THANKS TO MR. JACK SKIPPER

Dr. San Martin said that the coordination of the visit of these distinguished visitors to San Antonio was certainly smoothed over and made more pleasant because of the efforts of Mr. Jack Skipper. He said that everything went very smoothly and the Council should be thankful to City Manager Granata and his staff and to Mr. Skipper.

DR. MICHAEL A. ZACCARIAH

Dr. Michael A. Zaccariah, Executive Director of the Alliance for Child Development Association, said that his organization is for the benefit of children and also for the efficient operation of day care centers. He agreed with Mrs. Stavinoha that there is a need for a task force but disagrees with her about how it should be done. He does not think it would be legal to have double licensing. He said that there is a problem with unlicensed day care centers and a lot of them are bad and very harmful.

Dr. San Martin said that he would want to see in writing the areas of concern other than those already covered by state law. He would need this information before agreeing to creation of a task force.

NORTH LOOP 410 ASSOCIATION

Mr. Steven Lee, President of the North Loop 410 Association, read a resolution which had been passed by his organization, endorsing the Council's recommendation of Dr. Robert West as a Trustee of the City Public Service Board. (The resolution is included with the papers of this meeting.)

NORTH EXPRESSWAY

Speaking for himself, Mr. Steven Lee, turned his attention to the North Expressway. He spoke of the great frustration of being unable to get the North Expressway accomplished and also said that the group which is blocking the expressway is never revealed. He said that the Council's efforts to redevelop the downtown area will certainly be hampered until the expressway is a fact. He urged that the Council apply its force to the problem and try to get it started.

Mayor Becker said that the names of those opposing the expressway are available in City Hall and have been known by the news media although they have never been published.

Mr. Lee thanked the Council for allowing him to speak and again urged them to grapple with the problem.

MRS. HELEN DUTMER

Mrs. Helen Dutmer, 739 McKinley, spoke about the proposed amendment to the zoning ordinance, which would delete provisions for planned building groups. She urged that the Council consider this change seriously and adopt this change as soon as possible.

Mrs. Dutmer expressed her opposition to appointing Mr. Bob Boubel to the City Water Board.

Mrs. Dutmer spoke again about the Patrician Movement and its drug treatment center located near her home. She said that people living near Villa Rosa are also alarmed at having drug addicts in their neighborhood.

MRS. BONNIE HARKRADER

Mrs. Bonnie Harkrader, also a representative of the San Antonio Child Abuse Council, spoke in support of the formation of a task force.

The meeting recessed at 12:35 P. M. for lunch and reconvened at 2:00 P. M.

74-11 ZONING HEARINGS

A. CASE 5411 - to rezone Lot 13 and east 25' of Lot 12, NCB 1703, 148 E. Huisache Avenue, from "B" Two Family Residential District to "B-1" Business District, located southwest of the intersection of McCullough Avenue and Huisache Avenue; having 75' on Huisache Avenue and 125' on McCullough 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, Mr. Mendoza made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Lacy seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Lacy, Mendoza; NAYS: San Martin, Padilla; ABSENT: Morton, Beckmann.

AN ORDINANCE 43,550

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 13 AND EAST
25' OF LOT 12, NCB 1703, 148 E. HUISACHE
AVENUE, FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "B-1" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

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B. CASE 5453 - to rezone Lots 11 and the south 140.6' of Lot 12, Block 8, NCB 1276, 1939 - 1943 N. Pan Am Expressway, from "D" Apartment District to "B-2" Business District, located on the northeast intersection of N. Pan Am Expressway and Palmetto Street; having 110' on N. Pan Am Expressway and 140.6' on Palmetto Street.

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

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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 platting is accomplished and that a six foot solid screen fence is erected on the east and north property lines. Mr. Lacy seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Padilla, Mendoza; NAYS: None; ABSENT: Morton, Beckmann.

AN ORDINANCE 43,551

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 11 AND THE
SOUTH 140.6' OF LOT 12, BLOCK 8, NCB
1276, 1939 - 1943 N. PAN AM EXPRESSWAY,
FROM "D" APARTMENT DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT PROPER
PLATTING IS ACCOMPLISHED AND THAT A SIX
FOOT SOLID SCREEN FENCE IS ERECTED ON
THE EAST AND NORTH PROPERTY LINES.

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C. CASE 5448 - to rezone Lot 46, NCB 12180, 2432 Austin Highway, from "B-3" Business District to "B-3" Business District without a 100' building setback line from the southeast property line and a 5' non-access easement along Bobby Lou right-of-way on the southeast 100', located on the southwest side of Bobby Lou Drive being 187.78' southeast of the intersection of Austin Highway and Bobby Lou Drive; having 137.53' on Bobby Lou Drive and a depth of 100'.

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

AN ORDINANCE 43,552

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 46, NCB 12180, 2432 AUSTIN HIGHWAY, FROM "B-3" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT WITHOUT A 100' BUILDING SETBACK LINE FROM THE SOUTHEAST PROPERTY LINE AND A 5' NON-ACCESS EASEMENT ALONG BOBBY LOU RIGHT-OF-WAY ON THE SOUTHEAST 100', PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE SOUTHEAST PROPERTY LINE.

