

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, DECEMBER 1, 1983.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Henry Cisneros, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS. Absent: THOMPSON.

83-57 The invocation was given by Lester Heinzman, Associate Pastor of Marbach Christian Church.

83-57 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

83-57 COUNCILWOMAN BLANCA ALVARADO

Mayor Cisneros introduced Councilwoman Blanca Alvarado of San Jose, California, present in the audience, and spoke of that city as recently being recognized as the fastest-growing city in the nation. He also spoke of the racial mix and economic development progress made by that city in recent years. He noted that Councilwoman Alvarado was in San Antonio for a brief visit enroute home from the National League of Cities Conference in New Orleans, Louisiana to look over downtown development in San Antonio as well as the specific Vista Verde South UDAG development, and the Control Data Corporation part of that development.

Mayor Cisneros then read a Proclamation, designating Councilwoman Alvarado as an Alcalde de La Villita, and welcomed her to San Antonio.

Councilwoman Alvarado thanked the City Council for the honor, and spoke of being impressed by the warmth of San Antonio's citizens. She noted that there is a commonality between San Antonio and San Jose, and spoke of San Antonio's City staff as being most generous in sharing both information and ideas with her during her visit. She stated further that she represents District 5 in San Jose, a district that shares many of the same problems and makeup as District 5 in San Antonio. She noted that she is working for more economic development in her district, which has a high unemployment problem.

Mayor Cisneros then presented the Alcalde to Councilwoman Alvarado, and also presented her with the official book of San Antonio. He spoke of having been impressed by the Councilwoman's work and dedication.

Councilwoman Alvarado then read into the record a letter from Mayor Tom McHenry of San Jose, California bringing greetings to the citizens of San Antonio. She also presented the City with a book on San Jose.

Mayor Cisneros asked that Ms. Berriozabal meet with Councilwoman Alvarado to share some of her own ideas on economic development and other areas of concern to both representatives.

Ms. Berriozabal invited Councilwoman Alvarado to take part in the traditional Christmas tree-lighting ceremonies along the San Antonio River in the Paseo del Rio this evening.

83-57BEE COUNTY COLLEGE CLASS

Mayor Cisneros recognized the presence in the audience today of a group of students from Bee County College in Beeville, Texas, and welcomed them to City Hall, noting also that Councilman Webb is a native of Beeville.

83-57DISNEY CHANNEL

Mayor Cisneros introduced Mr. Cipriano Guerra, representing Rogers Cablesystems.

Mr. Guerra stated that San Antonio's cable TV system, Rogers Cablesystems, has added some 16 channels to the original cable system of the City under its agreement, and stated that today marked the addition of the Disney Channel to the system as a separate pay TV channel, and introduced Mr. Bill Russell of The Disney Channel to explain it.

Mr. Russell provided details of the Disney Channel installation, noting that some 20 per cent of its subscribers are adults with no children under the age of 13. He spoke briefly of the channel's programming, then introduced Mickey Mouse and Donald Duck, present in the audience.

Mickey Mouse and Donald Duck then presented each Council member with a Mickey Mouse wristwatch and hat.

Mayor Cisneros read Proclamations declaring Mickey Mouse and Donald Duck both to be Emisarios de las Musas, and presented the Proclamations.

83-57 The minutes of the Special and Regular Meetings of the City Council of November 10, 1982 were approved as presented.

83-57 CONSENT AGENDA

Mr. Alderete moved that items 5 - 27, constituting the consent agenda, be approved. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 57,939

ACCEPTING THE PROPOSAL OF WALKER PROCESS CORPORATION TO REPLACE FAULTY PARTS IN THE SLUDGE PROCESSING EQUIPMENT AT THE RILLING ROAD WASTEWATER TREATMENT PLANT FOR A TOTAL OF \$4,920.40, PLUS FREIGHT.

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AN ORDINANCE 57,940

ACCEPTING THE BIDS OF VARIOUS FIRMS TO FURNISH THE CITY OF SAN ANTONIO WITH VARIOUS MATERIALS AND SERVICES FOR THE 1983-84 FISCAL YEAR.

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AN ORDINANCE 57,941

ACCEPTING THE PROPOSAL OF AMIGOS BIBLIOGRAPHIC COUNCIL, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH AN INTER-LIBRARY LOAN SERVICE FOR A TOTAL OF \$12,100.00.

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AN ORDINANCE 57,942

ACCEPTING THE LOW BID OF SUMMERS ELECTRIC COMPANY TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH A 50 KW REGULATOR FOR AIRPORT RUNWAY LIGHTS, FOR A TOTAL OF \$11,020.00.

