

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, OCTOBER 7, 1982.

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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, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS. Absent: NONE.

82-43 The invocation was given by Reverend Guadalupe Fonseca, Iglesia Bautista Sur Zarzamora.

82-43 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

82-43 The minutes of the meeting of September 23, 1982 were approved.

82-43 SWEARING-IN OF MAYOR PRO TEM EURESTE

Mayor Cisneros thanked Mayor Pro Tem Webb for his term of service, and asked City Clerk Norma S. Rodriguez to swear in the new Mayor Pro Tem.

The Clerk administered the Oath of Office to Mayor Pro Tem Eureste.

Members of the City Council congratulated the new Mayor Pro Tem.

82-43 "INNOVATIONS IN TEXAS CITIES"

Mayor Cisneros informed the Council that the Institute for Urban Studies of the University of Texas at Arlington had recently produced a book entitled "Innovations in Texas Cities", and pointed out particularly its chapters dealing with municipal administration and other such innovations, noting that of 32 Texas cities surveyed, San Antonio was ranked first in such innovations in government. He congratulated the City Manager and City Attorney for leading San Antonio's municipal government in these new methods of government, and circulated copies of the book to members of the Council for review.

82-43 JOHN NAISBITT

Mayor Cisneros referred to an article written by Mr. John Naisbitt, well-known 'futurist', who was in town for a conference. He noted that Mr. Naisbitt had analyzed the top 10 cities in the United States and San Antonio was ranked among the top 10 for projected future growth and development.

82-43 "MISSIONS OF SAN ANTONIO"

Mrs. Dutmer distributed to members of the City Council copies of the new book "Missions of San Antonio", by Mary Ann Noonan Guerra, noting its value to San Antonio. She stated that the City Clerk had purchased a number of the books to be given as official gifts of the City in the future.

82-43 CONSENT AGENDA

Ms. Berriozabal moved that items 7 - 25 constituting the consent agenda be approved with the exception of items 9, 13 and 20, to be pulled for individual consideration. Mr. Eureste seconded the motion.

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

AN ORDINANCE 55,939

ACCEPTING A CONTRACT TO FURNISH THE SAN ANTONIO MAJOR RESOURCE CENTER LIBRARY SYSTEM WITH A ONE (1) YEAR LEASE OF FULL LENGTH FEATURE FILMS FOR A TOTAL OF \$8,166.00.

* * * *

AN ORDINANCE 55,940

ACCEPTING THE LOW BID OF LINROSE ELECTRONICS CORPORATION TO FURNISH THE CITY OF SAN ANTONIO WITH A SOUND DISTRIBUTION SYSTEM FOR A TOTAL OF \$10,905.49.

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AN ORDINANCE 55,941

ACCEPTING THE LOW QUALIFIED BIDS OF ANCIRA WINTON CHEVROLET, JORDAN FORD, INC. AND HERTZ CORPORATION TO FURNISH THE CITY OF SAN ANTONIO WITH AUTOMOBILES FOR AN APPROXIMATE TOTAL OF \$855,184.00.

* * * *

AN ORDINANCE 55,942

ACCEPTING THE BIDS OF VARIOUS COMPANIES FOR FURNISHING THE CITY OF SAN ANTONIO WITH MATERIALS AND SERVICES ON AN ANNUAL CONTRACT BASIS FOR AN ESTIMATED \$34,442.00.

* * * *

AN ORDINANCE 55,943

ACCEPTING THE LOW BID OF VAN WATERS AND ROGERS TO FURNISH THE CITY OF SAN ANTONIO WITH HERBICIDES FOR A TOTAL OF \$32,940.00.

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AN ORDINANCE 55,944

AUTHORIZING THE CITY MANAGER TO EXTEND A LEASE AGREEMENT BETWEEN THE CITY AND QUEST HOMES, INC. FOR A LEASE ON 2.471 ACRES OF LAND IN WESTWOOD VILLAGE.

* * * *

AN ORDINANCE 55,945

DECLARING A TRACT OF LAND OUT OF NEW

0329

CITY BLOCK 8637 SURPLUS TO THE CITY'S NEEDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED TO ALBERT G. WECHSLER, ET UX, ADJACENT OWNERS, FOR A CONSIDERATION OF \$320.00.

