

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JUNE 13, 1985.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Pro Tem Martinez, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, THOMPSON, VERA, HARRINGTON, ARCHER, HASSLOCHER, MARTINEZ. Absent: CISNEPOS.

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85-36 The invocation was given by Reverend Donovan G. Houdeshell, Northminster Presbyterian Church.

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85-36 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

- - -  
85-36 LEUKEMIA SOCIETY

Mayor Pro Tem Martinez announced that a telethon Sunday would begin a funds campaign for the Leukemia Society of America, with volunteers, including himself, soliciting donations at many locations in the city on that day to fund further medical research.

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85-36 The minutes of the meeting of May 30, 1985 were approved.

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85-36 CONSENT AGENDA

Mr. Harrington moved that items 6-30 constituting the consent agenda be approved with the exception of items 12, 13, 14 and 15, to be pulled for individual consideration. Mr. Webb 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, Vera, Harrington, Archer, Martinez. NAYS: None. ABSENT: Wing, Thompson, Hasslocher, Cisneros.

AN ORDINANCE 60,835

ACCEPTING THE LOW BID OF NCR CORPORATION  
TO FURNISH THE CITY OF SAN ANTONIO MUNI-  
CIPAL COURTS WITH PARKING TICKETS FOR A  
TOTAL OF \$10,560.00.

\* \* \* \*

## AN ORDINANCE 60,836

ACCEPTING THE LOW BID OF UNIVERSITY MICROFILMS INTERNATIONAL TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH REFERENCE MICROFICHE FOR A TOTAL OF \$10,683.07.

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## AN ORDINANCE 60,837

ACCEPTING THE LOW BID OF GENERAL BANK & BUSINESS SYSTEMS TO FURNISH THE CITY OF SAN ANTONIO MUNICIPAL COURTS WITH ROTARY POWER FILES FOR A TOTAL OF \$24,436.62.

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## AN ORDINANCE 60,838

ACCEPTING THE BID OF KESSLER BROTHERS, INC. IN THE AMOUNT OF \$78,243.00 TO DEVELOP MIRASOL HOMES PARK; AUTHORIZING A CONTINGENCY; APPROPRIATING FUNDS; REVISING THE PROJECT BUDGET; AND PROVIDING FOR PAYMENT.

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## AN ORDINANCE 60,839

AUTHORIZING AN ADDITIONAL \$17,953.50 FOR ENGINEERING FEES PAYABLE TO SOMERVILLE-GONZALES & ASSOCIATES, IN CONNECTION WITH THE S.W. 34TH/ BARNEY/WESCOTT RECONSTRUCTION PROJECT.

\* \* \* \*

## AN ORDINANCE 60,840

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT IN THE AMOUNT OF \$20,000.00 WITH WILLIAM E. WALLIS & ASSOCIATES TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE HVAC SYSTEMS/ COMPRESSORS FOR 5 LIBRARIES AND 2 MULTI-SERVICE CENTERS; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 60,841

ACCEPTING THE BID OF TEXAS SCENIC COMPANY, INC. FOR A NEW STAGE AND HOUSE DIMMING SYSTEM AT THE CONVENTION CENTER THEATER FOR THE PERFORMING ARTS (LILA M. COCKRELL THEATRE) IN THE AMOUNT OF \$238,113.00; AND PROVIDING AN ADDITIONAL \$20,000.00 FOR A MISCELLANEOUS CONSTRUCTION CONTINGENCY; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

\* \* \* \*

AN ORDINANCE 60,842

ACCEPTING THE BID OF WAGNER CONSTRUCTION CO., INC. IN THE AMOUNT OF \$627,630.00 FOR THE BRIDGE AND STRUCTURAL REHABILITATION OF SAN ANTONIO RIVER BRIDGES; PROVIDING A CONTINGENCY; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

\* \* \* \*

AN ORDINANCE 60,843

ACCEPTING THE BID OF ALICE ROOFING AND SHEET METAL WORKS IN THE AMOUNT OF \$30,804.00 FOR THE RE-ROOFING OF WESTFALL AND PAN AMERICAN BRANCH LIBRARIES; PROVIDING A CONTINGENCY; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

\* \* \* \*

AN ORDINANCE 60,844

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH C.A. BOLNER & ASSOCIATES, INC. TO PROVIDE PLANS AND SPECIFICATIONS FOR THE AUSTIN INDUSTRIES SUBDIVISION OFF-SITE SEWER MAIN IN THE AMOUNT OF \$10,000.00; AUTHORIZING AN ADDITIONAL \$1,000.00 FOR THE ENGINEERING CONTINGENCY AND \$100.00 FOR BID ADVERTISING.

\* \* \* \*

## AN ORDINANCE 60,845

TRANSFERRING FUNDS FROM THE CONSTRUCTION CONTINGENCY FUND FOR THE LEON CREEK TREATMENT PLANT EXPANSION; AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #19 IN THE AMOUNT OF \$36,171.80 PAYABLE TO SANDERS CO, PLUMBING & HEATING, INC. DBA SANDERS INDUSTRIES LTD. FOR THE PROVISION OF TRAINING ASSOCIATED WITH THE OPERATION OF NEW EQUIPMENT INSTALLED AT THE LEON CREEK FACILITY.

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## AN ORDINANCE 60,846

AUTHORIZING THE TRANSFER OF \$13,360.00 FROM THE DOS RIOS CONTRACT 2 PRECONSTRUCTION SERVICES TO THE DOS RIOS CONTRACT 3 PRECONSTRUCTION SERVICES.

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## AN ORDINANCE 60,847

AUTHORIZING THE PAYMENT TO WALTER P. MOORE IN THE AMOUNT OF \$14,046.00 FOR ADDITIONAL WORK ASSOCIATED WITH THE STUDY AND DESIGN OF A TEMPORARY BY-PASS ON BOWIE STREET IN CONNECTION WITH THE HEMISFAIR REDEVELOPMENT PROJECT.

