

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, DECEMBER 21, 1967 AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, JONES, JAMES, COCKRELL, GATTI, TREVINO, PARKER and TORRES; Absent: NONE.

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67-807 The invocation was given by the Reverend Elwood H. Jenson, Foursquare Gospel Church.

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The minutes of the meetings of December 7 and December 14, 1967 were approved.

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67-808 First heard was Case 3138 to rezone the east 35' of Lot 14 and the west 7.5' on Lot 15, being the remaining portions thereof from "B" Residence District to "B-3" Business District located on the north side of I. H. 10, 173.2' east of S. Pine Street; having 43.3' on I. H. 10 and a maximum depth of 45.8'.

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

No one spoke in opposition.

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

AN ORDINANCE 36,038

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 DE-
SCRIBED HEREIN AS THE EAST 35' OF LOT
14 AND THE WEST 7.5' ON LOT 15, BEING
THE REMAINING PORTIONS THEREOF FROM
"B" RESIDENCE DISTRICT TO "B-3" BUSI-
NESS DISTRICT.

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67-809 Next heard was Case 3171 to rezone Lot 5, NCB 9710 from "B" Residence District to "B-2" Business District, located northwest of the intersection of Blanco Road and W. Mariposa Drive; having 242.74' on W. Mariposa and 121.50' on Blanco Road.

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

No one spoke in opposition.

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

AN ORDINANCE 36,039

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 5, NCB 9710 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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67-810 Next heard was Case 3173 to rezone Lot 29, Blk. 8, NCB 8084 from "E" Office District to "I-2" Heavy Industry, for the sale and outside storage of aircraft parts and supplies located southwest of the intersection of Dale Road and S. W. 35th Street; having 290' on Dale Road and 55' on S. W. 35th Street.

Mr. Burt Lawrence, Assistant Planning Director, explained that this is a special approval request and the Planning Commission recommended it be approved by the City Council.

No one spoke in opposition.

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

AN ORDINANCE 36,040

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 29, BLOCK 8, NCB 8084 FROM "E" OFFICE DISTRICT TO "I-2" HEAVY INDUSTRY, FOR THE SALE AND OUTSIDE STORAGE OF AIRCRAFT PARTS AND SUPPLIES.

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67-811 Next heard was Case 3180 to rezone Lot 10, Blk. 1, NCB 13714 from "A" Residence District to "R-2" Two-Family Dwelling District located southwest of the intersection of Monaco Drive and Fairdale Drive; having 80' on Monaco Drive and 130' on Fairdale Drive.

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

Mr. Harold Taylor, representing the applicant, Mr. Robert Thompson, advised the Council that Lot 10 and the lot to the south of it were originally deed restricted for duplex use. The property is being severely penalized by financing institutions because of the Commercial property across the street. He felt that "R-2" zoning was the highest and best use for the property.

He was agreeable to conforming to the set back requirements and the structure face Monaco Drive in accordance with the Planning Department requirements.

A Colonel Dodge, representing Major D. Huntleigh, owner of Lot 9 adjacent to this property, advised that he is not protesting the change, but would like to see the duplex face Monaco Street and have a thirty foot setback and contain not less than 1100 square feet.

Planning Director Steve Taylor advised the Council the "R-2" zoning would have the same requirements that the single family "R-1" zone and the Planning Department requires that the structure face Monaco Street and have a thirty foot setback.

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

AN ORDINANCE 36,041

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICATION AND REZONING
OF CERTAIN PROPERTY DESCRIBED HEREIN AS
LOT 10, BLOCK 1, NCB 13714 FROM "A"
RESIDENCE DISTRICT TO "R-2" TWO-FAMILY
DWELLING DISTRICT.

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67-812 Next heard was Case 3186 to rezone all of NCB 11761 containing 3.748 acres from "A" Residence District to "R-3" Multiple Family District being a triangular piece of property bounded by Busby Drive, Crownhill Blvd. and N. New Braunfels Avenue; having 606.46' on Busby Drive, 519.3' on Crownhill Blvd. and 786.63' on N. New Braunfels Avenue.