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AN ORDINANCE 55,946

DECLARING A TRACT OF LAND OUT OF NEW CITY BLOCK 12587 SURPLUS TO THE CITY'S NEEDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED TO HIPOLITO F. DELGADO, ET UX, ADJACENT OWNERS, FOR A CONSIDERATION OF \$170.00.

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AN ORDINANCE 55,947

CLOSING AND ABANDONING A PORTION OF PORTLAND ROAD, BETWEEN NEW CITY BLOCKS 11965 AND 11967, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO PHILLIP M. BARSHOP, THE ADJACENT OWNER, FOR A CONSIDERATION OF \$15,950.00.

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AN ORDINANCE 55,948

APPROVING THE PRICE AND CONDITIONS OF SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF CERTAIN SINGLE-FAMILY RESIDENTIAL LOTS LOCATED WITHIN THE EASTSIDE NEIGHBORHOOD DEVELOPMENT PROJECT.

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AN ORDINANCE 55,949

ACCEPTING THE PROPOSAL OF RABA-KISTNER CONSULTANTS, INC. IN THE AMOUNT OF \$16,000.00 TO DEVELOP PLANS AND SPECIFICATIONS FOR THE CLOSURE OF PEARSALL ROAD LANDFILL, AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 55,950

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

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AN ORDINANCE 55,951

AUTHORIZING PAYMENT OF MEMBERSHIP DUES IN THE AMOUNT OF \$10,019.00 TO THE NATIONAL LEAGUE OF CITIES.

* * * *

AN ORDINANCE 55,952

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

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AN ORDINANCE 55,953

AUTHORIZING AN EXCEPTION TO ORDINANCE 51213 TO PERMIT USE OF ALAMO PLAZA FOR AN ART SHOW.

AN ORDINANCE 55,954

AUTHORIZING A NINE MONTH'S EXTENSION OF THE SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSP) FOR THE PERIOD OCTOBER 1, 1982 - JUNE 30, 1983; APPROVING PROGRAM COSTS OF \$491,470.00; ACCEPTING A TENTATIVE GRANT AWARD OF \$442,300.00 FROM NATIONAL COUNCIL ON THE AGING, INC.; AUTHORIZING A BUDGET REVISION; APPROVING A PERSONNEL COMPLEMENT; AND AUTHORIZING A CONTRIBUTION OF \$18,910.00 FROM THE GENERAL FUND; AUTHORIZING CONTRACTS WITH AGENCIES FOR PROVIDING JOBS FOR ENROLLEES.

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82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,955

ACCEPTING THE BIDS OF SEAGRAVE FIRE APPARATUS AND FIRE APPLIANCE COMPANY OF TEXAS TO FURNISH THE CITY OF SAN ANTONIO WITH FIRE TRUCKS FOR A TOTAL OF \$365,109.50.

* * * *

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

In response to a question by Mr. Hasslocher, Mr. John Brooks, Director of Purchasing and General Services, spoke to the City's history of prior purchases from a certain fire equipment firm and their good record of performance.

In response to a question by Ms. Berriozabal, Mr. George Noe, Assistant to the City Manager, spoke to the locations where the new fire equipment is to be located.

A discussion took place concerning the reasons for the change of colors for fire vehicles from the traditional red to the safety lime yellow color.

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

82-43 The Clerk read the following Ordinance:

0331

AN ORDINANCE 55,956

ACCEPTING THE BIDS OF E. N. DEAN SHEET METAL WORKS AND ROOFING COMPANY, ALICE ROOFING AND SHEET METAL WORKS, INCORPORATED AND HINES MASSEY ROOFING TO FURNISH LABOR AND MATERIALS TO REROOF VARIOUS FIRE STATIONS FOR A TOTAL OF \$16,119.00.

* * * *

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

In response to a question by Ms. Berriozabal, Mr. George Noe, Assistant to the City Manager, spoke of the locations of certain fire stations to be re-roofed under this Ordinance, noting her concern with re-roofing stations that were to be abandoned as part of the current fire station locator package. Mr. Noe stated that certain of these stations would require re-roofing, even for that time remaining between now and the time they are disposed of.

