

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JUNE 14, 1984.

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The meeting was called to order at 1:00 P.M. by Mayor Henry Cisneros, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS. Absent: NONE.

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84-27 The invocation was given by Reverend Mario Sanchez, Iglesia Central del Nazareno.

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84-27 The Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

84-27 AIRLINE APPRECIATION DAY

Mayor Cisneros spoke about Airline Appreciation Day which will be observed in conjunction with the opening of the new terminal facility at the San Antonio International Airport on Sunday, June 24, 1984. He added that an open house would be held that day and invited all the citizens of San Antonio to attend.

Mayor Cisneros complimented Mr. Hasslocher, Chairman of the Airport Committee, for the work he and his committee have done with relation to the new facility.

Mr. George Siggins, Delta Airlines, Chairman of the Airline Affairs Committee, thanked the Council for the opportunity to serve the City.

Mayor Cisneros requested Michael Kutchins, Aviation Director, arrange to have an airplane at the new terminal so that children as well as adults could board for viewing on the date of the open house.

Mr. Hasslocher spoke to the activities that are planned for the open house.

84-27

NOAH C. CLOUD

Mayor Cisneros spoke to a recent heroic act by 10-year old Noah C. Cloud and asked him to come forward as he read the following Citation:

IN RECOGNITION OF THE HEROIC ACTIONS OF 10-YEAR OLD NOAH C. CLOUD IN SAVING THE LIFE OF 3-YEAR OLD MELISSA CHRISTENSEN. ON APRIL 28, 1984, WHILE NOAH WAS ON A CAMPOUT WITH HIS CUB SCOUT TROOP AT CASTROVILLE PARK, HE WITNESSED MELISSA LOSE HER FOOTAGE ON THE STEEP BANK AND FALL INTO THE RIVER. WITHOUT REGARD FOR HIS OWN SAFETY, AS NOAH WAS NOT AN EXPERIENCED SWIMMER, HE IMMEDIATELY LEAPED INTO THE DEEP WATER IN AN ATTEMPT TO RESCUE YOUNG MELISSA. THE WATER BEING OVER NOAH'S HEAD, HE LOST SIGHT OF MELISSA A FEW TIMES; HE THEN DOVE INTO THE MURKY WATER TO LOCATE HER UNTIL HE FINALLY CAUGHT SIGHT OF HER HAND. HE QUICKLY SWAM TO HER AND PULLED HER TO SAFETY. NOAH'S RESOURCEFULNESS SAVED MELISSA FROM CERTAIN DEATH.

NOAH'S ACT OF EXTREME HEROISM MERITS RECOGNITION AND COMMENDATION BY A GRATEFUL CITY GOVERNMENT AND ITS CITIZENS.

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Mayor Cisneros asked the Councilmembers to join him in congratulating Noah and introduced Noah's father present in the audience.

84-27

PASTOR FREDDIE GARCIA

Mayor Cisneros spoke to the work that Pastor Freddie Garcia has performed for many years in the community. He spoke to his taking people who are in the lowest possible state of human indignity and transforming them into proud and dignified citizens of our community. He shared a conversation he recently had with a couple he met who told of their experiences before meeting Pastor Garcia and the change in their lives after they joined Victory Outreach.

Mayor Cisneros asked Pastor Garcia to come forward as he read the following Proclamation:

PASTOR FREDDIE GARCIA

THIS EXTRAORDINARY CITY EARNED ITS POSITION AMONG AMERICA'S UNIQUE CITIES BECAUSE OF THE MANY CONTRIBUTIONS MADE IN THE PAST BY SPECIAL PEOPLE LIKE YOU. OUR PRESENT CITY IS NOTHING MORE AND NOTHING LESS THAN THE SUM OF ALL THESE EFFORTS.

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THE MAYOR AND MEMBERS OF THE CITY COUNCIL COMMEND YOU FOR THE MANY YEARS OF SERVICE TO THE COMMUNITY. YOUR EXAMPLE OF DETERMINATION AND HARD WORK TO FREE FIRST YOURSELF, THEN OTHERS, FROM ENSLAVEMENT TO DRUG ADDICTION HAS SET THE BEST EXAMPLE POSSIBLE THAT A LOVE OF GOD AND A FIRM BELIEF IN ONE'S OWN SELF-WORTH CAN WORK WONDERS IN TODAY'S SOCIETY. YOUR DEDICATION AND CHRISTIAN OUTREACH TO OTHERS IS TRULY A FIRM SIGN OF VICTORY OVER ADVERSITY.