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AN ORDINANCE 57,943

ACCEPTING THE LOW BID OF ABD ALNACO, INC., TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH AIRPORT RUNWAY LIGHTING COMPONENTS FOR A TOTAL OF \$7,266.00.

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AN ORDINANCE 57,944

ACCEPTING THE LOW BID OF A & A PUMP COMPANY TO FURNISH THE CITY OF SAN ANTONIO AUTOMOTIVE OPERATIONS DIVISION WITH DIESEL FUELING STATION FOR A TOTAL COST OF \$20,408.82.

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AN ORDINANCE 57,945

ACCEPTING THE LOW BID OF HOLT MACHINERY COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH TRAILER MOUNTED GENERATORS FOR A TOTAL OF \$58,829.53.

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AN ORDINANCE 57,946

ACCEPTING THE PROPOSAL OF BEXAR METROPOLITAN WATER DISTRICT TO INSTALL 3" AND 4" SERVICE LINES FOR THE SAN ANTONIO PARKS AND RECREATION DEPARTMENT FOR A TOTAL COST OF \$4,227.59.

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AN ORDINANCE 57,947

ACCEPTING THE LOW QUALIFIED BID OF GRAMMCO COMPUTER SALES, INC., TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES DEPARTMENT WITH A LETTER QUALITY PRINTER FOR A TOTAL COST OF \$3,772.00, PLUS \$36.00 PER MONTH AS A MAINTENANCE CHARGE.

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AN ORDINANCE 57,948

ACCEPTING THE LOW BID OF TEZEL AND COTTER TO FURNISH THE CITY OF SAN ANTONIO CONVENTION CENTER WITH THE REPLACEMENT OF STEAM VALVES AND REGULATORS FOR A TOTAL COST OF \$3,690.00.

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AN ORDINANCE 57,949

ACCEPTING THE BID OF RAM II GENERAL CONTRACTOR IN THE AMOUNT OF \$36,700.00 FOR THE CONSTRUCTION OF ALL CONCRETE WORK ON HOSACK STREET, FROM ZARZAMORA TO NOGALITOS, WHICH INCLUDES NEW CONCRETE CURBS, SIDEWALKS AND DRIVEWAYS; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 57,950

APPROPRIATING AN ADDITIONAL AMOUNT OF \$102,856.59 TO BE PAID TO GALBRAITH ENGINEERING CORPORATION AS ENGINEERING FEES ON THE E. COMMERCE STREET DRAINAGE PROJECT 13 A & B.

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AN ORDINANCE 57,951

AUTHORIZING EXECUTION OF FIELD ALTERATION NO. 6 ON THE EL PASO STREET RECONSTRUCTION PROJECT IN THE AMOUNT OF \$32,836.34; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,952

AUTHORIZING THE SAN ANTONIO RIVER AUTHORITY TO AWARD A CONSTRUCTION CONTRACT FOR THE NUEVA STREET DAM, MARINA AND BRIDGE PROJECT TO MICHAEL CONSTRUCTION CO. IN THE AMOUNT OF \$8,608,511.50; AND APPROPRIATING AND AUTHORIZING PAYMENT TO THE SAN ANTONIO RIVER AUTHORITY IN THE AMOUNT OF \$5,143,981.00 FOR THE CITY'S SHARE OF CONSTRUCTION COST, \$500,000.00 FOR CONSTRUCTION CONTINGENCY, AND \$375,000.00 FOR PROJECT ADMINISTRATION FOR A TOTAL CITY CONTRIBUTION OF \$6,018,981.00.

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AN ORDINANCE 57,953

AUTHORIZING AMENDMENTS TO TWO PROFESSIONAL SERVICES CONTRACTS IN CONNECTION WITH THE INTERNATIONAL AIRPORT TERMINAL AREA.

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AN ORDINANCE 57,954

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$27,575.00 OUT OF SEWER FUNDS FOR THE PURPOSE OF ACQUIRING EASEMENT TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF EASEMENTS TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT OF WAY PROJECTS.

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AN ORDINANCE 57,955

CLOSING AND ABANDONING A PORTION OF OXFORD TRACE, BETWEEN NEW CITY BLOCKS 14658 AND 14659, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE QUITCLAIM DEEDS TO THE ADJACENT OWNERS, FOR A CONSIDERATION OF \$1.00.

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AN ORDINANCE 57,956

PROVIDING FOR THE SALE AND CONVEYANCE OF A PARCEL OF LAND IN BEXAR COUNTY, TEXAS, TO GAROLD S. FULLER FOR A CONSIDERATION OF \$112,519.22.