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

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,957

AUTHORIZING EXPENDITURE OF THE SUM OF \$11,215.00 FOR THE PURPOSE OF ACQUIRING TITLE AND/OR EASEMENT TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF EASEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN EASEMENT AND A REDEFINITION AGREEMENT; ALL IN CONNECTION WITH CERTAIN RIGHT OF WAY PROJECTS.

* * * *

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

In response to a question by Mrs. Dutmer, Mr. Jack Currington, Right-of-Way Coordinator, Department of Public Works, spoke to Section 5 of the proposed Ordinance and the encroachment of this property onto City property.

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

82-43 ZONING HEARINGS

26. CASE 8932 P.P. - to rezone Lot 31, Block 1, NCB 15030, from "B-2" Business District to "B-3R" Restrictive Business District, located on the southeast side of N. W. Loop 410 Expressway, being approximately 400' southwest of the intersection of Thunder Drive and N. W. Loop 410 Expressway, having 270' on N. W. Loop 410 Expressway and a depth of 398'.

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

Mr. Andy Guerrero, Planning Administrator, stated that of the 22

notices mailed to adjacent property owners, eight were returned in opposition to this request, and noted that nine affirmative votes of the City Council would be needed for approval of the case.

Mr. Harry Jewett, the proponent, described the property and the history of its land use, noting that the property is lower in elevation than the nearby R-1 residential area. He displayed a diagram of the planned mini-warehouse facility for the site and also an architect's sketch of the planned facility.

Mr. Alan May, 4803 N. W. Loop 410, owner of the adjacent property, stated his objection to a B-3 rezoning for this property as detrimental to the neighborhood, noting his fears that trees on the property will be lost in the new development and the addition of more concrete and asphalt. He stated that he had originally owned this property and had sold it to Weberg Furniture for use as a furniture store location.

Mr. Jewett stated that the Weberg firm had sold the property to his client and that Mr. May and his business partner could have deed-restricted the property when sold to Weberg, had they wished to restrict its future usage. He spoke of having spoken to surrounding property owners on his client's plans for development of the property.

In response to a question by Mr. Alderete, Mr. May discussed the sale of the property by himself to the furniture company, and determined that neither he nor his partner actually lived on their property adjacent to the subject property, but maintained their offices there.

A discussion then took place concerning the reasons why none of the objecting single-family residential homeowners were present at the Council meeting today to object in person.

A discussion also took place concerning traffic ingress and egress to the property.

Mr. Harrington spoke against the request.

Mr. Alderete spoke in favor.

Mr. Alderete moved that the recommendation of the Zoning Commission be approved provided that a six foot concrete solid screen fence is erected along the northeast and southwest property line. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Archer, Hasslocher, Cisneros; NAYS: Harrington; ABSENT: None.

AN ORDINANCE 55,958

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 31, BLOCK 1, NCB 15030, FROM "B-2"
BUSINESS DISTRICT TO "B-3R" RESTRICTIVE
BUSINESS DISTRICT, PROVIDED THAT A SIX
FOOT CONCRETE SOLID SCREEN FENCE IS
ERECTED ALONG THE NORTHEAST AND THE SOUTH-
EAST PROPERTY LINE.

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82-43

BEE COUNTY COLLEGE

Mayor Cisneros introduced members of a Public Administration class from Bee County College of Beeville, Texas, present in the audience today, and welcomed them to San Antonio.

27. CASE 8973 P.P. - to rezone a 4.029 acre tract of land out of NCB 10918 being further described by field notes filed in the Office of the City Clerk, in the 9100 Block of U.S. Hwy 181 South (S. Presa St.), from Historic "B" Residence District to Historic "B-3" Business District, and a 43.963 acre tract of land out of NCB 10918 and 10919 being further described by field notes filed in the Office of the City Clerk, from Historic "B" Residence District to Historic "I-1" Light Industry District, located on the southwest side of U.S. Hwy 181 south, being approximately 4046' northwest of the intersection of Southton Rd. and U.S. Hwy 181 south, having 788.81' on U.S. Hwy 181 South having approximately maximum depth of 800' and an approximate maximum width of 900'. The "B-3" portion being on the northeast 200' of the subject property and the "I-1" being on the remaining portion.

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

Mr. Andy Guerrero, Planning Administrator, stated that of the 13 notices mailed to adjacent property owners, two were returned in opposition to this request, and noted that nine affirmative votes of the City Council would be needed for approval of the case.