AT THIS TIME, THE MAYOR AND CITY COUNCIL CALL TO THE ATTENTION OF ALL THE CITIZENS OF SAN ANTONIO YOUR VERY IMPORTANT CONTRIBUTIONS AND HEREBY PROCLAIM YOU AS

"BENEFACTOR DE LA COMUNIDAD"

THE COMMUNITY OWES YOU A GREAT DEBT OF GRATITUDE. YOU SHOULD ALWAYS TAKE GREAT PRIDE IN KNOWING THAT YOU HAVE JOINED THE RANKS OF ALL EMINENT SAN ANTONIANS WHO HAVE MADE THIS CITY SUCH AN EXCEPTIONAL PLACE WITH SUCH A BRIGHT FUTURE.

* * * *

Mayor Cisneros asked the Council to join him in presenting the Proclamation to Pastor Garcia.

Pastor Garcia thanked the Council for the honor and spoke of his ability to help others only by the grace of God.

"Gilbert", Rehabilitation Home Director, spoke to his drug addiction and the change in his life after he entered Victory Outreach. He stated that he had been helped by God through Pastor Garcia.

A former Texas Department of Corrections inmate spoke of his experience as a drug addict and his withdrawal from drugs as a result of the help he received from Victory Outreach and Pastor Gracia.

84-27

"JAMBOREE"

Mayor Cisneros spoke of the World Premier of the ballet, "Jamboree" which was created by the Joffrey Ballet specifically for San Antonio. He then read the following Proclamation:

WHEREAS, the art of dance is one of man's fundamental powers of expression providing direct, exhilarating communication between performers and audience, and

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WHEREAS, on June 20 - 22, 1984, the Joffrey Ballet will be performing the World Premier "Jamboree" choreographed by Gerald Arpino, Associate Director of the Joffrey Ballet, and

WHEREAS, this Ballet is a unique cooperative venture of the City of San Antonio, the San Antonio Performing Arts Association and San Antonio Savings Association in celebration of San Antonio's diverse and colorful heritage, and

WHEREAS, Mr. Arpino's ballet will bring together all areas of the community, foster civic pride and make the citizens of the San Antonio area and State more aware of their heritage by providing a link between the Spanish tradition of San Antonio and cities of similar background in other parts of the world, and

WHEREAS, the World Premier Ballet will be the highlight of the Joffrey Ballet's 7th San Antonio residency, and all the citizens of our City and visitors alike will once again enjoy the quality entertainment they provide,

NOW, THEREFORE, I, HENRY CISNEROS, Mayor of the City of San Antonio, in recognition thereof, do hereby proclaim June 18 - 22, 1984, as

"JOFFREY BALLEET WEEK"

in San Antonio, Texas.

* * * *

Ms. Margaret Stanley, Executive Director of the San Antonio Performing Arts Association accepted the Proclamation.

Ms. Stanley thanked the City Council on behalf of her Board of Directors and staff for their vision in making this project a reality. She invited the citizens of San Antonio to attend the ballet.

Mayor Cisneros spoke to the seven year residency of the Joffrey Ballet here in San Antonio and the City's good fortune in having them here.

Ms. Stanley noted that a local young man will be performing in the ballet this year.

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Mr. Eureste briefly spoke to the history of the creation of this ballet.

84-27

SUMMER YOUTH GAMES

Ron Darner, Director of Parks and Recreation, spoke to the upcoming Summer Youth Games program and the different competitions that are scheduled.

Mayor Cisneros stated that a "jingle" had been created to be used for publicizing the games and then had it played for the Council. He added that the games would begin at 9:00 A.M. Saturday and distributed T-shirts that had been prepared for the Council to wear.

Mr. Darner asked everyone to participate in the games and thanked the Committee who had worked to develop this youth program.

Mayor Cisneros requested the help of every Councilmember and noted the various locations where the games would be held.

84-27

RUDY ROEL

Mr. Wing introduced his good friend, Rudy Roel, present in the audience and noted that he was one of the great softball players in the state of Texas.

84-27 The minutes of the City Council meeting of May 31, 1984 were approved.

84-27 By informal City Council concensus, it was decided to move up agenda item 26 for consideration at this time.

The Clerk read the following Ordinance:

AN ORDINANCE 58,858

AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH AIRLINES FOR THE USE AND LEASE OF PREMISES AT THE SAN ANTONIO INTERNATIONAL AIRPORT.

* * *

Mr. Hasslocher moved to approve the Ordinance. Mr. Archer seconded the motion.

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After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: Berriozabal.

84-27 SALE OF \$30,500,000 CITY OF SAN ANTONIO PRIOR LIEN WATER SYSTEM REVENUE BONDS, SERIES 1984

Mayor Cisneros referred to the opening of bids in the City Clerk's office at 11:00 A.M. Eight bids were received in connection with this bond sale. The best being the bid of Shearson/American Express Inc. with a 10.511309%

The bids received were as follows:

SHEARSON/AMERICAN EXPRESS INC.