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A RESOLUTION NO. 83-57-98

AUTHORIZING THE CITY CLERK TO ADVERTISE THAT BIDS WILL BE RECEIVED FOR LAND AVAILABLE FOR OIL AND GAS LEASING.

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AN ORDINANCE 57,957

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

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AN ORDINANCE 57,958

AUTHORIZING PAYMENT OF REFUNDS TO PERSONS MAKING OVERPAYMENTS OR DOUBLEPAYMENTS ON TWENTY-NINE TAX ACCOUNTS.

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AN ORDINANCE 57,959

AUTHORIZING PAYMENT OF \$8,000.00 TO THE U.S. STATE DEPARTMENT FOR THE PROFESSIONAL SERVICES OF DAVE PATON FOR FISCAL YEAR 1983.

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AN ORDINANCE 57,960

AUTHORIZING THE EXPENDITURE OF FUNDS TO PURCHASE A THREE YEAR BOILER AND MACHINERY INSURANCE POLICY FOR THE PERIOD OCTOBER 1, 1983 THROUGH OCTOBER 1, 1986, FROM THE NORTHERN ASSURANCE COMPANY, THROUGH THE BEERY AGENCY, INC.

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83-57

LAND USE PLAN

Mayor Cisneros noted that the agenda calls for the Public Hearing on consideration of the Land Use Plan as part of the City's Master Plan to

begin at 3:00 P.M., and stated that because of a personal conflict, he would like Council consensus to take up this item at a time-certain, at 4:30 P.M. He noted that both Communities Organized for Public Service and the Metropolitan Congregational Alliance wished to make remarks on this topic, and asked that the City Manager have both groups alerted to this new time for the Public Hearing consideration, if the Council agrees. Informal Council consensus was granted to hold the Public Hearing at 4:30 P.M.

ZONING HEARINGS

28. CASE Z83349 - to rezone Lots 18, 19, and 20, Block 78, NCB 7145, 1335 Edison Drive, from "B" Residence District to "B-3R" Restrictive Business District, located northeast of the intersection of Catalina Avenue and Edison Drive, having 125' on Edison Drive and 90' on Catalina Avenue.

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

No citizen appeared to speak in opposition.

Ms. Berriozabal moved that the requested zoning be approved. Mr. Webb seconded the motion.

Mr. Archer stated his opinion that this was a bad zoning case for the neighborhood, and an intrusion into a residential area. He noted that both the Zoning Commission and City staff recommended against it, and spoke of his fear that it would have a domino effect upon the neighborhood, if granted.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Harrington, Hasslocher, Cisneros; NAYS: Archer; ABSENT: Thompson.

AN ORDINANCE 57,961

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 18, 19 AND 20, BLOCK 78, NCB 7145, 1335 EDISON DRIVE, FROM "B" RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

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29. CASE Z83393 S.R. - to rezone the southwest 122' of Lot 4, NCB 13837, 14801 Jones Maltsberger Road, for a Special Request for a Hospital, located on the northwest side of Jones Maltsberger Road, being 1036' southwest of the intersection of Thousand Oaks Road and Jones Maltsberger Road having 122' on Jones Maltsberger Road and a depth of 661.50'.

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. Hasslocher moved that the recommendation of the Zoning Commission be approved provided that a 6-foot solid screen fence is erected and maintained along the northwest property line. Mr. Harrington seconded the motion.

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

AN ORDINANCE 57,962

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 SOUTHWEST 122' OF LOT 4, NCB 13837, 14801 JONES MALTSBERGER ROAD, FOR A SPECIAL REQUEST FOR A HOSPITAL, PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST PROPERTY LINE.

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30. CASE Z83364 - to rezone a 2.0267 acre tract of land out of Lot C, Block 3, NCB 13503, being further described by field notes filed in the Office of the City Clerk, 1703 S. W.W. White Road, from "F" Local Retail District to "B-3NA" Business District, Non-Alcoholic Sales, located on the east side of S. W.W. White Road, being 707' north of the intersection of Lakewood Drive and S. W.W. White Road, having 120' on S. W.W. White Road, width of 295' and a maximum depth of 400.42'.

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.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that a 6-foot solid screen fence is erected and maintained along the west property line. Mr. Webb seconded the motion.

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

AN ORDINANCE 57,963

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 2.0267 ACRE TRACT OF LAND OUT OF LOT C, BLOCK 3, NCB 13503, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 1703 SOUTH W.W. WHITE ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES, PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST PROPERTY LINE.