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

Mr. Stanford Busby, representing the applicant, Mr. Leland Busby, advised the Council that this is a undeveloped tract of land containing 3.748 acres and are asking a change to "R-3" zone because the property is surrounded by a lower classification. He felt that apartments were a good land use for the property and enhance the residential and commercial properties in the area as well as make a good buffer for the land. Mr. O. R. Winter seeks to place an apartment on this property, and has a contract to buy this land subject to rezoning. He stated this is to be a new type of apartment project. It will be a three story structure with 149 units and will have a mansored roof and be only 26' 10" in height. There will be one and one-half parking spaces per unit, plus twenty-seven guest parking spaces for a total of 252 which is above the minimum.

In addition, there is one-third of an acre to the north which could be utilized for additional parking if needed. He presented a site plan of the project as well as pictures of similar projects constructed by Mr. Winter in Houston.

Mr. Busby then reviewed the traffic potential in the area and stated that they would not object if the City placed No Parking signs on New Braunfels Avenue to control traffic. He added that they had obtained, by unanimous vote, a variance from the Board of Adjustment to construct a three story structure on the property.

Mr. O. R. Winter stated that there would be a 43' setback from New Braunfels Avenue and he has, after much difficulty, obtained the necessary financing, the option of which would expire on December 29, 1967.

Mr. Arthur Riklin, 122 Laburnum, asked that the Council give the people in the area more time to get together, especially those that will be affected by the project.

Mr. Harold Duncan, 110 Laburnum, stated that he did not have any objections to apartments but would like to see an adequate setback and that the Council consider carefully the traffic in the area.

Mr. Dick Field, 111 Oakhurst, felt the apartment project would overlook his back door and also felt the number of cars in the project will increase traffic tremendously. He felt signs to direct the traffic should be installed.

Col. Vincent Chiodo, 117 Laburnum, spoke against the rezoning and asked the Council to postpone action.

Mr. M.O. Turner, 200 Laburnum, objected because there would be parking in the street and increased traffic through the residential area.

After consideration and rebuttal by both the proponents and opponents, Dr. Parker made a motion that the recommendation of the Planning Commission be approved. The motion was seconded by Mr. Gatti. On roll call the motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, Gatti, Parker and Torres; NAYS: James, Cockrell and Trevino; ABSENT: None.

AN ORDINANCE 36,042

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE ZON-
ING ORDINANCE OF THE CITY OF SAN ANTONIO
BY CHANGING THE CLASSIFICATION AND RE-
ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN
AS ALL OF NCB 11761 CONTAINING 3.748 ACRES
FROM "A" RESIDENCE DISTRICT TO "R-3" MUL-
TIPLE-FAMILY RESIDENCE DISTRICT.

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67-813 Next heard was Case 3189 to rezone Lot 30, Blk. 12, NCB 12382 from "D" Apartment District to "B-2" Business District located northeast of the intersection of Glendora and Judivan Drive; having approximately 180' on Glendora and approximately 140' on Judivan Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 36,043

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 30, BLOCK 12, NCB 12382 FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

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67-814 Next heard was Case 3167 to rezone the east 94.9' of Lot 14, Blk. A, NCB 1006 from "C" Apartment District to "B-2" Business District located southwest of the intersection of Burleson Street and St. Charles Street; having 94.9' on Burleson and 66.42' on Saint Charles Street.

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

Mr. Rudolph Georges, representing the applicant, Mr. Rudolfo T. Ricondo, asked the Council to continue the hearing as Mr. A. J. Hohman, Jr., the attorney of record in this case, was unable to appear due to previous commitments.

This was agreeable to Mr. Tom McNeil, one of the opponents.

On motion of Dr. Parker, seconded by Mr. Trevino, zoning case 3167 was continued for two weeks to January 4, 1968. On roll call the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Torres; NAYS: None; ABSENT: None.

67-716

Mrs. J. A. Reaney, President of the Conservation Society, presented to the Mayor and City Council a deed to twenty-five acres of land for use in connection with the Mission Parkway Project.