Gross Interest Cost	\$ 56,639,333.33
Less Premium	23.25
Net Interest Cost	56,639,310.08

Effective Interest Rate 10.511309%

THE FIRST BOSTON CORP.

Gross Interest Cost	\$ 56,900,133.33
Less Premium	4,178.25
Net Interest Cost	56,895,955.08

Effective Interest Rate 10.5589%

DONALDSON, LUFKIN & JENRETTE

Gross Interest Cost	\$ 57,060,118.75
Less Premium	-0-
Net Interest Cost	57,060,118.75

Effective Interest Rate 10.589404%

PAINE, WEBBER, JACKSON & CURTIS

Gross Interest Cost	\$ 57,469,060.42
Less Premium	-0-
Net Interest Cost	57,469,060.42

Effective Interest Rate 10.66529%

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MERRILL LYNCH CAPITAL MARKETS

Gross Interest Cost	\$ 57,492,502.09
Less Premium	144.25
Net Interest Cost	57,492,357.84

Effective Interest Rate 10.6696%

DREXEL BURNHAM LAMBERT INC.

Gross Interest Cost	\$ 57,235,973.96
Less Premium	-0-
Net Interest Cost	57,235,973.96

Effective Interest Rate 10.622039%

SMITH BARNEY, HARRIS UPHAM & CO.

Gross Interest Cost	\$ 56,874,325.00
Less Premium	564.75
Net Interest Cost	56,873,760.25

Effective Interest Rate 10.554819%

SALOMON BROTHERS INC.

Gross Interest Cost	\$ 56,828,995.83
Less Premium	28,138.50
Net Interest Cost	56,800,857.33

Effective Interest Rate 10.5412%

The Clerk then read the following Ordinance:

AN ORDINANCE 58,859 .

AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF CITY OF SAN ANTONIO PRIOR LIEN WATER SYSTEM REVENUE BONDS, SERIES 1984, \$30,500,000, AND APPROVING AND AUTHORIZING INSTRUMENTS AND PROCEDURES RELATING THERETO. (SHEARSON/AMERICAN EXPRESS, INC.)

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Mr. Hasslocher moved to approve the Ordinance. Mr. Archer seconded the motion.

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Mr. Karl Wurz spoke in opposition to the bond sale, citing previous bond issues and the interests that were ultimately paid. He requested answers to the following questions:

- (1) What is the interest rate for the \$30,500,000?
- (2) What is the interest cost going to be in dollars?
- (3) What is the total principal and interest?

He spoke of the leaving of a legacy of debt to the citizens of San Antonio.

Mr. Sam Maclin, Financial Advisor, spoke in response to be questions posed by Mr. Wurz, adding that these were AA and A+ bond quotes received today.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Cisneros. NAYS: None. ABSENT: Hasslocher.

84-27 CONSENT AGENDA

Mr. Archer moved that items 5-21 constituting the consent agenda be approved with the exception of item 17 to be pulled for individual consideration. Mr. Thompson seconded the motion.

On voice vote, the motion carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Cisneros. NAYS: None. ABSENT: Hasslocher.

AN ORDINANCE 58,860

ACCEPTING THE LOW BID OF SOUTHERN TOOL AND SUPPLY COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A DIESEL ENGINE DRIVEN WATER PUMP, FOR A TOTAL OF \$6,726.98.

* * *

AN ORDINANCE 58,861

ACCEPTING THE LOW BIDS OF RON'S MAINTENANCE SERVICE, HINES & MASSEY ROOFING, INC.; AND ALICE ROOFING & METAL WORKS, INC., TO FURNISH THE CITY OF SAN ANTONIO PARKS & RECREATION DEPARTMENT WITH REPLACEMENTS AND REPAIRS, FOR A TOTAL OF \$33,944.00.

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AN ORDINANCE 58,862

ACCEPTING THE LOW BID OF PLAINS MACHINERY COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A HYDRAULIC EXCAVATOR, FOR A TOTAL OF \$116,000.00.

* * *

AN ORDINANCE 58,863

ACCEPTING THE BID OF KUENTSLER EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH STREET SWEEPERS FOR A TOTAL OF \$130,572.00.

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AN ORDINANCE 58,864

ACCEPTING THE LOW BID OF SAN ANTONIO BUSINESS FORMS TO FURNISH THE CITY OF SAN ANTONIO MUNICIPAL COURTS WITH THE PRINTING OF PARKING TICKETS, FOR A TOTAL OF \$10,676.00.

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AN ORDINANCE 58,865

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$7,250.00 OUT OF SEWER FUNDS FOR THE PURPOSE OF ACQUIRING EASEMENTS TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF TITLE TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT-OF-WAY PROJECTS.