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31. CASE Z83417 - to rezone Lots 17 and 19, Block 31, NCB 10987, 103-107 Lively Drive, from "R-3" Multiple Family Residence District and

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mlr

"B-1" Business District to "B-2" Business District, located northwest of the intersection of Lively Drive and West Avenue, having 51' on West Avenue and 194' on Lively Drive.

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

In response to a question by Mr. Archer, Mr. Andy Guerrero, Planner II, stated that City staff has recommended that the lot closest to the residential neighborhood not be rezoned.

Mr. Ray Ellis, Dallas, the proponent, described the proposed eight-bay \$240,000 all-brick and concrete car-wash planned for this location, and spoke of the need for rezoning on both lots in order to construct the proposed structure and facility.

Mr. Archer moved to grant B-2 zoning on Lot 19 only provided that a 6-foot solid screen fence is erected and maintained along the west and north property lines, and that proper access and off-street parking are provided. Mr. Harrington seconded the motion.

Mr. Hasslocher spoke against the rezoning request.

Mrs. Dutmer spoke of the proposed traffic pattern on the property when the car-wash is constructed, and spoke of her concern for the protection to nearby homes.

Mrs. Dutmer made a substitute motion to deny the requested rezoning. Mr. Hasslocher seconded the motion.

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

Mr. Eureste made a second substitute motion to approved the requested rezoning. Mr. Wing seconded the motion.

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

The original motion to grant B-2 zoning on Lot 19 only prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Harrington, Archer, Cisneros; NAYS: Hasslocher; ABSTAIN: Berriozabal; ABSENT: Thompson, Alderete.

AN ORDINANCE 57,964

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 19, BLOCK 31, NCB 10987, 103 LIVELY DRIVE, FROM "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT AND "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST AND NORTH PROPERTY LINES, AND THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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32. CASE Z83408 - to rezone a 10.736 acre tract of land out of NCB 7657, being further described by field notes filed in the Office of the City Clerk, in the 1200 Block of Napier Blvd., from Historic "B" Residence District, Historic "I-1" Light Industry District and Historic

"I-2" Heavy Industry District to Historic "B-3R" Restrictive Business District and a 26.15 acre tract of land out of NCB 7657, being further described by field notes filed in the Office of the City Clerk, in the 3300 Block of Mission Road, from Historic "B" Residence District, Historic "I-1" Light Industry District, and Historic "I-2" Heavy Industry District to Historic "B-3" Business District, located southeast of the intersection of Mission Road and Napier Ave., having approximately 2285.66' on Mission Road and approximately 1756' on Napier Avenue.

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.

In response to a question by Mr. Wing, Mr. Andy Guerrero, Planner II, stated that the Archdiocese of San Antonio, owners of San Jose Mission, did not return the City staff notice on the rezoning request. He further stated that the National Park Service approved the request, as did the City's Historic Preservation Officer.

Mr. Wing moved that the recommendation of the Zoning Commission be approved. Mr. Webb seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Robert Ashcroft, representing Bender Development Company, spoke to the question of screening around the property, and that the firm had worked with the Archdiocese for its approval of the request. He also noted that the case must first go before the Board of Review for Historic Districts before final approval can be given on the rezoning request.

A discussion then took place concerning the usage of the property.

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

AN ORDINANCE 57,965

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 10.736 ACRE TRACT OF LAND OUT OF NCB 7657, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 1200 BLOCK OF NAPIER BOULEVARD, FROM HISTORIC "B" RESIDENCE DISTRICT, HISTORIC "I-1" LIGHT INDUSTRY DISTRICT AND HISTORIC "I-2" HEAVY INDUSTRY DISTRICT TO HISTORIC "B-3R" RESTRICTIVE BUSINESS DISTRICT AND A 26.15 ACRE TRACT OF LAND OUT OF NCB 7657, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 3300 BLOCK OF MISSION ROAD, FROM HISTORIC "B" RESIDENCE DISTRICT, HISTORIC "I-1" LIGHT INDUSTRY DISTRICT AND HISTORIC "I-2" HEAVY INDUSTRY DISTRICT TO HISTORIC "B-3" BUSINESS DISTRICT.

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33. CASE Z83418 - to rezone Lot 18 and the remaining portion of Lot 17, Block 1, NCB 13801, in the 5200 Block of Randolph Blvd., from Temporary "A" Single Family Residence District to "B-3R" Restrictive Business District, located between Randolph Blvd., and Sherri Ann Road,

being 940' northeast of the intersection of Randolph Blvd., and Sherri Ann Road, having 397.94' on Sherri Ann Road and 338.72' on Randolph Blvd.

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.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mr. Eureste seconded the motion.