The Mayor thanked Mrs. Reaney and advised that the Council would not take any official action as the usual procedure in such cases is for the City Attorney to examine the title.

Councilwoman Mrs. Cockrell expressed appreciation to the Conservation Society and to Mrs. Ethel Harris for her contribution to San Antonio history and especially for her work in connection with the San Jose Mission.

The following ordinances were explained by Members of the Administrative Staff, and on motion made and duly seconded were each passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino, Parker and Torres; NAYS: None; ABSENT: McAllister and Jones.

67-631

AN ORDINANCE 36,044

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF HARLEY DAVIDSON OF SAN ANTONIO, INC. TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH SIX THREE WHEEL MOTORCYCLES FOR A NET TOTAL OF \$12,660.00.

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67-815

AN ORDINANCE 36,045

ACCEPTING THE ATTACHED LOW QUALIFIED BIDS OF THE MONROE COMPANY AND THE NEROC COMPANY TO FURNISH THE CITY OF SAN ANTONIO CONVENTION CENTER WITH CERTAIN FOLDING TABLES FOR A TOTAL OF \$8,894.50 AND APPROPRIATING FUNDS FROM COMMUNITY CONVENTION CENTER BONDS - FUND #489-05 FOR PAYMENT OF SAME.

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67-816

AN ORDINANCE 36,046

APPROPRIATING THE SUM OF \$810.00 FROM
FIRE STATION BOND FUND #489-04 FOR
PURCHASE OF CERTAIN EQUIPMENT REQUIRED
IN RENOVATING FIRE STATION #7.

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67-24

The following ordinance was explained by Mr. Thomas Raffety, Aviation Director, and on motion of Mr. Trevino, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino; NAYS: None; ABSTAINING: Torres; ABSENT: McAllister, Jones and Parker.

AN ORDINANCE 36,047

MANIFESTING AN AGREEMENT EXTENDING THE
TERM OF A LEASE OF SPACE AT INTERNATIONAL
AIRPORT TO ADA OIL COMPANY OF HOUSTON FOR
AN ADDITIONAL ONE-YEAR PERIOD.

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The following ordinances were explained by Members of the Administrative Staff, and on motion made and duly seconded were each passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino, Torres; NAYS: None; ABSENT: McAllister, Jones and Parker.

67-221

AN ORDINANCE 36,048

MANIFESTING AN AGREEMENT AMENDING A
LEASE OF SPACE AT INTERNATIONAL
AIRPORT TO NAYAK AVIATION CORPORATION.

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66-1225

AN ORDINANCE 36,049

MANIFESTING AN AGREEMENT TO EXTEND THE
TERM OF A LEASE OF SPACE AT STINSON
MUNICIPAL AIRPORT TO McDONALD AIRCRAFT
ENGINES, INC. FOR AN ADDITIONAL ONE-
YEAR PERIOD.

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66-911

AN ORDINANCE 36,050

AUTHORIZING EXECUTION OF CONTRACTS FOR CHILLED WATER AND STEAM SERVICES FOR THE CONVENTION CENTER AND FOR CHILLED WATER SERVICE FOR THE TOWER OF THE AMERICAS.

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67-817

Mr. Ferd C. Meyer, Attorney for the City Public Service Board explained the following ordinance and stated that this is property needed by the State for I. H. 37 right of way and is located at the intersection of Santa Clara and Peach Streets. The property has been declared surplus to the needs of the City Public Service Board and the proper release has been obtained from Harris Trust Company.

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

AN ORDINANCE 36,051

PROVIDING FOR THE SALE AND CONVEYANCE OF CERTAIN PROPERTY IN BEXAR COUNTY, TEXAS (0.1143 OF AN ACRE LOCATED AT PEACH AND SANTA CLARA STREETS, NCB 612)

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The following ordinances were explained by Members of the Administrative Staff, and on motion made and duly seconded, were each passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino and Parker; NAYS: None; ABSENT: McAllister, Jones, Parker.