* * *

AN ORDINANCE 58,866

ACCEPTING THE BID OF BILL SHANNON, INC. FOR THE CONSTRUCTION OF THE OLMOS/ROCK CREEK DRAINAGE PROJECTS #88 PHASE II AND #87; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

* * *

AN ORDINANCE 58,867

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH GROVES AND ASSOCIATES TO PROVIDE ENGINEERING DESIGN ON THE ENTEX INDUSTRIAL PARK OFF-SITE SANITARY SEWER; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

* * *

AN ORDINANCE 58,868

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ROSIN-KROESCHE ENGINEERING, INC. TO PROVIDE ENGINEERING DESIGN FOR SEWER SERVICE TO LOT 8 OF THE BIG TOWN SUBDIVISION; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

* * * *

AN ORDINANCE 58,869

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 8 ON THE CASTILLO DRAINAGE PROJECT NO. 20C IN THE AMOUNT OF \$53,533.39; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

* * * *

AN ORDINANCE 58,870

ACCEPTING THE BID OF J.J. FALBO CO., IN THE AMOUNT OF \$377,777.00 FOR THE CONSTRUCTION OF INTERNATIONAL AIRPORT TERMINAL II RENOVATIONS (PACKAGE 3/AIRLINES AND CAR RENTALS); APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,871

ACCEPTING THE BID OF E-Z BEL CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$34,600.00 FOR THE CONSTRUCTION OF HANDICAPPED ACCESSIBILITY MODIFICATIONS AT OLMOS PARK, THE BOTANICAL CENTER AND BRACKENRIDGE PARK; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

* * * *

AN ORDINANCE 58,872

FINDING THAT CERTAIN PERSONAL PROPERTY AND REAL PROPERTY TAX ASSESSMENTS ARE INVALID AND ORDERING THAT THE INVALID ASSESSMENTS AND THE TAXES BASED THEREON BE CANCELLED.

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AN ORDINANCE 58,873

ACCEPTING THE HIGH BIDS RECEIVED IN CONNECTION WITH CITY FUNDS AVAILABLE FOR DEPOSIT IN INTEREST-BEARING CERTIFICATES OF DEPOSIT.

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AN ORDINANCE 58,874

ESTABLISHING A RESERVED PARKING SPACE FOR BEXAR COUNTY DISTRICT COURT CLERK PERSONNEL; AND PROVIDING A PENALTY OF NOT LESS THAN ONE DOLLAR (\$1.00) NOR MORE THAN TWO HUNDRED DOLLARS (\$200.00).

* * * *

AN ORDINANCE 58,875

EXTENDING THE EXISTING AGREEMENT WITH THE JUNIOR FORUM FOR PARTICIPATION IN THE SENIOR CITIZEN CENTER PROGRAMS OPERATED IN THE COMMANDER'S QUARTERS LOCATED IN THE OLD ARSENAL AREA FOR AN ADDITIONAL THREE-YEAR PERIOD.

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84-27 The Clerk read the following Ordinance:

AN ORDINANCE 58,876

AUTHORIZING THE GRANTING OF PERMITS FOR COMMERCIAL ACTIVITIES AT THE SAN ANTONIO INTERNATIONAL AIRPORT.

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Mr. Archer moved to approve the Ordinance. Mr. Wing seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Michael Kutchins, Director of Aviation, stated that this is a protection device for the City, to assure that persons or firms who engage in commercial activities at the International Airport have appropriate insurance.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: None.

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ZONING HEARINGS

22. CASE Z84193 - to rezone the east 140' of Lots 83-A and 84, Block C, NCB 11526, 2550 Northwest 36th Street, from "A" Single-Family Residence District to "R-2A" Three and Four-Family Residence District, located on the west side of 36th Street, being approximately 200' south of the intersection of West Cyeryl Drive and 36th Street, having 200' on 36th Street and a depth of 140'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

Mr. Alderete stated that after meeting with the proponent and the opponents in this zoning case, a compromise had been reached that satisfied both sides.

Mr. Alderete then moved to approve the recommendation of the Zoning Commission provided that a one-foot non-access easement is imposed along 36th Street so that access can be through Dell Place, and that such be stipulated in deed restrictions so as to restrict access to the property from Dell Place only; also provided that proper platting is accomplished and that driveways and off-street parking are approved and secured from the Traffic Engineering Division. Mr. Wing seconded the motion. On voice vote, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: None.

AN ORDINANCE 58,877

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE EAST 140 FEET OF LOTS 83-A AND 84, BLOCK C, NCB 11526, AT 2550 NORTHWEST 36TH STREET, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-2A" THREE AND FOUR-FAMILY RESIDENCE DISTRICT, PROVIDED THAT A ONE-FOOT NON-ACCESS EASEMENT IS IMPOSED ALONG 36TH STREET SO THAT ACCESS CAN BE THROUGH DELL PLACE; ALSO PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT DRIVEWAYS AND OFF-STREET PARKING ARE APPROVED AND SECURED FROM THE TRAFFIC ENGINEERING DIVISION.