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## AN ORDINANCE 60,848

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$14,120.00 OUT OF VARIOUS FUNDS FOR THE PURPOSE OF ACQUIRING TITLE AND/OR EASEMENTS TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF AN EASEMENT TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT-OF-WAY PROJECTS (STONEWALL STREET PROJECT-BUFFALO TO PANAM: 5,000 PAYABLE TO ALAMO TITLE COMPANY AS ESCROW AGENT FOR DANIEL D. CHAVEZ, JR.; WHEATLEY DRAINAGE PROJECT #200: \$1,240 PAYABLE TO NATIONAL TITLE COMPANY AS ESCROW AGENT FOR MAE ZACHRIE, \$2,730 PAYABLE TO ELKS VILLAGE TRUST, AND \$990 PAYABLE TO RICHARD T. RODRIGUEZ;

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PARKWOOD DRIVE AT HILLMAN DRIVE DRAINAGE  
PROJECT: \$2,730 PAYABLE TO FIRST AMERICAN  
TITLE COMPANY AS ESCROW AGENT FOR LONNIE  
FRANKLIN LAIRD, ET UX, \$1,430 PAYABLE TO  
FIRST AMERICAN TITLE COMPANY AS ESCROW  
AGENT FOR ALEJANDRO TORRES, ET UX; STONE  
OAK-MIDWAY (AFTON OAKS) SEWER OUTFALL  
PROJECT: AN EASEMENT (DEDICATION) BY  
MIDWAY DEVELOPMENT COMPANY).

\* \* \* \*

AN ORDINANCE 60,849

AUTHORIZING A LEASE AGREEMENT FOR AREA  
402 AT THE SAN ANTONIO INTERNATIONAL  
AIRPORT WITH SECURITY AIR PARK, INC.,  
CANCELLING A LEASE FOR AREA 402 WITH  
MC-KEE AVIATION, INC. AND APPROVING  
A SUBLEASE AGREEMENT FOR MC-KEE  
AVIATION, INC.

\* \* \* \*

AN ORDINANCE 60,850

APPROVING THE PRICE AND CONDITIONS OF THE  
SALE BY THE URBAN RENEWAL AGENCY OF THE  
CITY OF SAN ANTONIO OF PARCEL 1205-6,  
CONTAINING APPROXIMATELY 4,926 SQUARE FEET  
LOCATED WITHIN THE FORT SAM GATEWAY  
COMMUNITY DEVELOPMENT PROJECT TO GILBERTO  
PEREZ AND WIFE, ERNESTINE PEREZ, FOR THE  
SUM OF \$1,800.00.

\* \* \* \*

AN ORDINANCE 60,851

APPROVING THE PRICE AND CONDITIONS OF THE  
SALE BY THE URBAN RENEWAL AGENCY OF THE  
CITY OF SAN ANTONIO OF PARCEL 3135-8,  
CONTAINING APPROXIMATELY 3,292.25 SQUARE  
FEET LOCATED WITHIN THE FORT SAM GATEWAY  
COMMUNITY DEVELOPMENT PROJECT TO EDWARD  
S. ALDERETE AND WIFE, DIANA T. ALDERETE,  
FOR THE SUM OF \$1,650.00.

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## AN ORDINANCE 60,852

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

\* \* \* \*

## AN ORDINANCE 60,853

AUTHORIZING THE ESTABLISHMENT OF AN EMPLOYEE ASSISTANCE PROGRAM FUND FOR THE PURPOSE OF PROVIDING FINANCIAL AID TO CITY EMPLOYEES WHO EXPERIENCE EMERGENCIES.

\* \* \* \*

## AN ORDINANCE 60,854

AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY SANITARY SEWAGE TREATMENT SERVICE CONTRACT BETWEEN THE CITY OF SAN ANTONIO AND LEON SPRINGS UTILITY COMPANY FOR PROVISION OF SANITARY SEWER SERVICE TO THE FALCON CENTER DEVELOPMENT AND CERTAIN TRACTS FORMERLY COMPRISING LEON SPRINGS.

\* \* \* \*

## AN ORDINANCE 60,855

AUTHORIZING THE EXPENDITURE OF \$39,800.00 FROM THE TRANSPORTATION MANAGEMENT PROGRAM FOR THE PROFESSIONAL SERVICES OF COMMUTER EXPRESS, A THIRD-PARTY VANPOOLER PROVIDER.

\* \* \* \*

85-36 The Clerk read the following Ordinance:

## AN ORDINANCE 60,856

APPROPRIATING AND TRANSFERRING \$70,000.00 INTO THE INTERIOR MODIFICATION TO CITY HALL ANNEX, PURCHASING DEPARTMENT AND CENTRAL STORES PROJECT MISCELLANEOUS CONSTRUCTION CONTINGENCY; AUTHORIZING

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FIELD ALTERATION NO. 6 IN THE AMOUNT  
OF \$66,871.00 FOR A NEW DROPPED ACOU-  
STICAL CEILING, NEW LIGHTING, NEW  
SPRINKLER SYSTEM AND IMPROVED AIR  
CONDITIONING FOR THE DATA PROCESSING  
SPACE IN THE CITY HALL ANNEX.

\* \* \* \*

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

Mrs. Dutmer spoke to the expenditure of a large amount of money in the City Hall Annex, while at the same time considering possible new City office space in another building.

Mr. Louis J. Fox, City Manager, noted that regardless of whether or not the City secures additional leased office space in another building, the Data Processing and other services would remain in the City Hall Annex.

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

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,857

APPROPRIATING AN ADDITIONAL \$20,000.00  
FOR MISCELLANEOUS CONSTRUCTION CONTINGENCY  
EXPENSES FOR THE SAN ANTONIO CONVENTION  
CENTER THEATRICAL STAGE CURTAINS AND  
DRAPERY PROJECT.