67-818

AN ORDINANCE 36,052

GRANTING PERMISSION TO MRS. REGINA T. RANGEL TO CONSTRUCT A SIX FOOT HIGH FENCE WITH THREE STRANDS OF BARBED WIRE AT THE TOP ON HER PROPERTY LOCATED AT 113 POTOSI STREET.

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67-819

AN ORDINANCE 36,053

AMENDING THE CURRENT BUDGET BY INCREASING THE PAY RANGE OF CHIEF TRIAL ATTORNEY FROM PAY RANGE 38 TO PAY RANGE 42.

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67-243

AN ORDINANCE 36,054

ACCEPTING THE ATTACHED LOW QUALIFIED
BID OF UARCO, INC. TO FURNISH THE CITY
OF SAN ANTONIO FINANCE DEPARTMENT WITH
CERTAIN TRAFFIC SUMMONS (PARKING TICKETS)
FOR A TOTAL OF \$3,834.00.

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67-806 66-285 The following ordinance was explained by City
Manager Gerald Henckel. He stated that the ordinance reduces the
fine for parking during restricted hours from \$30.00 to \$10.00.
The fine for failure to stop for a red light or blinking red light
from \$25.00 to \$15.00.

As to the minimum fine for speeding, there was a
question as to the Council's intent and he had written the ordi-
nance to provide for a fine of \$1.00 per mile over the speed
limit for the first ten miles with a minimum of \$5.00 and \$2.00
per mile over the speed limit thereafter. The new fines are to
be effective January 2, 1968.

The matter was discussed and it was the sentiment
of the Council that the ordinance be approved as written.

Councilman Calderon stated that when the matter
was discussed last week he did not understand that the fine would
be as written and in addition, information on fine schedules from
other cities would be taken into consideration. He added that
since he did not feel he was fully informed on this particular
matter that he could not vote for the ordinance.

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

AN ORDINANCE 36,055

AMENDING CHAPTER 38 OF THE CITY CODE
BY REDUCING THE MINIMUM FINES PERTAIN-
ING TO CERTAIN TRAFFIC VIOLATIONS.

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67-644 City Manager Henckel advised he had given each Member of the Council a copy of a letter from H. B. Zachry Company setting forth the proposal between that Company and the City Public Service Board to build a six-story parking structure on CPSB property which would span Villita Street and across the street from the City Public Service Building. The plan proposes to use the air rights over existing parking lots and also the air rights over Villita Street beginning at a point sixteen feet above the surface of the street.

The Council had previously asked the City Public Service Board to study this matter and give serious consideration to a parking structure in this area as it is the City's feeling that it was needed.

It is apparent that preliminary details have been agreed upon between the Zachry Company and the City Public Service Board and are asking for the intention of the Council as far as the City's participation for the air rights over Villita Street. The recommendation from the Staff is that it concurs. They feel it will be a wonderful thing for San Antonio, the Convention Center and businesses in the area. The garage in addition, could serve the parking need of the business community as it is close enough to the downtown area. Another area was studied which is three or four blocks away and it would clearly effect the feasibility of the project being amortized over a certain period of time.

City Manager Henckel felt the additional daily parking spaces are needed by the City and recommended that the Council express its' intention to participate by the sale of the air rights as set forth in the proposal. He added that if the Council concurs, the staff will come back with the necessary ordinances in the next week or two.

Mrs. Cockrell stated she had asked some thought be given to the possibility that the link be at the basement level rather than using the air rights over the street.

The City Manager advised there is a possibility of a link at basement level and also the possibility of the sale of the street outright. It is the opinion of the Traffic Department that the street would not be needed for through traffic; provisions for pedestrian traffic is all that will be necessary. Consideration has to be given to other property owners in the area such as whether they will be cut off. He said he would explore these other two aspects and if possible go that route.

Mayor Pro-Tem Gatti asked the procedure if any one else might want to construct this project.

Mr. Henckel advised that the procedure as far as the amount being paid for the air rights and the land needed for the columns is the result of negotiation between Zachry Company and the City Public Service Board. The study made indicates that it is most difficult to get anyone interested in the building of a parking structure because of the economic feasibility and if the price of sale of the air rights were too high it would certainly preclude the project being built. Any group or citizens who might want to build a parking structure would be treated in the same manner.