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In response to a question by Mr. Wing, Mr. Andy Guerrero, Planner II, stated that the drainage problem that exists on the property will be addressed during the platting process.

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23. CASE Z84197 - to rezone Lots 11 and 12, Block 31, NCB 387, 202 East Park Avenue, from "D" Apartment District to "O-1" Office District, located southeast of the intersection of Ogden Street and East Park Avenue, having approximately 100' on East Park Avenue and approximately 160' on Ogden Street.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

Ms. Berriozabal moved that the recommendation of the Zoning Commission be approved, provided that driveways and off-street parking are provided and submitted to the Traffic Engineering Division for approval. Also provided that right-of-way dedication is given on both streets. Mr. Wing seconded the motion.

Mr. Archer spoke to Mr. Doug English's alleged violation of the zoning ordinance on another property he owns, and expressed his desire to speak to Mr. English directly.

Mr. English's secretary, present in the audience, explained that the applicant was out of town and she had been sent to represent him.

Mr. Archer then proposed a substitute motion to postpone consideration of this request rezoning for 30 days so that Mr. English could be present. Mrs. Dutmer seconded the motion.

Mr. Eureste took exception to delaying consideration of this case because of the applicant's alleged violation of the zoning regulations on another of his properties. He stated that this case should be voted upon on its own merits.

Mayor Cisneros stated that Council members had questions related to the case being considered, and therefore, a postponement was proper.

Ms. Berriozabal stated that her intention when she made the original motion was to have Mr. English answer some questions she had on the property being considered today.

After discussion, the substitute motion to postpone consideration of this case prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: Alderete.

Case Z84197 was postponed for 30 days.

24. CASE Z84175 - to rezone the south 75' of Tracts 25 and 26, NCB 14952, from Temporary "R-1" One-Family Residence District to "B-3R" Restrictive Business District, and Tracts 25 and 26, NCB 14952, save and except the south 75', in the 5800 block of Randolph Boulevard, from Temporary "R-1" One-Family Residence District to "I-1" Light Industry District, located approximately 904' northeast of the intersection of Bledsoe Drive and Randolph Boulevard, having 328' on Randolph Boulevard and a depth of 1240'.

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The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

After consideration, Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. Mr. Archer seconded the motion. On voice vote, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: Alderete.

AN ORDINANCE 58,878

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 75 FEET OF TRACTS 25 AND 26, NCB 14952, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; AND TRACTS 25 AND 26, NCB 14952, SAVE AND EXCEPT THE SOUTH 75 FEET, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION.

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25. CASE Z84176 - to rezone a 5.072 acre tract of land out of NCB 15825, being further described by field notes filed in the Office of the City Clerk, in the 5300 block of Casa Bella Road, from Temporary "R-1" ERZD One-Family Residence Edwards Recharge Zone District to "R-3" ERZD Multiple-Family Residence Edwards Recharge Zone District; and a 7.415 acre tract of land out of NCB 15825, being further described by field notes filed in the Office of the City Clerk, in the 5300 block of Casa Bella Road, from Temporary "R-1" ERZD One-Family Residence Edwards Recharge Zone District to "B-2" ERZD Business Edwards Recharge Zone District, located on the north side of Casa Bella Road, being 1360' east of the intersection of IH 10 Expressway and Casa Bella Road, having 1230' on Casa Bella Road and a depth of 412.45'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

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No citizen appeared to speak in opposition.

After consideration, Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that a six-foot solid screen fence is erected and maintained along the east property line adjacent to the single-family residences, and that a 25-foot landscape buffer is supplied by the developer along with a one-story construction adjacent to the single-family homes. Also provided that right-of-way dedication is given along Casa Bella Road and that access to this property is from the extension of Vance Jackson Road and Casa Bella Road. Mr. Hasslocher seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Andy Guerrero, Planner II, stated that although the site being considered lies on the Edwards Recharge Zone, there is no objection to the rezoning as long as it follows the State's "Board Order".

On voice vote, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros. NAYS: None. ABSENT: None.

AN ORDINANCE 58,879

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 5.072 ACRE TRACT OF LAND OUT OF NCB 15825, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5300 BLOCK OF CASA BELLA ROAD, FROM TEMPORARY "R-1" ERZD ONE-FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-3" ERZD MULTIPLE-FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT; AND A 7.415 ACRE TRACT OF LAND OUT OF NCB 15825, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5300 BLOCK OF CASA BELLA ROAD, FROM TEMPORARY "R-1" ERZD ONE-FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT A SIX-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE ADJACENT TO THE SINGLE-FAMILY RESIDENCES, AND THAT A 25-FOOT LANDSCAPE BUFFER IS SUPPLIED BY THE DEVELOPER ALONG WITH A ONE-STORY CONSTRUCTION ADJACENT TO THE SINGLE-FAMILY HOMES. ALSO PROVIDED THAT

A RIGHT-OF-WAY DECICATION IS GIVEN
ALONG CASA BELLA ROAD, AND THAT
ACCESS TO THIS PROPERTY IS FROM THE
EXTENSION OF VANCE JACKSON ROAD AND
CASA BELLA ROAD.