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

AN ORDINANCE 57,966

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 18 AND THE REMAINING PORTION OF LOT 17, BLOCK 1, NCB 13801, IN THE 5200 BLOCK OF RANDOLPH BLVD., FROM TEMPORARY "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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83-57

MR. JOE SEITERLE

Mayor Cisneros spoke of the history of the City's award of recognition for its outstanding citizens, honoring their work on behalf of San Antonio. He then expressed his gratitude to Mr. Joe Seiterle for his many efforts and accomplishments on behalf of San Antonio and the City's economic development, and read the following Proclamation:

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.

The Mayor and members of the City Council would like to take this opportunity to commend you for the exceptional work and assistance rendered during the United States Conference of Mayors in Zurich, Switzerland. Your keen sense of organization and coordination of the European Task Force contributed to the tremendous overall success of the conference.

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.

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Mayor Cisneros again thanked Mr. Seiterle for his efforts on behalf of San Antonio, noting that it required an old-fashioned citizen committment. The Mayor and members of the City Council then individually congratulated Mr. Seiterle for his efforts.

Mr. Webb thanked Mr. Seiterle for his contributions and spoke of his tireless efforts during the recent economic development conference in Zurich, Switzerland, on behalf of San Antonio.

Ms. Berriozabal thanked Mr. Seiterle specifically for his work on downtown redevelopment, noting that he has great faith in the City.

Mr. Archer stated his opinion that Mr. Seiterle was the difference between success and failure of efforts during the Zurich trip.

Mr. Seiterle thanked the Mayor and Council for the award.

ZONING HEARINGS (CONTINUED)

34. CASE 283421 - to rezone Parcel 41A, NCB 13664, in the 7200 Block of Lamb Road, from Temporary "R-1" One Family Residence District to "R-3" Multiple Family Residence District, located on the northwest side of Lamb Road, being 1800' southwest of the intersection of Oakdell Way and Lamb Road, having a width of 560' and a depth of 750'.

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. Harrington moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided, and that a 6-foot solid screen fence is erected and maintained along the southwest property line. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 57,967

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 PARCEL 41A, NCB 13664, IN THE 7200 BLOCK OF LAMB ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED, AND THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTHWEST PROPERTY LINE.

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35. CASE 283405 - to rezone Lot 6, Block 44, NCB 15494, 7546 Marbach Road, from "B-3NA" Business District, Non-Alcoholic Sales to "B-2" Business District, located on the south side of Marbach Road, being 507.20' west of the intersection of Marbach Road and Rawhide Road having 100' on Marbach and a depth of 200'.

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. Harrington moved that the recommendation of the Zoning Commission be approved. Mrs. Dutmer seconded the motion.

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

AN ORDINANCE 57,968

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 6, BLOCK 44, NCB 15494, 7546 MARBACH ROAD, FROM "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES TO "B-2" BUSINESS DISTRICT.

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83-57 The Clerk read the following Ordinance:

AN ORDINANCE 57,969

REPEALING ORDINANCES NOS. 48700, 49521, 49979, AND 53105 AND ADOPTING REGULATIONS REQUIRING DEVELOPMENT PERMITS FOR DEVELOPMENT IN FLOOD PLAIN AREAS HAVING SPECIAL FLOOD HAZARDS; ESTABLISHING A DEVELOPMENT PERMIT SYSTEM; PROVIDING FOR REVIEW OF SUBDIVISIONS; PROVIDING FOR ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT WITHIN THE CITY'S DESIGNATED FLOOD PLAINS; AND PROVIDING PENALTY PROVISIONS INCLUDING THE IMPOSITION OF A FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) WHEN A VIOLATION CREATES A HEALTH HAZARD; OTHERWISE THE IMPOSITION OF A FINE OF NOT LESS THAN TWO HUNDRED DOLLARS (\$200.00).

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Mr. Hasslocher moved that the Ordinance be approved. Mrs. Dutmer seconded the motion.

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

83-57 Agenda item 37, being a proposed Ordinance establishing a Processing Fee of \$10.00 to be charged to each motorist who petitions the Court to take the defensive driving course, was withdrawn from consideration.

83-57 The Clerk read the following Resolution:

A RESOLUTION NO. 83-57-99

APPROVING THE ISSUANCE BY CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS \$1,600,000 INDUSTRIAL DEVELOPMENT REVENUE BOND (DOBBS HOUSES, INC. PROJECT), APPROVING RESOLUTION OF SAID AUTHORITY AUTHORIZING ISSUANCE OF BOND, MAKING CERTAIN RELATED FINDINGS AND DECLARING AN EMERGENCY.

* * * *

Ms. Berriozabal moved that the Resolution be approved. Mr. Harrington seconded the motion.