\* \* \* \*

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

In response to a question by Mrs. Dutmer, Mr. Frank Kjolbassa, Director of Public Works, explained that the supplementary budget funds for this project are necessary to meet requirements of the Fire Code.

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

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,858

APPROPRIATING AN ADDITIONAL \$20,000.00  
FOR MISCELLANEOUS CONSTRUCTION CONTINGENCY  
EXPENSES IN CONNECTION WITH THE RIVAS  
STREET RECONSTRUCTION PROJECT.

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

In response to questions by Ms. Berriozabal, Mr. Frank Kiolbassa, Director of Public Works, provided details of the proposed Ordinance.

Ms. Berriozabal spoke of her concern that there is a question concerning whether or not a certain block of Rivas Street is included in this project.

Mr. Kiolbassa stated that the block in question is not included, and funds to reconstruct that particular block would have to come from another funding source.

Ms. Berriozabal spoke of having received many complaints about this project.

Mr. Kiolbassa briefly explained some of the problems being experienced on this project.

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

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,859

AUTHORIZING AN ADDITIONAL \$35,000.00 FOR  
ENGINEERING FEES AND MISCELLANEOUS CONTIN-  
GENT EXPENSES PAYABLE TO C.A. BOLNER &  
ASSOCIATES, INC., IN CONNECTION WITH THE  
WESTERN DRAINAGE PROJECT#74.

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Mr. Harrington moved to approve the Ordinance. Mr. Thompson seconded the motion.

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In response to a question by Mrs. Dutmer, Mr. Frank Kiolbassa, Director of Public Works, explained that design and right-of-way acquisition for this project were funded by 1983 drainage bonds, the actual construction work is being funded by 1985 drainage bonds.

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

ZONING HEARINGS

31. CASE Z84240 - to rezone the east 4' of Lot 15 and the west 46' of Lot 16, the east 24' of Lot 17 and the west 28' of Lot 18, the east 48' of Lot 20, all of Lots 21 and 22, and the west 40' of Lot 23, Block 18, NCB 9238, in the 2700 block of Culebra Road, from "B" Residence District to "B-2" Business District, located on the north side of Culebra Road, being 260' west of General McMullen Drive, having a total of 254' on Culebra Road and a maximum depth of 115'.

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, Ms. Vera moved that the recommendation of the Zoning Commission be approved provided that a 3' dedication is given on Culebra Road and that off-street parking is provided and submitted to the Traffic Engineering Division for approval. Also that a six-foot solid screen fence is erected and maintained along the north and west property lines until such time as the property transitions to a non-residential use. Mr. Harrington 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, Martinez, Vera, Harrington. NAYS: None. ABSENT: Thompson, Archer, Hasslocher, Cisneros.

AN ORDINANCE 60,860

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 4 FEET OF LOT 15 AND THE WEST 4 FEET OF LOT 16, THE EAST 24 FEET OF LOT 17 AND THE WEST 28 FEET OF LOT 18, THE EAST 4 FEET OF LOT 20, ALL OF LOTS 21 AND 22, AND THE WEST 40 FEET OF LOT 23, BLOCK 18, NCB 9238, IN THE 2700 BLOCK OF

CULEBRA ROAD, FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A 3 FOOT DEDICATION IS GIVEN ON CULEBRA ROAD AND THAT OFF-STREET PARKING IS PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL. ALSO THAT A SIX-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH AND WEST PROPERTY LINES UNTIL SUCH TIME AS THE PROPERTY TRANSITIONS TO A NON-RESIDENTIAL USE.

32. CASE Z85076 - to rezone Lot 15, save and except the northeast and southeast 25', Block 5, NCB 11721, in the 2000 block of Lockhill-Selma Road, from "B-3R" Restrictive Business District to "B-3" Business District, located east of the intersection of Bel Air Drive and Lockhill-Selma Road, having 160' on Bel Air Drive and 240' on Lockhill-Selma Road.

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. Harrington moved that the recommendation of the Zoning Commission be approved provided that 13' of dedication is given along Lockhill-Selma Road and that driveways and off-street parking are provided and submitted to the Traffic Engineering Division for approval. Mrs. Dutmer seconded the motion. After discussion, on voice vote, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Harrington, Archer. NAYS: None. ABSENT: Thompson, Hasslocher, Cisneros.

AN ORDINANCE 60,861

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 15 SAVE AND EXCEPT THE NORTHEAST AND SOUTHEAST 25 FEET, BLOCK 5, NCB 11721, IN THE 2000 BLOCK OF LOCKHILL-SELMA ROAD, FROM "B-3R" RESTRICTIVE BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT 13 FEET OF DEDICATION IS GIVEN ALONG LOCKHILL-SELMA AND THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

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33. CASE 285166 - to rezone a 1.175 acre tract of land out of NCB 10835, being further described by field notes filed in the Office of the City Clerk, from "A" Single-Family Residence District to "B-2" Business District; a 0.522 acre tract of land out of NCB 10835, being further described by field notes filed in the Office of the City Clerk, from "A" Single-Family Residence District to "B-2" Business District; a 0.245 acre tract of land out of NCB 10835, being further described by field notes filed in the Office of the City Clerk, from "A" Single-Family Residence District to "R-2" Two-Family Residence District; and a 1.248 acre tract of land out of NCB 10835, being further described by field notes filed in the Office of the City Clerk, from "A" Single-Family Residence District to "R-2A" Three and Four-Family Residence District, located on the northwest corner and the southwest corner of Greco Drive and Roland Avenue, the northwest corner having approximately 150' frontage on Roland Avenue with a maximum depth of approximately 750' and the southwest corner having approximately 120' frontage on Roland Avenue with an approximate depth of 300'.