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84-27 By informal concensus, it was decided to temporarily bypass agenda
item 27 until consideration of agenda item 28.
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84-27 The Clerk read the following Ordinance:

AN ORDINANCE 58,880

ESTABLISHING A STREET CLOSURE NOTIFICATION
PROCEDURE.

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Mr. Archer moved to approve the Ordinance. Ms. Berriozabal seconded
the motion.

Mr. Frank Kiolbassa, Director of Public Works, spoke to the street
closure notification procedures for alleys, unimproved streets and improved
streets, a copy of which is on file with the papers of this meeting.

In response to a question by Mr. Alderete, Mr. Kiolbassa stated
that these procedures would be used for the Ivanhoe Street closing.

Mr. Roland Lozano, Director of Planning, spoke to the time-frame
required to get the item scheduled for Council consideration.

Mr. Thompson stated his opinion that the closure fee of \$500 for
improved streets is quite high.

Mr. Kiolbassa stated that the fee would help pay for the additional
administrative costs that would be incurred for the mailing, signing and
processing of these requests.

A brief discussion followed on the definition of 'improved' versus
'unimproved streets', and it was stated that the definition should be written
very clearly so as to avoid confusion.

Mrs. Dutmer spoke to a lengthy delay in consideration of a street
closure in her district.

Mr. Jack Currington, Real Estate Division, Department of Public Works,
stated that although two residents reside on that particular street, their
division still must circulate the request to all the utilities and other City
departments, thus causing the delay.

Mr. Kiolbassa stated that attempts are made to handle each street
closure as expeditiously as possible.

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After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Cisneros. NAYS: None. ABSENT: Harrington, Archer, Hasslocher.

84-27 The Clerk read the following Ordinance:

AN ORDINANCE 58,881

AMENDING THE CONTRACT WITH THE CITY TOWING ASSOCIATES, INC. FOR WRECKER SERVICE SO AS TO INCREASE THE FEE WHICH MAY BE CHARGED FOR VARIOUS SERVICES.

* * * *

Mr. Alderete moved to approve the Ordinance. Mrs. Dutmer seconded the motion.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Hasslocher, Cisneros. NAYS: None. ABSENT: Harrington, Archer.

84-27 Agenda item 29, being a proposed Ordinance approving modifications to the policy on the Assignment of Leases at Market Square, was removed from consideration.

84-27 The Clerk read the following Ordinance:

AN ORDINANCE 58,882

APPOINTING INGRID KOKINDA TO SERVE ON THE CABLE TELEVISION ADVISORY COMMITTEE FOR THE UNEXPIRED TERM OF MRS. FRANCES HILL WHO HAS RESIGNED.

* * * *

Mrs. Dutmer moved to approve the Ordinance. Mr. Hasslocher seconded the motion.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Hasslocher, Cisneros. NAYS: None. ABSENT: Harrington, Archer.

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84-27 By informal concensus, it was decided to take up consideration of agenda item 33 at this time.

The Clerk read the following Ordinance:

AN ORDINANCE 58,883

CLOSING AND ABANDONING A PORTION OF HALM BOULEVARD, ADJACENT TO NEW CITY BLOCK 8673, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A QUITCLAIM DEED TO C.V. URANGA FOR THE CONSIDERATION OF THE DEDICATION OF THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT OF HALM BOULEVARD; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A MEMORANDUM OF AGREEMENT IN CONNECTION THEREWITH.

* * * *

Mrs. Dutmer moved to approve the Ordinance. Mr. Alderete seconded the motion.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Archer, Cisneros. NAYS: None. ABSTAIN: Hasslocher. ABSENT: Harrington.

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84-27 The Clerk read a proposed ordinance authorizing the City Manager to execute on behalf of the City of San Antonio an office lease agreement with WRC of San Antonio, Inc., for the San Antonio Convention and Visitors Bureau for office space known as Suite 300 in the One Ten Broadway building.

City Manager Louis J. Fox spoke to the necessity of moving the Convention & Visitors' Bureau from the Convention Center in order to proceed with the Center's remodeling. He stated that proposals were accepted and reviewed by appropriate staff and their recommendation to City Council was the proposal by the Williams Realty for lease of space at 110 Broadway. He stated the agreement is for a three year lease with the first year's lease rental waived. He added that the building would be ready for occupancy on the requested date of September 1st. He further stated that the proposal offered by Mr. Hap Veltman for the Alamo Plaza area in his opinion would not be completed in the time frame required.