In response to a question by Mr. Archer, Ms. Helen Kiselev, Department of Economic and Employment Development, explained that Dobbs House provides in-flight meals service for various airlines, from San Antonio, and noted that the firm is part of an \$800 million nationwide organization.

Mr. Archer spoke of his concern with the use of these bonds and their lower interest rate by major corporations which can afford to avail themselves of regular interest rate transactions, and spoke of the propriety of using Industrial Development Revenue Bonds for this particular case when perhaps more needy companies cannot use these bonds, at this time.

A discussion then took place concerning the use of IDR's by minority firms in San Antonio.

Ms. Kiselev noted that approval of this Resolution will result in a net gain of some 75 new jobs for San Antonians, many of whom will be minority workers.

Mr. Archer again stated his belief that IDR's should be used for less-affluent firms.

Mayor Cisneros stated his belief that helping large firms in this manner creates more jobs for San Antonians, and he spoke in favor of this ultimate effect. He addressed the federal legislation concerned and San Antonio's favorable unemployment rate at this time.

Ms. Kiselev stated her fear that a scaledown or cutback on the Dobbs House plans could result if these bonds are not approved, and spoke to a number of specific minority-controlled area projects that have been funded by these bonds.

Mr. Hasslocher noted that the firm is asking for some \$1.6 million for expansion of its present facilities in San Antonio, and that the bonds cost the City nothing. He spoke to the increased payroll by expansion of the Dobbs House operations locally, and spoke in support of the Resolution.

Mr. Webb stated his opinion that the point of the IDR's should be to provide assistance to development in blighted areas by locating firms into those areas. He stated that firms need an incentive such as this, in order to convince them to move their operations into a blighted area.

Mrs. Dutmer stated that the National League of Cities wanted to direct use of IDR's toward such an end specifically, and spoke of a Resolution passed recently to this effect at the NLC meeting in New Orleans. She stated that she would be voting against this Resolution.

Ms. Berriozabal spoke of her concern with the affirmative action plans of firms using IDR's in San Antonio, and asked City staff to survey

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firms receiving such bonds in the past to determine their progress made in affirmative action. She also asked that a clause be inserted into future bond application paperwork, to require this.

Ms. Patricia Mansell, attorney for the City of San Antonio Industrial Development Authority, stated her belief that some type of reasonable request could probably be placed into future such application paperwork, if the Council desired.

A discussion then took place on the use of affirmative action data in applications for such bonds in the future, and the possibility of checking into past compliance of firms receiving such bonds in San Antonio in the past.

Mayor Cisneros asked that the City Council possibly consider setting future policy on affirmative action for inclusion in future applications, not the current ones.

In response to a question by Mr. Eureste, Mayor Cisneros discussed eligibility for IDR's and the possibility for growth status of Dobbs House's local operations in providing in-flight meals service, regardless of whether or not the firm receives such bonds.

Mr. Eureste spoke in favor of the use of IDR's to generate economic development in blighted areas, and spoke against the pending Resolution.

Mayor Cisneros stated that IDR's are not restricted by legislation to use only to fund firms located in blighted areas.

Mr. Hasslocher spoke in support of the Resolution, noting that it will create new jobs for San Antonians.

Mr. Archer spoke against using IDR's for wealthy business firms.

Mr. Harrington spoke of the program as a good one, noting that it creates economic development in a community.

Mr. Eureste spoke of his concern that a representative of the firm itself was not on hand in the Council chambers to discuss the matter with the City Council.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Alderete, Harrington, Hasslocher, Cisneros; NAYS: Dutmer, Archer; ABSENT: Thompson.

83-57 The Clerk read the following Resolution:

A RESOLUTION NO. 83-57-100

APPROVING THE ISSUANCE BY CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS \$800,000 IN INDUSTRIAL DEVELOPMENT REVENUE BONDS, SERIES 1983 (McDANIEL-SPENCER CORPORATION PROJECT), APPROVING RESOLUTION OF SAID AUTHORITY AUTHORIZING ISSUANCE OF BONDS, MAKING CERTAIN RELATED FINDINGS AND DECLARING AN EMERGENCY.

* * * *

Mr. Hasslocher moved that the Resolution be approved. Mr. Alderete seconded the motion.

Mr. Webb thanked the East Side San Antonio Economic Development Council for its efforts in this matter, and noted that a resolution

supporting the Cherry Street Industrial Park Redevelopment is on next week's Council agenda. He stated that this all is part of the development of the New Braunfels Corridor through the east side of the City, and thanked members of the Council for their help.

Mayor Cisneros called this an outstanding project.