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 addressed her concern for the possible impact this rezoning will have on the intersection involved, during which the proponent, Mr. Mark Wittlinger, 10127 Norocco #150, briefly described the plans for development.

After consideration, Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that seven feet of dedication is given along Roland Avenue and that driveways and off-street parking are provided and submitted to the Traffic Engineering Division for approval. Mr. Harrington seconded the motion. On voice vote, the motion carrying with it the passage of the following Ordinance, revealed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Harrington. NAYS: None. ABSENT: Thompson, Archer, Hasslocher, Cisneros.

AN ORDINANCE 60,862

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 1.175 ACRE TRACT OF LAND OUT OF NCB 10835, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; A 0.522 ACRE TRACT OF LAND OUT OF NCB 10835, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY

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CLERK, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; A 0.245 ACRE TRACT OF LAND OUT OF NCB 10835, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-2" TWO-FAMILY RESIDENCE DISTRICT; AND A 1,248 ACRE TRACT OF LAND OUT OF NCB 10835, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-2A" THREE AND FOUR-FAMILY RESIDENCE DISTRICT, PROVIDED THAT SEVEN FEET OF DEDICATION IS GIVEN ALONG ROLAND AVENUE AND THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

34. CASE Z85186 - to rezone a 2.079 acre tract of land out of NCB 13807, being further described by field notes filed in the Office of the City Clerk, in the 5000 block of Sherri Ann Drive, from Temporary "A" Single-Family Residence District to "B-3" Business District, located on the northwest side of Sherri Ann Drive, having 285.20' frontage on Sherri Ann Drive Drive with a maximum depth of 327.11'.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Harrington 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. Mrs. Dutmer 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, Martinez, Vera, Harrington. NAYS: None. ABSENT: Thompson, Archer, Hasslocher, Cisneros.

AN ORDINANCE 60,863

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 2.079 ACRE TRACT OF LAND OUT OF NCB 13807, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5000 BLOCK OF SHERRI ANN DRIVE, PROVIDED THAT DRIVEWAYS AND OFF-

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STREET PARKING ARE PROVIDED AND  
SUBMITTED TO THE TRAFFIC ENGINEERING  
DIVISION FOR APPROVAL.

35. CASE Z85189 - to rezone a 3.72 acre tract of land out of NCB 16095, being further described by field notes filed in the Office of the City Clerk, in the 4900 block of Rittiman Road and the 6200 block of Fratt Road, from "I-1" Light Industry District to "B-3" Business District, located on the northwest corner of the intersection of Rittiman Road and Fratt Road, having 384' frontage on Rittiman Road with a maximum depth of 500'.

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. Harrington moved that the recommendation of the Zoning Commission be approved provided that three feet of dedication is given along Rittiman Road and five feet of dedication is given along Fratt Road. Also that driveways and off-street parking are provided and submitted to the Traffic Engineering Division for approval. Mrs. Dutmer seconded the motion.

Mr. Jim Overby, representing Pape-Dawson Engineers, briefly explained the requested down-zoning, stating that the property is needed for a bank/office building. He then displayed a schematic diagram of the project.

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

AN ORDINANCE 60,864

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 3.72 ACRE TRACT OF LAND OUT OF NCB 16095, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 4900 BLOCK OF RITTIMAN ROAD AND THE 6200 BLOCK OF FRATT ROAD, FROM "I-1" LIGHT INDUSTRY DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THREE FEET OF DEDICATION IS GIVEN ALONG RITTIMAN ROAD AND FIVE FEET OF DEDICATION IS GIVEN ALONG FRATT ROAD. ALSO THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

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36. CASE Z85191 - to rezone a 10.0 acre tract of land out of NCB 17621, being further described by field notes filed in the Office of the City Clerk, in the 12000 block of IH35 North, from Temporary "R-1" One-Family Residence District to "B-3" Business District, located on the southwest side of Bludau-Bishop Road, between IH 35 North to the northwest and Randolph Blvd. to the southeast, having 506.52' on IH 35 North, 71.68' on the cutback between IH 35 North and Bludau-Bishop Road, 690.34' on Bludau-Bishop Road, and 559.20' 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.

After consideration, Mr. Archer moved that the recommendation of the Zoning Commission be approved provided that five feet of dedication is given along Bludau-Bishop Road; that access from IH 35 is approved by the State Department of Highways and Public Transportation; and that Randolph Blvd. and Bludau-Bishop Road driveways and off-street parking are provided and submitted to the Traffic Engineering Division for approval. Mr. Harrington 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, Martinez, Vera, Harrington, Archer. NAYS: None. ABSENT: Thompson, Hasslocher, Cisneros.

AN ORDINANCE 60,865

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 10.0 ACRE TRACT OF LAND OUT OF NCB 17621, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 12000 BLOCK OF IH 35 NORTH, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT FIVE FEET OF DEDICATION IS GIVEN ALONG BLUDAU-BISHOP ROAD; THAT ACCESS FROM IH35 IS APPROVED BY THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION; AND THAT RANDOLPH BLVD. AND BLUDAU-BISHOP ROAD DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

37. CASE Z85193 - to rezone a 1.8382 acre tract of land comprised of Lots 47, 73 and 74, Block 3, NCB 11967, in the 9700 block of Plymouth Avenue and the 500 block of East Ramsey Road, from "A" Single-Family

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Residence District to "B-3" Business District, located on the southeast corner of the intersection of Wolfe Road and Plymouth Avenue, having 203. 0' of frontage on Plymouth Avenue with a width of 280' and a maximum depth of 366.7' to Ramsey Road, being 140' east of the intersection of Ramsey Road and Plymouth 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.

After consideration, Mr. Archer 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. Mr. Harrington 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, Martinez, Thompson, Vera, Harrington, Archer. NAYS: None. ABSENT: Hasslocher, Cisneros.