Mr. H. Eugene Williams, Executive Vice President of Williams Realty, spoke to other properties that his organization has renovated in the San Antonio area and to the fact that all developers had been given an equal opportunity to submit their proposals.

Mayor Cisneros thanked Mr. Williams for his organization's efforts in renovating older buildings in the City, especially in the downtown area.

Mr. Mike Predovic, Williams Realty, gave a brief account on the background of how his organization become involved in working to provide an area for the Convention and Visitors' Bureau. He added his conviction that their's is the best location available.

Mr. Michael Lampkin, Henry S. Miller Company, stated that his company was one whose proposal had not been considered. He spoke of the business environment in San Antonio being conducive to businesses locating here. He expressed his support of the Williams people and spoke to the bidding process.

Mr. Bill Schlansker, Bill Schlansker Developments, spoke in support of the Williams Realty proposal.

Mr. Hap Veltman, 411 Bonham, gave a slide presentation on the property at Alamo Plaza that he proposed to develop for lease to the City. He spoke of the present state of disrepair of the buildings and their proposed restoration including the storefronts on Alamo Plaza. He stated that the eleven property owners have indicated their willingness to restore their buildings and lease their second floor portions if a lessee

could be found. He added that restoration of these buildings would revitalize the southern end of Alamo Plaza. He pointed out the sequence of events which lead to his offering this proposal to the Council today.

In response to a question by Mrs. Dutmer, Mr. Veltman stated that he had written a letter to John Mosty, Director of the Convention & Visitors' Bureau in March. On June 1, he met with Mr. Fox and offered a year's free rent to the City for his space. He stated that he felt his bid was submitted in a timely manner.

In response to a question by Mrs. Dutmer, Mr. Fox stated that the Convention Center expansion will begin October 1st and he would like to see the Bureau out of the Center by September.

In response to a question by Mrs. Dutmer, Mr. Williams addressed the rate of possible escalation of the rental fee after the three year lease expires.

Mr. Predovic stated that the City will be provided with a two year renewal option after the three year lease expires and added that the rental rate would be set at the fair market rate for comparable space.

Mrs. Dutmer spoke about the City meeting the taxation in the first year for the 110 Broadway building.

In response to Mrs. Dutmer, Mr. Fox stated that the total dollars spent for the 110 Broadway site would be less over the period of the lease.

Mrs. Dutmer spoke about the assessments made by the City staff and took issue with some of these.

Mr. Archer stated that he spoke with Mr. Fox about the bid proposals and the manner in which they were submitted. He commended Mr. Veltman for his efforts in downtown restoration, nevertheless, he felt a procedure was established and everyone was given a fair advantage in bidding.

Mr. Thompson spoke of the availability of space and when the Alamo Plaza building would become available.

Mr. Veltman stated that a double shift could be hired and they could be ready for occupancy by September 1st.

A discussion then took place on the bid proposals and changes in positions after submittal of these proposals.

Mr. Fox stated that the Veltman issue of free rent had surfaced after the Williams proposal had been made public.

Mr. Mosty stated that all bids were received and reviewed. Four were selected as finalists. No changes to any proposals were made to him

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or his department.

Mr. Harrington moved for approval of the proposed ordinance. The motion died for lack of a second.

Mayor Cisneros stated that the two issues before the Council are the procedural question with relation to the Williams property and the City's responsibility to decide what is best for the downtown area. He added that the City's role as a catalyst for the Veltman project would be superior.

Mr. Fox stated that he had considered the Veltman project but did not take it seriously because of the time frame involved and because of Mr. Veltman's first year's rent free lease offer which had not been offered previously.

Ms. Berriozabal spoke of merchants on Loyosa Street who had requested City assistance two years ago to upgrade their businesses by providing better sidewalks and other amenities in their area. She stated that Mr. Veltman's project would provide what these merchants had requested two years ago.

Ms. Berriozabal further spoke of assurances that must be secured by the City from Mr. Veltman on guaranteed occupancy and compensation if this occupancy is not attained.

Mrs. Dutmer stated that dollarwise the Veltman proposal would be best for the City.

Mrs. Dutmer moved to direct staff to finalize plans with Hap Veltman on his Alamo Plaza Project proposal and bring the proposal back to the City Council for approval. Ms. Berriozabal seconded the motion.

Mr. Harrington spoke of his concerns with the submittal of the Veltman proposal and the building's availability by the required date. He stated he supported the Williams proposal.

Mr. Harrington proposed a substitute motion to accept the staff's recommendation of the 110 Broadway Building. Mr. Hasslocher seconded the motion.