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

83-57

CRITERIA FOR IDRB's

Mayor Cisneros discussed the possibility of the Council asking the City Manager to bring before the City Council a future discussion on the tightening of the criteria for use of Industrial Development Revenue Bonds issued through the City of San Antonio.

Mr. Alderete and Mr. Harrington both spoke against the proposal.

Mr. Wing stated his opinion that there needs to be more consideration for locating IDRB-using firms in blighted areas of the City.

Mayor Cisneros stated his opinion that there appeared to be no firm consensus of the City Council to direct the City Manager to make such a study.

Mr. Archer stated that he would be willing to meet with any small or minority business firm or enterprise owner to discuss IDRB's.

83-57

The Clerk read the following Ordinance:

AN ORDINANCE 57,970

ACCEPTING THE PROPOSAL OF CAMBRIDGE SYSTEMATICS, INC., FOR DEVELOPMENT OF A DOWNTOWN TRANSPORTATION PLAN AND MANIFESTING AN AGREEMENT WITH VIA METROPOLITAN TRANSIT AUTHORITY AND THE DOWNTOWN OWNERS ASSOCIATION, IN CONNECTION THEREWITH.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Ms. Berriozabal seconded the motion.

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

83-57

Agenda item 41, being a proposed Resolution approving and recommending a Statement on proposed revisions to the current Edwards Board Order, was removed from consideration.

83-57

The Clerk read the following Ordinance:

AN ORDINANCE 57,971

REAPPOINTING MEMBERS TO SERVE ON THE AIRPORT ADVISORY BOARD FOR A TERM TO EXPIRE DECEMBER 15, 1985. (REAPPOINTMENTS: RAUL V. GONZALES (5); JOHN

PEVETO (8); SAM MADRID (7); COL. LEWIS H. WALKER (MAYOR).)

* * * *

Mr. Harrington moved that the Ordinance be approved. Mr. Eureste seconded the motion.

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

83-57 The Clerk read the following Ordinance:

AN ORDINANCE 57,972

APPOINTING JESSE HUERTA TO SERVE ON THE SAN ANTONIO PUBLIC LIBRARY BOARD OF TRUSTEES AND AMENDING ORDINANCE NO. 57912, TO REFLECT A CHANGE IN JULIA KNIGHT'S TERM OF OFFICE FOR SAID BOARD.

* * * *

Mr. Wing moved that the Ordinance be approved. Ms. Berriozabal seconded the motion.

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

83-57 The Clerk read the following Ordinance:

AN ORDINANCE 57,973

REAPPOINTING AND APPOINTING MEMBERS TO SERVE ON THE MARKET ADVISORY BOARD FOR A TERM TO EXPIRE DECEMBER 15, 1985. (REAPPOINTMENTS: RUBEN MUNGUIA (1); TERRY OROZCO (5); HENRY GUERRA (MAYOR); PETE BERLANGA (4); CONSUELA ZARAGOZA (7); APPOINTMENT: SIMON H. CASTILLO (8).)

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Harrington seconded the motion.

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

83-57 The Clerk read the following Ordinance:

AN ORDINANCE 57,974

REAPPOINTING AND APPOINTING MEMBERS TO SERVE ON THE MAYOR'S COMMISSION ON THE STATUS OF WOMEN FOR A TERM TO EXPIRE DECEMBER 15, 1984. (REAPPOINTMENTS: VANGIE AGUILERA (1); CINDY BARRETT (3); GLORIA

IRUEGAS (7); PHYLLIS BOWIE (MAYOR); VELMA PAYTON
BUTLER (2); BETTY FERNIZ (5); KAY MOORE (8);
APPOINTMENT: CESSIE SANCHEZ (6.)

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Harrington seconded the motion.

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

83-57 The Clerk read the following Ordinance:

AN ORDINANCE 57,975

WAIVING THE APPLICABLE CITY CODE REQUIREMENTS CONCERNING SOLICITATION IN ORDER TO ALLOW STREET SOLICITATION TO COLLECT MONEY FOR TELETHON NAVIDENO SPONSORED BY THE ARCHDIOCESE OF SAN ANTONIO.

* * * *

Mr. Eureste moved that the Ordinance be approved. Mr. Wing seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Alderete, Harrington, Archer; Hasslocher, Cisneros; NAYS: Dutmer; ABSENT: Thompson.

83-57 PUBLIC HEARING--LAND USE PLAN

Mayor Cisneros declared the Public Hearing to be open.