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D. CASE 5460 - to rezone Lot 8-A and the south 460' of Lot 8-C, being that portion presently inside the City limits, NCB 11166, 1100 Block of Chavaneaux Road, from "B" Two Family Residential District to "B-3" Business District.

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

AN ORDINANCE 43,553

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 AND THE SOUTH 460' OF LOT 8-C, BEING THAT PORTION PRESENTLY INSIDE THE CITY LIMITS, NCB 11166, 1100 BLOCK OF CHAVANEUX ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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E. CASE 5449 - to rezone Lots 56 and 57, Block 35, NCB 3694, 900 Block of Brady Boulevard, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of Brady Boulevard and S. W. 19th Street; having 119.6' on Brady Boulevard and 84.2' on S. W. 19th Street.

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

AN ORDINANCE 43,554

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 56 AND 57, BLOCK 35, NCB 3694, 900 BLOCK OF BRADY BOULEVARD, 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 AND SOUTH PROPERTY LINE.

* * * *

F. CASE 5464 - to rezone Lots 2, 3, and north 80' of Lot 4, Block 1, NCB 14042, 9900 Block of I. H. 35 North Expressway, from Temporary "A" Single Family Residential District to "I-1" Light Industry District, located on the northwest side of I. H. 35 North Expressway, being 145' northeast of the intersection of Whirlwind Drive and I. H. 35 North Expressway; having a total frontage of 688.96' and a maximum depth of 246.65'.

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

AN ORDINANCE 43,555

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 2, 3, AND

NORTH 80' OF LOT 4, BLOCK 1, NCB
14042, 9900 BLOCK OF I. H. 35 NORTH
EXPRESSWAY, FROM TEMPORARY "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "I-1"
LIGHT INDUSTRY DISTRICT.

* * * *

74-11 The Clerk read the following letter:

March 8, 1974

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

Gentlemen and Madam:

The following petition was received by my office and forwarded to the
City Manager for investigation and report to the City Council.

March 4, 1974

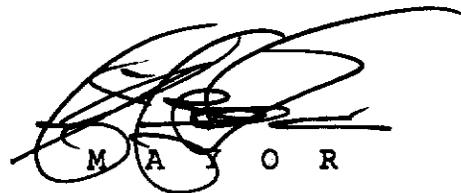
Petition of Mr. Frank M. Garcia,
810 S. W. 38th Street, requesting
permission to erect a fence in
excess of six (6) feet along the
right side of his property.

* * * *

/s/ J. H. INSELMANN
City Clerk

There being no further business to come before the Council,
the meeting adjourned at 2:10 P. M.

A P P R O V E D



M A Y O R

ATTEST:

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

March 14, 1974
el

-17-



ADDENDUM TO THE MINUTES OF THE
MEETING OF THE CITY COUNCIL ON
THURSDAY, MARCH 14, 1974.

The following is a transcript of a statement made by Mayor Charles L. Becker in connection with the Park and Ride Program of the San Antonio Transit System:

MAYOR CHARLES L. BECKER: I would like to explain the details of this whole situation, Norman. The Wonderland Shopping Center is owned by the Community Realty Company of which I am the sole general partner. As such for those who might be wondering, we receive absolutely no rent of any kind for the use of this parking lot.

What we do receive, in lieu of the 60 day trial period at which time the Transit Authority has an opportunity to see whether or not this idea is successful and also at which time the merchants at Wonderland, particularly the large space users, have an opportunity to see whether they think their leases have been violated. When I say violated, I mean there are all sorts of things in leases that have to do with ratios such as how many cars there are per thousand square feet of rental area and all that sort of thing. They are this thick if anybody has ever dealt with any of them. If it is successful at the end of this 60 day period of time and if it is not in violation of some leases, then the Transit Authority has the right to move on to what is now known as the grassy area and pave that grassy area in the same specifications that the entire Wonderland parking lot is paved in. If I'm not mistaken that is 8 inches of selected crushed gravel base-limestone base-and, I don't know, two inches of topping?

MR. NORMAN HILL: Your memory is excellent.

MAYOR BECKER: Two inches of topping. Killian-House Construction Company paved it for us in 1960-61. It's the only parking lot in the City that I know that has ever lasted.

If for some reason, we call upon the Transit Authority to vacate the premises the unamortized portion of their cost in the paving will be reimbursed to the Transit Authority. In other words, they have a five year primary term on the lease. If they are on that property one year and have used 20 per cent of their lease, the remaining 80 per cent of the cost will be reimbursed to the Transit Authority. That's correct, isn't it?

MR. HILL: That's correct.

MAYOR BECKER: And since our rental roll out, there is rather substantial, I don't think, there is any possibility of being in default on any of those provisions.

So, for those who might be wondering about what I am getting out of this, the answer is zilch - zero.

MR. HILL: That's correct. Those are the conditions.

MAYOR BECKER: That just might save a lot of folks a lot of trouble digging around and poking around through papers and all.

MR. HILL: I appreciate that you explained that because you do it so well. Those are the facts. There is a provision that.....

MAYOR BECKER: Special attention due to common cause.

MR. HILL: If there is a reason for Wonderland to exercise or remove us from the area we have 180 days notice privilege.

MAYOR BECKER: It is certainly an arms length transaction in every sense of the word and I didn't ~~solicit~~ the Transit Authority. They solicited me. It was not my idea. I can't lay claim to it.

- E N D -

March 14, 1974
mop