AN ORDINANCE 60,866

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 1.8382 ACRE TRACT OF LAND COMPRISED OF LOTS 47, 73 AND 74, BLOCK 3, NCB 11967, IN THE 9700 BLOCK OF PLYMOUTH AVENUE AND THE 500 BLOCK OF EAST RAMSEY ROAD, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,867

WAIVING THE FEES FOR THE USE OF THE CONVENTION CENTER IN THE AMOUNT OF \$7,500.00 IN CONNECTION WITH THE MUSCULAR DYSTROPHY ASSOCIATION'S ANNUAL LABOR DAY TELETHON TO BE HELD IN 1985 AND 1986.

831

\* \* \* \*

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

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

85-36 TRAVEL AUTHORIZATIONS - Granted:

Mayor Cisneros and Councilwoman Dutmer to travel to Galveston, Texas June 20-23, 1985 to attend the Texas Municipal League Institute for Mayors, Councilmembers and Commissioners.

Councilman Robert S. "Bob" Thompson to travel to Galveston, Texas June 19-24, 1985 to attend the Texas Municipal League Institute for Mayors, Councilmembers and Commissioners.

Councilman Joe Webb to travel to Galveston, Texas June 20-24, 1985 to attend the Texas Municipal League Institute for Mayors, Councilmembers and Commissioners.

\* \* \* \*

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,868

SETTING A PUBLIC HEARING ON THE PROPOSED  
SOUTH TEXAS NUCLEAR PROJECT BROWN AND ROOT  
SETTLEMENT FOR WEDNESDAY, JUNE 19, 1985,  
AT 7:00 P.M. AT THE VILLITA ASSEMBLY HALL.

\* \* \* \*

Mrs. Dutmer moved to approve the Ordinance. Ms. Vera seconded the motion.

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

June 13, 1985

dp

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,869

ACCEPTING THE STUDY OF DEVELOPMENT POTENTIAL  
FOR THE HOT WELLS SITE.

\* \* \* \*

Mrs. Dutmer moved to approve the Ordinance. Ms. Berriozabal 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, Martinez, Vera, Harrington, Archer. NAYS: None. ABSENT: Thompson, Hasslocher, Cisneros.

85-36

CITY WATER BOARD EXPANDED SERVICE AREA  
AND WATER EXTENSION POLICIES

City Manager Louis J. Fox spoke of City Council direction to City staff to review and recommend actions to insure appropriate administration of the new Certificate of Convenience and Necessity, once approved by the Public Utility Commission, a copy of which is made a part of the papers of this meeting. He stated that the City Planning Commission yesterday approved and forwarded to City Council the City Water Board regulations which implement water extension policies approved by City Council. He spoke specifically to Section 6, the Developer Loan Fund.

Mr. Roland Lozano, Director of Planning, noted that a public hearing is scheduled for June 20, 1985 to hear citizen input into this matter. He then briefly outlined the two options in the City staff memorandum on this topic; noting that the City Council is the governmental body which approves CWB rate packages, and recommended adoption of Option A.

In response to a question by Mrs. Dutmer, Mr. Lozano noted that the PUC examiner already has issued his recommendation in this matter, but the PUC has 30 days to review that recommendation before taking final action.

Mr. Harrington stated his concern about any possible changes being made in City staff recommendations, and spoke against any such changes. He spoke in support of City Council's original policy, which Mr. Lozano briefly explained at this point.

June 13, 1985  
dp

In response to a question by Mr. Martinez, Mr. Lozano stated that staff has answered Mr. Wing's stated concerns expressed last week concerning the Certificate of Convenience and Necessity.

After discussion, it was the informal concensus of Council members present to proceed with the recommendations as expressed by City staff.

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,870

AUTHORIZING THE EXTENSION OF AN AGREEMENT AS AMENDED WITH BONA VENTURES INCORORATED AND CFC DEVELOPMENT COMPANY TO FINALIZE A DEVELOPMENT PLAN FOR 320 ACRES OF CITY-OWNED PROPERTY BOUNDED BY US 90, KELLY AFB, THE VAN DE WALLE PROPERTY AND CAMARGO PARK.

\* \* \* \*

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

In response to a question by Mr. Thompson, Mr. Frank Kiolbassa, Director of Public Works, explained the proposed extension of a previous agreement for lease of certain property owned by the City, noting that the land at present is under a grazing lease, and the firms involved need an additional 90 days to complete their development plans for the property.

Mr. Thompson spoke of possible inclusion of a new frontage road that would serve Kelly Air Force Base functions in that area.

In response to a question by Mr. Wing, Mr. Roland Lozano, Director of Planning, explained that this area does not encroach onto the Military Air Operations District (MAOD).

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

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,871

APPOINTING MEMBERS TO SERVE ON THE AFFIRMATIVE ACTION ADVISORY COMMITTEE, FIREMAN'S AND POLICEMAN'S CIVIL SERVICE COMMISSION,

June 13, 1985  
dp

MUNICIPAL CIVIL SERVICE COMMISSION,  
TRANSPORTATION ADVISORY BOARD, URBAN  
RENEWAL AGENCY BOARD OF COMMISSIONERS,  
AND THE ARTS AND CULTURAL ADVISORY  
COMMITTEE, AND SETTING THEIR TERMS OF  
OFFICE, AND DECLARING AN EMERGENCY.