Mr. Wilbur Matthews, Attorney for the City Public Service Board, pointed out the property cannot be sold by the City Public Service Board. Only the Council can act to approve the sale. The City Public Service Board can declare the property as being surplus to its needs and obtain a release from Harris Trust Company.

City Manager Henckel also advised that the proposal calls for an option that the City Public Service Board can buy the property back in ten years if needed.

Mayor McAllister advised that the CPSB will retain the surface area on which it can build offices for its services division and for parking.

Mr. H. B. Zachry stated that he was not asking for a favor to provide a facility for parking in behalf of the H. B. Zachry Company. He said they are anxious to provide this parking facility which is needed now and can be used by the community in the future. He emphatically stated that if any other individual can provide a parking garage they are welcome to the opportunity.

After discussion, Mr. Jones made a motion that: "The City Council does hereby express its favorable consideration of the proposal by H. B. Zachry Company." (Copy of the proposal filed with the original of these minutes) Seconded by Dr. Parker, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Torres; NAYS: None; ABSENT: None.

It was the sentiment of the Council that between now and the time that the necessary ordinances are prepared concerning this project that anyone else interested in constructing the parking project may do so by making a proposal to the City Public Service Board.

Mrs. J. A. Reaney, President of the San Antonio Conservation Society, asked the Council to give this proposal very careful consideration, not only because of the historical and aesthetic features in the area, but because of what other cities are experiencing because of air pollution.

67-820 The following ordinance was explained by Mr. Al Tripp, Purchasing Agent, and on motion of Mr. Jones, seconded by Dr. Parker, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Torres; NAYS: None; ABSENT: Gatti.

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AN ORDINANCE 36,056

ACCEPTING THE ATTACHED QUALIFIED BID OF MAVERICK-CLARKE TO FURNISH THE CITY OF SAN ANTONIO CONVENTION CENTER WITH CERTAIN OFFICE FURNITURE FOR A NET TOTAL OF \$9,029.70 AND APPROPRIATING FUNDS FROM COMMUNITY CONVENTION CENTER BONDS - FUND 489-05 FOR PAYMENT OF SAME.

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67-821 The following ordinance was explained by Mr. Al Tripp, Purchasing Agent, and on motion of Mr. Gatti, seconded by Dr. Parker was passed and approved by the following vote: AYES: McAllister, Calderon, James, Cockrell, Gatti, Trevino, Parker and Torres; NAYS: None; ABSENT: Jones.

AN ORDINANCE 36,057

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF THE MONROE COMPANY TO FURNISH THE CITY OF SAN ANTONIO CONVENTION CENTER WITH CERTAIN "RISERS" FOR A NET TOTAL OF \$1,566.00 AND APPROPRIATING FUNDS FROM COMMUNITY CONVENTION CENTER BONDS - FUND #489-05 FOR PAYMENT OF SAME.

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67-822 The following ordinance was read by the City Clerk for the first time.

AN ORDINANCE 36,058

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 12.235 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. (KNOWN AS GARDEN COURT EAST, UNIT 2.)

* * * *

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Mr. Steve Taylor, Planning Director, explained the proposed annexation which action is being taken at the request of the developer, LBD Development Company.

No one asked to speak on the matter.

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

67-734 A Hearing was held on the petition of George L. Hagy and Clifford L. Hagy for permission to construct ten cottages for the period of HemisFair on a portion of Tract B, NCB 12180, located at the intersection of Lanark Blvd. and Virgil Drive.

Mr. George L. Hagy presented a letter from Visitor Services, Inc., advising there is a need for additional housing facilities during the period of HemisFair. He also presented a petition signed by eleven residents on Lanark, Radiance and Huxley Streets, stating they have no objection to construction of the proposed cottages and with the understanding that a six foot privacy fence will be installed along the entire north side and that the cottages will be removed within 60 days after the Fair. Because of the temporary use, he asked permission be given to construct the cottages on concrete pads in lieu of permanent foundation and allow use of P.V.C. Plastic sewer pipe in lieu of cast iron pipe. He stated he would give a bond to guarantee removal of the building within sixty days.