Mrs. Dutmer moved to approve the recommendation of the Zoning Commission, provided that the City Council's feelings in this case be made known if and when the case goes before the Zoning Board of Adjustment. Mr. Thompson seconded the motion.

Mr. Robert Ortiz, the proponent's consulting engineer, explained plans for an office-warehouse industrial complex on the property.

Mr. Emmitt C. Hubble, 2406 West Southcross, stated his opinion that the plans would be detrimental to area development.

Mr. Louis Parsons, 2406 West Southcross, stated that this is primarily a rural area and residential in nature at this time, and he spoke against plans for an industrial rezoning for the property, noting his fear of more noise and pollution as a result.

Mrs. Dutmer stated her belief that this area is not now suitable for further residential development because much of it is near a flood plain.

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

AN ORDINANCE 55,959

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 4.029 ACRE TRACT OF LAND OUT OF NCB 10918 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 9100 BLOCK OF U. S. HWY 181 SOUTH (S. PRESA STREET) FROM HISTORIC "B" RESIDENCE DISTRICT TO HISTORIC "B-3" BUSINESS DISTRICT, AND A 43.963 ACRE TRACT OF LAND OUT OF NCB 10918 AND 10919, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK FROM HISTORIC "B" RESIDENCE DISTRICT TO HISTORIC "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

28. CASE 8952 P.P. - to rezone the south 24' of Lot 11 and the north 36'

of Lot 12, Block 3, NCB 6314, 2215 S. Zarzamora Street, from "B" Residence District to "B-3R" Restrictive Business District, located on the westside of Zarzamora Street, being 48' north of the intersection of "B" Street and Zarzamora Street, having 60' on Zarzamora Street and a depth of 131.5'.

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. Andy Guerrero, Planning Administrator, stated that of the notices mailed to adjacent property owners, five were returned in opposition to this request. In addition, the staff has received a petition with 10 signatures in opposition, and noted that nine affirmative votes of the City Council would be needed for approval of this case.

Mr. Juan Antonio Garza, the proponent, stated that he will both live and operate a tire shop on this property, if the request is approved, noting that he had to move from his previous location when the City purchased the property.

Mr. Eureste spoke in support of the request, so long as the proponent maintains a clean property condition.

Mr. Eureste moved that the recommendation of the Zoning Commission be approved provided that the applicant work with the Traffic Engineering Division for proper access and right-of-way. Also, that a six foot solid screen fence is erected and maintained along the west property line. Mr. Webb seconded the motion.

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

AN ORDINANCE 55,960

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 24' OF LOT 11 AND THE NORTH 36' OF LOT 12, BLOCK 3, NCB 6314, 2215 SOUTH ZARZAMORA STREET, FROM "B" RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT THE APPLICANT WORK WITH THE TRAFFIC ENGINEERING DIVISION FOR PROPER ACCESS AND RIGHT-OF-WAY. ALSO, THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST PROPERTY LINE.

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29. CASE 8941 P.P. - to rezone Lots 41 - 42, Block 19, NCB 7505, 3916 - 3918 Culebra Road, from "C" Apartment District to "B-3R" Restrictive Business District, located southeast of the intersection of Culebra Road and Dolores Avenue, having 61.8' on Culebra Road and 108.66' on Dolores 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.

Mr. Andy Guerrero, Planning Administrator, stated that none of the 19 notices mailed to property owners adjacent to this property were returned in opposition.

Mr. Alderete moved that the recommendation of the Zoning Commission be approved provided that street dedication is given if necessary and that a

six foot solid screen fence is erected and maintained along the south property line. Ms. Berriozabal seconded the motion.

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

AN ORDINANCE 55,961

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 41 - 42, BLOCK 19, NCB 7505, 3916 -3918 CULEBRA ROAD FROM "C" APARTMENT DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT STREET DEDICATION IS GIVEN IF NECESSARY AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

* * * *

30. CASE 8954 P.P. - to rezone Lot 28, Block 18, NCB 10900, 323 Esma Street, from "B" Residence District to "R-4" Mobile Home Residence District, located on the northside of Esma Street being 200' west of the intersection of Calera Street and Esma Street, having 50' on Esma Street and a depth of 125'.