\* \* \* \*

The City Clerk then outlined the individual appointments to be made to each entity, to wit:

AFFIRMATIVE ACTION ADVISORY COMMITTEE

Ben Alexander (2)  
Pete Martinez (8)  
Martha McGoon (9)

FIREMAN'S AND POLICEMAN'S CIVIL SERVICE COMMISSION  
Simon Castillo to replace Alfred Castellano

MUNICIPAL CIVIL SERVICE COMMISSION

Dora Salinas  
William Starnes  
William Russell Bryant

ARTS AND CULTURAL ADVISORY COMMITTEE  
Mike Fernandez to replace Ralph Garcia

TRANSPORTATION ADVISORY BOARD

Paul Foster (2)  
Wayne Roth (9)  
Sister Reed (M)

URBAN RENEWAL AGENCY BOARD OF COMMISSIONERS

Taddy McAllister

Mr. Archer moved that the Ordinance be approved. Mr. Webb 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, Martinez, Thompson, Vera, Harrington, Archer. NAYS: None. ABSENT: Hasslocher, Cisneros.

A brief discussion then took place concerning the prevailing tie vote for appointment to the VIA Metropolitan Transit board, which tie may be broken when Mr. Thompson casts his vote, he being absent at the meeting at which the tie vote occurred in this board appointment.

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,872

APPOINTING THE FOLLOWING INDIVIDUALS TO  
THE ALAMO PRIVATE INDUSTRY COUNCIL FOR  
TERMS OF OFFICE TO EXPIRE JUNE 30, 1987.

\* \* \* \*

The City Clerk then outlined the individual appointments to be made, to wit:

Gloria Hernandez (1)  
Curtis Neal (2)  
Pat Turner-education (3)  
Betty Ferniz (4)  
Abel Vela (5)  
Michael Novak (6)  
Glenda Muser-Kratzer (7)  
Al Rohde (8)  
Andrew J. Olejer (9)  
Hull Youngblood (M)  
Robert Salvatorre-at large

Ms. Julia Castellano-Hoyt, Assistant to the City Council, explained the special handout of appointment schedules, including possible candidates to be considered for this appointment.

Each individual Council member then made his or her individual appointment, as outlined above.

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

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

June 13, 1985  
dp

NEW LEASED OFFICE SPACE FOR CITY DEPARTMENTS

Mr. Louis J. Fox, City Manager, spoke of the continuing need to consolidate City departmental office space requirements, and noted that two groups of persons desire to make presentations to the City Council at this time. He explained that he desired to consolidate some five City departments into one office site near City Hall, and would need 95-100,000 square feet of office space to accomplish this. He noted that some months ago he had asked for office space in the Commerce Plaza Building, but had decided against that site because it could provide the City with only 4,000 square feet of ground -floor space, whereas the Main Plaza Building could provide its entire ground floor to the City for its use.

Mr. Fox then briefly outlined a City staff memorandum on this topic, a copy of which is made a part of the papers of this meeting. He addressed the basic differences between the two buildings, as far as City requirements for space were concerned, and stated his belief that it would be more cost-effective in the long run to run City computer lines to Main Plaza Building than to the Commerce Plaza Building.

After discussion, it was the concensus of the City Council to allow each side 20 minutes to make their presentations.

Mr. John Steen, Jr. spoke briefly to the organization of the firm he represents, Commerce Savings.

Mr. John Kerr, President and Chief Executive Officer, Commerce Savings, described the Commerce Plaza Building and the proposed lease details, and briefly compared the two lease proposals before the Council. He noted that the 175,000 square feet of lease space he proposes for the City would allow the City room for future expansion, if needed, and stated that he would be willing to drop his lease requirement of \$10 per square foot to \$9 per square foot, and would grant the City an equity ownership interest in the building. He spoke of the availability of some 250 free parking spaces in the attached garage, spaces under long-term lease to his firm and available for City use, stating that he would provide one free parking space per 1,000 square feet in the lease. He then addressed the purchase option and the planned reduction in rental rates to the City, stating his opinion that the City's equity ownership interest would amount to perhaps \$4-5 million. He also stated his opinion that San Antonio Savings Association, occupant of much of the ground floor of the Commerce Plaza Building, might be willing to relocate from that space, if necessary. He further stated his opinion that the City does not require ground-floor lease space in which to operate its One Stop Business Service function since it serves primarily developers and business persons, not the average citizen walking in off the street.

Mr. Sal Ochoa, representing Serna-Raba, Partners, spoke to the space considerations of the two buildings concerned, noting that the Main Plaza Building has smaller per-floor 'footprints'.

Mr. Dean Maddox, representing the ownership of Main Plaza Building, noted that his organization has renovated for re-use some seven office buildings in San Antonio, and stated that Main Plaza Building now has been completely renovated. He stated that the building has some 24,000 square feet of available space on the ground floor, and a tunnel connecting it to the Frost Parking Garage across the street, for convenience of users. He noted that the projected financing rate is attractive from the City's standpoint and provides the City of San Antonio good rental rates and a chance for ownership of the building. He spoke to the availability of some 96,999 square feet of rentable space in the Main Plaza Building.

(At this point, Mayor Pro Tem Martinez was obliged to leave the meeting. Ms. Berriozabal presided.)

Mr. Maddox stated that the firm of Marmon-Mok would do the space-planning function on the Main Plaza Building at no cost to the City, and the City would be given full sub-lease privileges as part of its lease arrangement. He noted that the City could purchase the building in four years at 90 per cent of market value. He noted that he has arranged for Luby's Cafeteria, located on the ground floor, to move to another downtown location owned by his organization by next summer, a matter that was now in negotiation. He also noted that, if needed, the City could expand into the Rand Building nearby, which his organization also owns, should expansion be necessary in the future.

Mr. Kerr stated that his organization would pay for any differential costs incurred by the City to bring its computer cable to Commerce Plaza Building, as opposed to Main Plaza Building. He noted that his building is larger and his proposal provides better economic benefits than that proposed for Main Plaza Building.

Mr. Maddox noted that outside building signage is an important factor for the City to consider, noting that the San Antonio Savings Association logo is affixed to Commerce Plaza Building, whereas Main Plaza Building is fully open, as to signage, for City use, subject to the Historic Review Board approvals.