Dr. Larry Hufford, Planning Commission, briefly explained the proposed Land Use Plan, noting that much 'give and take' was involved in its development as a 'flexible document', and he further stated that it would be a policy and goals statement in the future development of San Antonio. He noted that much of what is included in the Land Use Plan already is being done, and stated that the document would be a common reference point for decision-making on land uses in San Antonio in future years.

Mr. Jose A. Cisneros, Superintendent, National Parks Service, San Antonio Missions National Historic Park, spoke of his organization's concern for the protection of the missions, and stated that there is no direct reference to protection of the Missions Park area in the Land Use Plan. He requested that the City Council not adopt this plan unless the basic premise of the Missions Park area is not addressed, or the area is exempted from this premise.

Mr. Ken Szymanski, San Antonio Apartment Association, read a prepared statement, a copy of which is made a part of the papers of this meeting. In summary, the group would like a final coordination between the utilities' master plans' pricing policies and their short-range improvement plans.

Mr. Ed Kelley, North San Antonio Chamber of Commerce, expressed his group's support for the Land Use Plan draft as recommended by the City Planning Commission.

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Mr. Harris Connell, Greater San Antonio Chamber of Commerce, endorsed the overall concept of the proposed Land Use Plan, and stressed the positive aspects expressed in the flexibility in this plan.

Mr. Michael Espense, Greater San Antonio Builders Association, commended the Land Use Committee and the Planning Commission on the efforts exerted by these groups. He noted that his group wholeheartedly endorsed the Land Use Plan as proposed, and commented on several aspects of the plan, also expressing concern about many topics, such as the Edwards Recharge Zone, Edwards Drainage Area, extension fees and replacement costs.

There being no further citizens wishing to be heard on this matter, Mayor Cisneros declared the Public Hearing to be closed.

Mayor Cisneros expressed the Council's appreciation to Mr. Roland Lozano, Director of Planning for the City of San Antonio, and to his staff as well as to the Planning Commission, for the work they had done in the implementation of the Land Use Plan.

Mr. Harrington moved that the Land Use Plan be moved to the "A" Session for action. Mr. Alderete seconded the motion.

Mr. Harrington spoke to the fact that many worked closely together to draft this document, and thanked the Planning Commission and City Planning staff for their work.

Mrs. Dutmer spoke of her concern with one sentence on page 7 of the document, affecting application of the Land Use Plan, and of her fears that it will bring lower-use developments to the south side. She also spoke of her concern with the possibility of unbridled growth in the City, and stated her belief that the Land Use Plan needs more work.

The motion to place this item on "A" Session prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Alderete, Harrington, Hasslocher, Cisneros; NAYS: Dutmer; ABSENT: Thompson, Archer.

(At this point, Mayor Cisneros was obliged to leave the meeting. Mayor Pro Tem Wing presided.)

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83-57FRELON DRAINAGE PROJECT

Mr. Eureste asked the City Council to place on next week's Council agenda a proposed Ordinance authorizing the scope of the Frelon Drainage Project to be enlarged to include the installation of retaining walls at 901 West Winnepeg.

Mr. Eureste moved that this item be placed for consideration on the "A" Session next week. Ms. Berriozabal seconded the motion.

The motion to move this item to next week's "A" Session prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Harrington, Archer, Hasslocher; NAYS: None; ABSENT: Thompson, Cisneros.

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The Council recessed at 4:05 P.M. for Executive Session, reconvening at 5:00 P.M. for Citizens to be Heard.

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CITIZENS TO BE HEARD

HERJE CARLSSON

Mr. Herje Carlsson, of the Alamo Carriage Service, spoke to the City Council, asking for permission to have five additional carriages during the Christmas season. He stated that the carriages were to provide free rides for the disabled and orphaned children. He stated that they were turned down by Captain Benavides, from the Police Department. He stated that they have also been turned down to operate a fund raising program for the Modern Pentathlon.

Mayor Pro Tem Wing stated that a decision would have to be made by the entire City Council at a formal "A" session.

* * * *

MRS. EDITH MOLNAR

Mrs. Edith Molnar, of the Alamo Carriage Service, also stated that they have been turned down repeatedly by the staff on their requests to provide free carriage rides to orphans and disabled persons.

* * * *

83-57 The Clerk read the following Letter:

November 28, 1983

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

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

November 17, 1983

Petition submitted by Mr. Robert Gonzales and other petitioners requesting consideration from the Mayor and City Council for a taxi-cab rate increase.

* * * *

/s/Norma S. Rodriguez
City Clerk

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There being no further business to come before the Council, the meeting was adjourned at 6:05 P.M.

A P P R O V E D

Henry Casimiro
M A Y O R

ATTEST: *Norma S. Rodriguez*
C I T Y C L E R K