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. Andy Guerrero, Planning Administrator, stated that although none of the six notices mailed to adjacent property owners were returned in opposition to the request, it will require nine affirmative votes of the City Council to approve this case.

Mr. Rey M. Slaughter, the proponent, stated that he had secured 16 names of neighbors in favor of his request, and distributed to the Council photographs of the area surrounding his property and of the property itself, stating that many of the other structures were dilapidated. He compared his mobile home to them, and distributed additional photographs to the Council for comparison. He stated that he needs the rezoning in order to receive an electrical hookup, and stated his plans to use the mobile home for only six years, while he constructs a house on the property.

Mayor Cisneros spoke in support of the request.

Mrs. Dutmer spoke against the request, stating that it does not conform to the Zoning Ordinance, noting that other mobile homes in the area enjoy non-conforming rights, since they were there when the area was annexed to the City.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved. Mr. Archer seconded the motion. On roll call, the motion failed to carry by the following vote: AYES: Berriozabal, Eureste, Harrington, Cisneros; NAYS: Webb Dutmer, Wing, Thompson, Alderete, Archer, Hasslocher; ABSENT: None.

Zoning Case 8954 P. P. was denied.

31. CASE 9005 - to rezone Lot 21 and the west 8' of Lot 22, Block 2, NCB

15633, 5439 Gwenda Lea Drive, from Temporary "R-1" One Family Residence District to "R-4" Mobile Home Residence District, located northeast of the intersection of Gwenda Lea Drive and Van Street having 68' on Gwenda Lea Drive and 124' on Van Street.

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

No citizen appeared to speak in opposition.

Mr. Thompson moved that the recommendation of the Zoning Commission be approved by the City Council provided that street dedication is given, if necessary. Mr. Hasslocher seconded the motion.

Mr. Thompson stated that this area already is mostly mobile homes which were located on the properties in this area before it was annexed, and stated his belief that this rezoning request would be in keeping with the current development of the area.

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

AN ORDINANCE 55962

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 21 AND THE WEST 8' OF LOT 22, BLOCK 2, NCB 15633, 5439 GWENDA LEA DRIVE, FROM TEMPORARY "R-1" ONE FAMILY RESIDENCE DISTRICT TO "R-4" MOBILE HOME RESIDENCE DISTRICT, PROVIDED THAT STREET DEDICATION IS GIVEN, IF NECESSARY.

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32. CASE 9011 - to rezone Lots 29, 30, and the east 10' of Lot 28, Block 42, NCB 1850, 1135 W. Craig Street, from "D" Apartment District to "B-1" Business District, located on the north side of Craig Place, being approximately 75' east of the intersection of Fredericksburg Road and Craig Place having 60' on Craig Place and a depth of 130'.

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

Mr. Andy Guerrero, Planning Administrator, stated that of the 24 notices mailed to adjacent property owners, only one was returned in opposition to this case.

Mrs. Herminia C. Bloominger, the proponent, stated that she wants to install an antique shop on the property, and has businesses on three sides already.

Mr. E. L. Richey, 1118 West Craig Place, spoke of his fear that liquor might be dispensed at this location, and also spoke against installation of more commercial zoning in a residential area.

Mr. Guerrero pointed out that a B-1 zoning as requested would not allow the proponent to dispense liquor on the property, and briefly explained B-1 uses.

Mrs. Bloominger restated her plans for an antique shop, and noted that she would be closed Sundays.

Mr. Alderete moved that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and

maintained along the east property line. Mr. Webb seconded the motion.

Ms. Berriozabal noted Mr. Richey's concerns as to noise from nearby businesses, and urged the proponent to become a member of the Beacon Hill Neighborhood Association.

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

AN ORDINANCE 55,963

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 LOTS 29, 30, AND THE EAST 10' OF LOT 28, BLOCK 42, NCB 1850, 1135 WEST CRAIG STREET, FROM "D" APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

33. CASE 8963 - to rezone a 6.369 acre tract of land out of NCB 15677, being further described by field notes filed in the Office of the City Clerk, in the 3600 Block of Thousand Oaks Drive, from Temporary "R-1" One Family Residence District to "B-3" Business District, located 150' northeast and 151.98' northwest of the intersection of Wetmore Road and Thousand Oaks Drive having 213.99' on Thousand Oaks and 482.76' on Wetmore 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.