Mr. Stanley Young, San Antonio Kiwanis Club, representing the several civic and service clubs officing in Main Plaza Building and dependent upon Luby's Cafeteria for their weekly luncheons, asked that these clubs be given consideration in this matter, since they are made up of local business persons.

Mr. Dick Norton, San Antonio Optimist Club, noted that there are some 600 members involved in these service clubs headquartered in Main Plaza Building, all representing the business and professional life of San Antonio. He asked that consideration be given to the four clubs who will be displaced if Luby's Cafeteria leaves the building.

June 13, 1985  
dp

Mrs. Dutmer noted that one organization involved in this discussion of building leases is from Houston, while the other is from San Antonio. She spoke of the convenience to downtowners of having Luby's in its present location, and discussed several aspects of the Main Plaza Building lease proposal.

(At this point, Mayor Pro Tem Martinez returned to the meeting to preside.)

Mr. Maddox stated that he has agreed to move the four service clubs if Luby's moves from Main Plaza Building, and provide new office space at the same lease rates they now enjoy.

In response to a question by Mrs. Dutmer, Mr. David Garcia, Special Projects/Office of the City Manager, spoke to the proposed shifting of City departments to provide some 150,000 square feet of additional office space for the City. He also addressed the possible expansion of Main Plaza Building.

In response to a question by Mrs. Dutmer, Mr. Kerr spoke to the credibility of his economic lease projections and 'finish-out' costs.

A discussion then took place concerning elevator space and fire escapes in both buildings.

In response to a question by Mr. Thompson, Mr. Garcia spoke to the five-year projection on City employee growth and space needs to the year 1990. He noted that the City Manager is seeking to move as many employees as possible close to City Hall, and he briefly addressed the status of other leases for outside City office space.

In response to a question by Ms. Vera, Mr. Fox recommended the lease of the Main Plaza Building, stating that its proximity to City Hall makes it an ideal adjunct. He also stated that he does not foresee the need to construct new City offices, and further stated that it might be possible to interest Bexar County in leasing space for their needed expansion in the Commerce Plaza Building.

In response to a question by Mr. Webb, Mr. Kerr recapped briefly his explanation of equity ownership interest.

Mr. Webb discussed the various advantages and disadvantages of each building.

Mrs. Dutmer stated her belief that the City will need room to expand in the future.

Mr. Fox spoke of several expansion options available.

In response to a question by Ms. Berriozabal, Mr. Fox recommended the purchase of Main Plaza Building in five years and the possible addition of a second tower to that structure for expansion needs. He stated that the other option is construction of a new City office building on the site of the present City Hall Annex or perhaps lease of space in the Rand Building.

Ms. Berriozabal spoke against building another tower on Main Plaza Building because of its impact upon the San Fernando Cathedral, next door. She also stated her opinion that the citizens would not favor construction of a new City office building. She also stated her opinion that ground-floor space is not necessary for operation of the City's One Stop Business Service function.

A discussion then took place concerning the need for ground -floor space for the One Stop Business Service function versus an upper-floor location.

Ms. Berriozabal stated her opinion that ground-floor space should be used for 'people functions' in the downtown area.

Mr. Wing moved that City staff recommendation be adopted and the Ordinance finalizing lease arrangements for Main Plaza Building be approved. Ms. Vera seconded the motion.

The City Clerk then read the following Ordinance:

AN ORDINANCE 60,873

DIRECTING THE CITY STAFF TO ENTER INTO NEGOTIATIONS FOR AND FINALIZE A LEASE AGREEMENT WITH MAIN PLAZA LIMITED FOR CITY OFFICE SPACE AT THE MAIN PLAZA BUILDING.

\* \* \* \*

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

85-36            CLOSING AND ABANDONING PORTIONS OF PINETUM, BALTIC,  
AND AMHURST DRIVE (UNIMPROVED STREETS)

Mayor Pro Tem Martinez declared the Public Hearing to be open.

No citizen appeared to speak on this matter.

Mayor Pro Tem Martinez declared the Public Hearing to be closed.

June 13, 1985  
dp

The Clerk read the following Ordinance:

AN ORDINANCE 60,874

CLOSING AND ABANDONING PORTIONS OF PINETUM,  
BAL TIC AND AMHURST DRIVE (UNIMPROVED  
STREETS), BETWEEN NEW CITY BLOCKS 11740,  
11741, 11744 AND 11747, AND AUTHORIZING  
THE CITY MANAGER, OR HIS DESIGNEE, TO  
EXECUTE A QUITCLAIM DEED TO THE ADJACENT  
OWNER, FIRST CENTER OF SAN ANTONIO, FOR  
A CONSIDERATION OF \$1.00.

\* \* \* \*

Mr. Archer moved to approve the Ordinance. Mr. Webb 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, Martinez, Thompson, Vera, Harrington, Archer, Hasslocher. NAYS: None. ABSENT: Cisneros.

85-36 The Clerk read the following Resolution:

A RESOLUTION  
NO. 85-36-58

STATING COUNCIL POLICY THAT THE HIGHER  
TAX ASSESSMENTS WILL NOT BE USED TO  
INCREASE TAXES.

\* \* \* \*

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

Mr. Archer noted that many San Antonio property owners are upset over the latest increases in property values by the Bexar Appraisal District, and stated that this Resolution pledges that the City Council will not use the reappraisal system results to increase the taxes collected by the City of San Antonio this year. He spoke in support of the City staff memorandum on this matter. He also stated his opinion that some City departments are top-heavy, while others are not adequately utilizing their personnel. He spoke to his commitment for better efficiency in government, and asked that the recently-approved six-cent increase in the City's ad valorem tax rate be used only for debt retirement.

June 13, 1985  
dp

Mr. Wing spoke in agreement with the Resolution, noting that Mayor Cisneros had advocated the same thing before he left the country on his far Eastern economic development visit. He stated, however, that he does not support Mr. Archer's contention that the City has enough police officers.