Planning Director Steve Taylor advised that the property is zoned "B" Duplex District which does not allow this type of operation.

City Manager Henckel stated this was the objection made by the Staff last week as, in essence, Mr. Hagy is asking that the City waive the zoning requirements during the period of HemisFair.

Mr. Herbert VanZandt, owner of rent property at 247 Lanark, stated he understood the proposed development, but felt the construction of less expensive units would be detrimental to his property.

Assistant City Manager Ancil Douthit advised the Council a resolution had been prepared setting forth the procedure for submission of petitions seeking variances to allow temporary housing and prescribing conditions for granting such a permit, including provision for posting a \$5,000 to \$10,000 performance bond to guarantee removal of all improvements made.

Mr. Ted Balter, representing the mobile home industry, stated he was concerned as to whether in cases where property is properly zoned they would have to go through the lengthy procedure set out.

He was advised that where property is already properly zoned they need not follow the procedure as long as they meet all code requirements.

Mr. Elton Schroeder, President of the San Antonio Building Trades Council, spoke against the lessening or waiving of the building code requirements for the purpose of temporary housing.

Colonel Jennings, representing the Abella Corporation owned by Mr. Dean and Mr. McKalvey, stated they had a piece of property on Heimer Road rezoned to "R-4". Col. Jennings is to develop the property for transients during HemisFair who use travel trailers, and tents. He asked if "R-4" zone was the proper zone for this use.

Planning Director Steve Taylor advised that "R-4" Zone would permit mobile homes, travel trailers or any residence on wheels, however camping ground on which to pitch a tent or tent on wheels could not be permitted under the "R-4" Zone. He felt these latter uses should be considered as a special exception under a resolution as presented today, if adopted.

After discussion, City Manager Henckel asked the Council to postpone action to give the Staff time to make a detailed report on all phases of this matter, including the specific ordinances that would be waived in giving permission for temporary housing. The matter will again be considered at the January 4, 1968 Meeting.

In connection with the Safety Rules and Regulations submitted by the San Antonio Building and Construction Trades Council, the City Manager stated he has advised Mr. Schroeder that the City could not act on it today as they have not had sufficient time to study the proposal. Also there has been a recommendation received from the Sub-Contractors Association and that the Staff should also confer with the Associated General Contractors Association and other interested parties before he makes a recommendation to the Council.

66-1154 Purchasing Agent Al Tripp reviewed the bids received for the food, beverage and miscellaneous sales concession at the Convention Center. Bids were submitted by the following firms:

ARA, INC., Philadelphia, Penn.
 A.B.C. CO., Houston, Texas
 HANDY ANDY, San Antonio, Texas
 TOWER FOODS, INC., San Antonio, Texas
 SHERIDAN CONCESSIONS, INC., San Antonio, Texas

*See 101-115-117
to 119-121-123
for 28 Meeting*

Mr. Tripp stated that the ARA, Inc., and Handy Andy primarily proposed a machine operation which is not what was intended. A.B.C. of Houston failed to submit plans for the concession areas. After evaluation of all the bids he felt that either Tower Foods, Inc. or Sheridan Concessions could do a good job and it was his recommendation that the contract be awarded to Tower Foods, Inc. He said both bidders were present to speak in behalf of their bids.

Mr. Phil Sheridan, presented a pamphlet outlining his experience as a concessionaire. He said a corporation had been formed for the purpose of bidding on this contract and introduced Mrs. Rosemary Kowalski, the executive caterer and Mr. Sam Barron, operations manager. He said he planned a first class operation and would spend \$400,000 for the necessary equipment to do so.

Mr. John Peace, Attorney for Sheridan Concessions, felt the recommendation made by the Purchasing Agent to award the contract to Tower Foods, who have the restaurant contract for the Tower of Americas, is based on the premise that there would be better supervision by having only one contractor for both operations. He described the operations as being different and proposed that in Mrs. Rosemary Kowalski they had the finest caterer available to do the job.