Mr. Alderete moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and street dedication is given if necessary. Mr. Thompson seconded the motion.

In response to a question by Mr. Hasslocher, Mr. Richard Thompson, representing the proponent, outlined current plans for a retail shopping center on the site.

Mr. Hasslocher noted his concerns for additional traffic problems in this area.

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

AN ORDINANCE 55,964

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 A 6.369 ACRE TRACT OF LAND OUT OF NCB 15677, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 3600 BLOCK OF THOUSAND OAKS DRIVE, FROM TEMPORARY "R-1"

ONE FAMILY RESIDENCE DISTRICT TO
"B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER PLATTING IS ACCOMPLISHED
AND STREET DEDICATION IS GIVEN, IF
NECESSARY.

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34. CASE 8966 - to rezone a 2.259 acre tract of land out of NCB 15837, being further described by field notes filed in the Office of the City Clerk, in the 4900 Block of Thousand Oaks Drive, from "R-3" Multiple Family Residence District to "B-2" Business District, located on the northeast side of Thousand Oaks Drive, being 2037' southwest of the intersection of Scarsdale Drive and Thousand Oaks, having 270.93' on Thousand Oaks Drive and a maximum depth of 327'.

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. Thompson moved that the recommendation of the Zoning Commission be approved by the City Council. Ms. Berriozabal seconded the motion.

Mr. Hasslocher spoke of having received numerous complaints from residents of the Northern Hills area as to commercial activity problems nearby.

Mr. Richard Thompson, representing the proponent, stated that his client has plans for a retail center on the property, which will be surrounded by apartment units.

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

AN ORDINANCE 55,965

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 DES-
CRIBED HEREIN AS A 2.259 ACRE TRACT OF
LAND OUT OF NCB 15837, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, IN THE 4900
BLOCK OF THOUSAND OAKS DRIVE, FROM "R-3"
MULTIPLE FAMILY RESIDENCE DISTRICT TO
"B-2" BUSINESS DISTRICT.

* * * *

35. CASE 8982 - to rezone Lot 27, Block 4, NCB 2072, 1147 - 1151 Culebra Road, from "B-1" Business District to "B-2" Business District, located northeast of the intersection of Elmendorf Street and Culebra Road, having approximately 100.36' on Culebra Road and 152.66' on Elemendorf Street.

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

No citizen appeared to speak in opposition.

In response to a question by Ms. Berriozabal, Mr. Andy Guerrero, Planning Administrator, discussed staff recommendations and traffic matters of this area.

Mr. Richard Thompson, the proponent, real estate broker, provided a brief background history of this property, noting that the dilapidated building currently on the property would be removed to make way for a new 7-11 convenience store.

Mr. Thompson moved that the recommendation of the Zoning Commission be approved by the City Council. Mr. Webb seconded the motion.

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

AN ORDINANCE 55,966

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 27, BLOCK 4, NCB 2072, 1147 - 1151 CULEBRA ROAD, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

36. CASE 8991 - to rezone a 1.461 acre tract of land out of NCB 17061 being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" One Family Residence District to "B-2" Business District, located on the southside of Longfield Drive, being between Old Blanco Road and Blanco Road, having approximately 195' on Longfield Drive, approximately 514' on Old Blanco Road and approximately 477' on Blanco 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.

Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved by the City Council provided that proper platting is accomplished, if necessary. Mr. Thompson seconded the motion.

In response to a question by Mr. Hasslocher, Mr. Kenneth R. Cooper, the proponent, spoke to plans for a restaurant operation on the site.

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

AN ORDINANCE 55,967

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 A 1.461 ACRE TRACT OF LAND OUT OF NCB 17061, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" ONE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

37. CASE 8980 - to rezone Lot 3, Save and Except the north 30' Block B, NCB 8695, from "F" Local Retail District to "B-3R" Restrictive Business District, located on the northwest side of Austin Highway being 646.50' southwest of the intersection of Harry Wurzbach Road and Austin Highway, having 340.83' on Austin Highway and a maximum depth of 442.49'.

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. 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, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: None.