Mr. Thompson spoke to the effect of this Resolution upon City taxes, and spoke in support of the work efforts of City Public Works crews.

Mr. Webb spoke in support of the Resolution.

A discussion then took place concerning the use of the six-cent increase in ad valorem City taxes in payment for bonds sold by the City.

Mr. Archer stated that he has questions concerning the entire appraisal process.

Mrs. Dutmer spoke in support of the Resolution, noting that many persons are upset over the reappraisal of their properties. She spoke in disagreement with Mr. Archer's contention that the City Manager's office is top-heavy, and asked that that clause be deleted from his memorandum on the matter at hand.

Mr. Harrington spoke in support of the Resolution and against a tax increase this year, based upon the new property reappraisals.

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

85-36 The Clerk read the following Ordinance:

AN ORDINANCE 60,875

DIRECTING THE CITY MANAGER TO ABATE A PUBLIC NUISANCE AT LA CASA GRANDE APARTMENTS LOCATED AT 1000 JACKSON-KELLER; MAKING LEGISLATIVE FINDINGS REGARDING SAID PUBLIC NUISANCE; AND DECLARING AN EMERGENCY.

\* \* \* \*

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

June 13, 1985  
dp

Mr. Archer briefly explained the situation concerning the apartment project, now empty, stating that it also is very near to a school, and the owner has filed for bankruptcy. He spoke of the many children in this area and of the dangers the abandoned apartment project represents, noting that the Metropolitan Health District itself cannot go onto the premises to spray or to drain the water from the swimming pool. He spoke of the need for a fence to be erected around the pool to prevent an accidental drowning incident. He spoke of the fire hazard that the abandoned complex represents, and spoke in support of some form of action that would allow the City to cope with the health hazards involved and attach a lien on the property to recover City costs involved.

Mrs. Dutmer asked that City staff look into this matter, stating that perhaps the San Antonio Housing Authority might be able to purchase this property for public housing.

Mr. Thompson spoke of the need to protect the public in such matters, but spoke to his concern with how far the City might legally be able to go in this. He voiced his concern as to the City's possible liability, should it take some sort of action.

Mr. Alexander E. Briseno, Assistant City Manager, spoke of the need for the City to enforce its health, safety and welfare Ordinances.

Mr. Lowell Denton, City Attorney, stated that he would visit the site and determine what violations exist, and from that would determine possible avenues of prosecution and possibly making each day's offense a separate offense, to include the possibility of filing a civil lawsuit in the matter. He stated his opinion that the swimming pool situation might qualify as a target for such a lawsuit by the City, and stated that it might be possible to secure the owner's permission to erect a fence around the pool.

Mr. Harrington spoke of the need to be cautious in passing an Ordinance on a single parcel of property, and spoke in support of enforcement of existing City laws in the matter.

Ms. Berriozabal voiced her support for the Ordinance.

Mr. Archer stated that, at the very least, he wants the swimming pool drained.

Mr. Wing spoke in support for the Ordinance. He noted the potential for liability on the City's part, but stated his opinion that special action is needed here.

Ms. Vera spoke in support of the Ordinance, noting that her district has similar hazards, as well.

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

85-36 The City Council recessed its regular session at 4:39 P.M. to convene an executive session, reconvening the regular session at 5:00 P.M. for Citizens to be Heard.

85-36

CITIZENS TO BE HEARD

MR. JAIME MARTINEZ

Mr. Martinez, representing the Junior Brown Berets, spoke to the City Council about representatives of the Guardian Angels visiting San Antonio and discussions of their planned activities in public housing projects. He spoke to the differences between the City of New York, where they were organized, and the City of San Antonio, and stated his reasons for opposing their planned patrols of the west side area, especially because of their unfamiliarity with the area and its culture. He then spoke about the efforts of the Brown Berets and Junior Brown Berets and their work in the community. He also stated that the San Antonio Police Department can best handle any problems which may arise.

Mr. Thompson spoke of his meetings with Mr. Martinez and the Brown Beret organization and the dedicated efforts being made by this organization in the community. He reiterated statements made by Mr. Martinez with regard to the Guardian Angels.

Ms. Berriozabal spoke about the last visit of the Guardian Angels to San Antonio and their failure to meet with officials of the housing projects.

Mr. Wing expressed his support for the efforts of the Brown Berets and the benefits to the community by this organization.

Ms. Vera also expressed her congratulations to Mr. Martinez and members of the Brown Berets and spoke of the work which they are doing in the community.

Mayor Pro Tem Martinez expressed his support of the Brown Berets organization in trying to better the quality of life in the housing projects, and reiterated the concerns expressed by Mr. Martinez with regard to the Guardian Angels.

MRS. MARIA DOMINGUEZ

Mrs. Dominguez expressed her concerns with regard to reports in the newspapers that the Guardian Angels from New York would be setting up patrols in the west side of San Antonio. She also spoke against building new police sub-stations throughout the City, and instead suggested using that money to hire additional police officers.

June 13, 1985  
dp

85-36

MAYOR CISNEROS NAMED REGENT OF TEXAS A&M

On a point of personal privilege, Mrs. Dutmer announced that Mayor Cisneros today was named by Governor Mark White to be a regent of Texas A&M University.

85-36 The Clerk read the following Letter:

June 7, 1985

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.

May 30, 1985

Petition submitted by Ms. Lucille S. White, 8714 Bridington, San Antonio, Texas 78239, requesting the renewal of her Horse-drawn Carriage Permit.

\* \* \* \*

/s/ Norma S. Rodriguez  
City Clerk

There being no further business to come before the Council, the meeting was adjourned at 5:30 P.M.

A P P R O V E D

ATTEST:

*Norma S. Rodriguez*  
CITY CLERK

*Henry Cisneros*  
MAYOR

845