Mr. Bill Holsinger, Vice President and General Manager of Tower Foods, Inc. spoke of his firms experience. He stated they plan to have a centralized catering agency, which will not only cater banquets, buffets and luncheons at the Convention Center, but will at the same time be able to cater breakfast to the same people in the Tower which he felt will be very important and would be the highlight of their visit to San Antonio.

After consideration of the bids, Mr. Jones made a motion that the bid of Sheridan Concessions be accepted. The motion, was seconded by Mrs. Cockrell. The motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Jones, James, Cockrell, Trevino, Parker; NAYS: Calderon, Gatti and Torres; ABSENT: None.

AN ORDINANCE 36,058 A

ACCEPTING THE PROPOSAL OF SHERIDAN CONCESSIONS, INC. FOR THE FOOD, BEVERAGE AND MISCELLANEOUS SALES CONCESSION AT THE SAN ANTONIO CONVENTION CENTER FACILITIES BUILDINGS AND ALL GROUNDS ADJACENT TO THE FACILITIES AND AUTHORIZING EXECUTION OF A CONTRACT FOR SAID OPERATION.

* * * *

65-1249 Traffic and Transportation Director Stewart Fischer reported on Railroad Traffic Accidents as follows:

"This report was written to try to put into proper perspective the hazards that exist with respect to the railroad crossings in San Antonio. There are 146 railroad grade crossings in San Antonio and 102 of these are protected with some type of automatic protection equipment. These grade crossings were the scene of 114 accidents during the past three years out of a total of over 60,000 traffic collisions in the City during this same period. The railroad collisions comprised approximately two tenths of one percent of the total three year experience.

The low percentage of railroad accidents should not be interpreted as belittling the seriousness of this problem. The nature of the railroad collisions is such that they are always serious and frequently result in fatalities. This is borne out that the percentage of fatal railroad collisions is 3.1% of the total fatal collisions or 16 times the involvement percentage.

On December 9, 1965, a City Council Committee consisting of Dr. Calderon, Mr. Jones, and Mr. James reported on their study of the problems related to the grade crossings at Ceralvo, Brady, Rittiman and Cupples Road. This committee recommended a policy of financial participation between the railroads and the City. Subsequent to this recommendation the City and the Southern Pacific Railroad participated in the costs of installing signals at the Brady and Ceralvo Street grade crossings in the manner recommended by the committee. The minutes of this meeting do not clearly state if the Council Committee's recommendations were to apply only to the specific problem of the named crossings or if it were to be considered as the policy of the City regarding all grade crossing signals. It has been interpreted by the railroad companies as being general policy and they have ceased to install the signals at their total expense. The City's budget does not provide any funds for participation in the cost of signals and we are thus unable to enter in any negotiations for their installation.

It is not believed necessary to provide signals at all of the 44 presently unsignalized grade crossings, but some of them do require signals. In order to provide the protection required, it is recommended that a clear policy regarding the cost of participation be established and that any funds needed to implement this policy be appropriated. "

Councilman Jones advised that when the committee report was made, it was intended to reconcile only the Ceralvo and Brady Street crossings and that is why they agreed for the city to participate in the cost.

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City Manager Henckel stated signals are only one part of the problem, the other is the speed of trains. He said he has been in contact with legal counsel for two railroads who have expressed a desire to meet on this matter. He felt the City should meet with them and come up with a recommendation on the speed of trains as well as the matter of signals and a policy as to who is going to pay for them.

The Mayor then asked the City Manager to arrange for an early meeting with the railroad people to resolve the problem and have the City Attorney give a report to the Council on what the City's legal rights are in the matter.

67-807 Councilwoman Mrs. Cockrell stated that the Southern Pacific Railroad has asked that passenger service to San Antonio be discontinued, and asked what action the City plans in the matter.

After discussion, Acting City Attorney Bruce Aycock was instructed to prepare and file a protest on the railroad's request prior to December 27, 1967.

67-623 Mr. Anthony Guajardo, asked the Council to reconsider zoning case 3117 which was denied because other evidence material to the case has been obtained, which, he felt merits a rehearing.