Mr. Hasslocher stated that he felt strongly about his decision that the Council should support the City Manager and his staff on this issue.

In response to a request from Mrs. Dutmer, Mr. Veltman spoke to the ownership of the Dreiss property.

Mr. Alderete spoke to his concern of the City's added expenses should Mr. Veltman not have the building ready for occupancy by the required date.

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Mr. Veltman agreed to any penalty clause that might be recommended, i.e. additional free rent, relocation of the Bureau at his expense.

The substitute motion failed to carry by the following vote: AYES: Alderete, Harrington, Hasslocher, Cisneros; NAYS: Berriozabal, Dutmer, Wing, Eureste, Thompson; ABSENT: Webb, Archer.

The main motion prevailed by the following vote: AYES: Berriozabal, Dutmer, Wing, Eureste, Thompson, Alderete, Cisneros; NAYS: Harrington, Hasslocher; ABSENT: Webb, Archer.

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CITIZENS TO BE HEARD

AMERICA'S MISS CHARM CONTESTANTS

Miss Angelita Hernandez, 6134 Vista Valley, introduced her two sisters who were accompanying her. She spoke to the City Council of their efforts to raise funds to pay for their plane fares to Washington, D.C. to compete in the America's Miss Charm National Finals.

Councilwoman Dutmer asked if these funds could be secured from the Contingency funds.

Councilman Thompson stated that these young ladies are his constituents. He spoke to their mother about the program and the expenses to be incurred. He stated that he will personally write a letter of support to solicit funds from businesses in his district. He didn't know if the City Council would support a motion to fund this request through City funds.

A discussion then took place on other similar requests and the City's actions on these requests.

Councilwoman Berriozabal stated that she would contribute a personal check to get a private collection initiated.

Misses Jennifer and Valerie Hernandez then addressed the City Council asking for their support.

Individual Council members then personally responded to their request.

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MS. NANCY GUZMAN

Ms. Nancy Guzman, 2052 W. Summit, spoke about her personal experiences with the 911 Program. She stated that one of the problems may be with the City's failure to utilize a certain code which is now being used in other major cities. She also expressed her concern that police officers may need to be reminded of their duties. She made reference to many police officers congregating around restaurants and convenience stores.

* * * *

MS. ADELA NAVARRO

Ms. Adela Navarro, 815 W. Russell Place, spoke to the City Council about her concerns with El Campo Santo. She stated that she had received a letter from Mr. Ron Darner, Director of Parks and Recreation, about the settlement on El Campo Santo issue. Plans were being drawn up to comply with the settlement. She wants the City Council to get these plans off the ground and begin the redevelopment of the Campo Santo.

In response to Councilman Alderete, Mr. Ron Darner stated that the plans have been delivered to Ms. Navarro and she has agreed to the preliminary plans, however the dollar value is estimated to be approximately \$177,000.00. They have also spoken to her about a phase-in approach to the redevelopment.

Mr. Darner then spoke about the signage which Ms. Navarro wants removed. He stated that this will entail ordering new directional signs. He stated that these signs can probably be ready for installation in about four weeks.

* * * *

MR. REMIGIO VALDEZ

Mr. Remigio Valdez, 1106 McKinley Avenue, spoke about the fifteenth anniversary of the Mexican-American Betterment Organization. He spoke about their efforts in the community and their cooperation with City and state agencies to better the community. He asked the City Council to approve the issuance of a Proclamation in celebration of this anniversary.

Members of the City Council concurred and asked that he meet with the City Clerk to arrange the scheduling of this Proclamation.

* * * *

MRS. MARIA DOMINGUEZ

Mrs. Dominguez spoke to the City Council about her concern that too many out of town individuals are being hired for city positions. She also spoke about the average citizen paying too much for City services. She reiterated her previous concerns about the need to hire additional police officers.

* * * *

NANCY STREET RECONSTRUCTION

A group of citizens were present in the audience to discuss the need to reconstruct Nancy Street. Mrs. Virginia Flores, 149 Nancy, stated that they had met with Councilman Eureste who advised them that the reconstruction of their street is in the works. She asked the City Council to support them in their request.

Councilman Eureste stated that the City Council had previously approved the appropriation of \$8900.00 from the District 5 Contingency Fund for the engineering of Nancy Street. In the Community Development Block Grant proposed budget, the City Manager is recommending the funding of Nancy Street. He stated that the group will now need to ask the City Council to approve the recommendation of the City Manager at the proper time. He then thanked the group for their presentation to the City Council.

* * * *

There being no further business to come before the Council the meeting was adjourned at 5:50 P.M.

A P P R O V E D

Henry Cisneros
M A Y O R

ATTEST: *Norma J. Rodriguez*
C i t y C l e r k

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