It was brought out that Mr. Guajardo has a suit pending on this case and the City Manager advised that he could not recommend a rehearing while there is a suit pending.

After discussion, Mr. Guajardo was advised the Council would consider the rehearing request at the next meeting.

66-1000 Mr. Charles V. Klein, former operator of the City's Golf Driving Range on San Pedro Avenue asked the Council to give him an opportunity to bid on the concession.

City Manager Henckel advised that the concession is not being put up for bids, as the Council last year changed the policy because of the bad experience it has had in the past, and the City is taking the recommendation of the Professional Golfers Association for a professional golfer to operate the driving range. This was done with the Polo Field in Brackenridge Park. The PGA has recommended the present concessionaire and the City is negotiating with him for upgrading the facility on a new contract. Mr. Klein is present because he had it previously and lost it on a bid.

Mr. Klein then reviewed the history of the driving range which he developed under lease from the City.

The Mayor instructed the City Manager to prepare a summation of all phases of this concession so that the Council will know how it stands when it comes up for consideration.

67-807 Mr. Joe Lopez, President of the Santa Maria Community Council stated two members of the Community Council were killed on December 14, 1967 at a cave-in on a construction site on College Street. He endorsed and urged adoption of the Safety Rules proposed by the San Antonio Trades Council.

65-351 Mr. James E. Johnson stated that he felt the elimination of the carnival on City streets during Fiesta was satisfactorily worked out when a two-year permit was given for 1966-67, after which they were to find another location. He felt the carnival will be in competition with HemisFair in which he has already invested \$200,000. He stated that he has heard the carnival permit is being considered again and objected to its being allowed.

67-726 City Manager Henckel stated that in regards to Mrs. Frances Levenson's request for a concession in the Marina Parking garage to rent stools, she has been advised that he would not recommend it, but that consideration would be given to find her space in the right-of-way located north of Commerce Street to be used for parking.

67-807 The Clerk read the following letter.

December 19, 1967

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

Gentlemen and Madam:

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

- 12-18-67 Petition of residents in vicinity of Eisenhower & Churchill Schools requesting installation of an electric traffic control signal at the intersection of Blanco Road and West Avenue.
- 12-18-67 Petition of Estate of Robert W. Ehrhardt to close and sell to petitioners that part of an alley in NCB 1386, located adjacent to Lot 11, Block 109, NCB 1386.

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CORRECTIONS TO MINUTES OF THE MEETING
OF DECEMBER 21, 1967 REGARDING THE
PROPOSALS FOR THE FOOD, BEVERAGE AND
MISCELLANEOUS SALES CONCESSION AT THE
SAN ANTONIO CONVENTION CENTER FACILITIES
BUILDINGS AND GROUNDS.

* * *

THE MINUTES OF DECEMBER 21, 1967 ARE CORRECTED BY ADDING THE
FOLLOWING BETWEEN THE FIRST AND SECOND PARAGRAPHS ON PAGE 16.

Mr. Tripp added if the Council was going to permit either bidder, or any other bidder to make a presentation that the Council do this in the form of a committee and do it as soon as possible, as there will be an observance on January 27 and a convention on January 28, 1968. He said he was not trying to keep the bidders from speaking to the Council. If the Council wanted to make a recommendation, let it be given to the special committee.

Dr. Calderon commented that perhaps they should not act on the matter this morning and rely on the recommendation of the Staff.

Mr. James suggested appointing a sub-committee.

City Manager Henckel stated he would recommend that the same committee that worked on the specifications be appointed.

Mr. Torres stated that he would acquiesce with Dr. Calderon and would go along with the acceptance of the Staff's recommendation.

There being twenty-five minutes before twelve noon, the Mayor gave each applicant twelve minutes to make a presentation.

* *

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12-18-67

Petition of San Antonio Building & Construction
Trades Council AFL-CIO requesting that the Safety
Rules & Regulations for the Construction Industry
submitted by the Trades Council be adopted effective
January 1, 1968.

/s/ J. H. INSELMANN
City Clerk

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

A P P R O V E D:

W. W. ...
M A Y O R

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