AN ORDINANCE 55,968

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 3, SAVE AND EXCEPT THE NORTH 30' BLOCK B, NCB 8695, FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,969

CLOSING AND ABANDONING A PORTION OF MALONE AVENUE AT ITS INTERSECTION WITH BUFFALO STREET ADJACENT TO LOT 101, NEW CITY BLOCK 3465, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNATE TO EXECUTE A QUITCLAIM DEED TO ST. JAMES CATHOLIC CHURCH, THE ADJACENT OWNER, FOR A CONSIDERATION OF \$1.00.

* * * *

Mr. Archer moved for approval of the Ordinance. Mrs. Dutmer seconded the motion.

Mr. Eureste asked that the purchase price be reduced to \$1.00, and described the property, stating that St. James Catholic Church the prospective purchaser, has for years maintained this property, although it belongs to the City.

Mr. Eureste made an amendment to the motion to set the sale price at 1.00. Mr. Harrington seconded the motion.

Mrs. Maria Velasquez, St. James COPS, asked that the sale be approved at the lowered price.

Mr. Frank Kiolbassa, Director of Public Works, stated that City staff feels that the \$300 price is a fair market price.

Ms. Jane Macon, City Attorney, stated that state law forbids the City from giving public property away at no compensation.

A discussion took place concerning the possible reduction in the sale price and the possible consideration of applying "in-kind services"

such as maintenance of the land by the church for years as part of the sale price agreement.

Mr. Webb spoke of other City-owned property not being properly maintained.

Mr. Louis J. Fox, City Manager, stated that it might be possible to work out a long term lease on the property for the church, at a nominal cost such as \$1.00 per year, and still meet the state law requirements.

Mr. Hasslocher made a second amendment to the motion to negotiate such a long term lease for the property, at \$1.00 per year. Mr. Thompson seconded the motion.

A discussion took place concerning the reasonableness of the \$1.00 cost figure and possible use of "prior services" or "in-kind services" as part of the purchase price agreement.

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

On roll call, the first amendment to the motion prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Cisneros; NAYS: Dutmer, Hasslocher; ABSENT: None.

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

82-43

CENTRO 21 REPORT

Mayor Cisneros introduced Mr. Steve Lee, Chairman of Centro 21.

Mr. Lee identified members of the Centro 21 Task Force, and spoke of the restructuring of Centro 21 into five key areas of concern: environment; neighborhood revitalization; transportation; urban design; and HemisFair Plaza.

Ms. Virginia Van Steenberg, Chairperson of the Neighborhood Revitalization group, identified 23 downtown or near-downtown neighborhoods that were asked to join Centro 21. She stated that a survey was taken in these areas to determine how neighborhoods view redevelopment, what they feel is needed, etc.

Mr. Warren Wilkerson, Chairman of the Transportation group, spoke of the expected January 1983 beginning on the Mid-City Parking Garage next to the Majestic Theater as a positive transportation step for the City. He stated that the group studied other transportation innovations in other cities around the nation; looked at HemisFair Plaza; and discussed VIA Metropolitan Transit's "Trial Study". He also spoke of establishing a central theme for downtown San Antonio.

Mr. Alex Halff, Chairman of the Urban Design group, described the urban core of San Antonio, noting that the City is reaching the desired growth while at the same time retaining a good quality of life. He recommended that Houston Street in the downtown area become a pedestrian mall.

Mayor Cisneros stated that while in Houston recently, he was told that that city is planning a major reworking of Buffalo Bayou, in the same line as development of the River Walk in San Antonio. He also spoke of the apparent lack of a public/private cooperative venture in Houston, as yet. Mayor Cisneros spoke in favor of the Houston Street mall idea; more greenspace and water features in the downtown area; and some type of a controlled-area outdoor cooling by refrigerated air, to be developed.

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Ms. Iris Sanchez, Chairperson of the Downtown Environment group, stated that downtown San Antonio must compete with the malls, and noted that people must feel safe in coming downtown. She also spoke of several goals to clean up the downtown area.

Ms. Berriozabal spoke of her long involvement and interest in Centro 21, and asked that City staff commit to assignment of full time staff members to the Centro 21 effort, rather than shared-time personnel.

Several City Council members congratulated Mr. Lee and his group for their efforts.

82-43

HEARING ON MR. HAROLD VEXLER'S CONTEST OF THE
EXERCISE OF THE POWER OF EMINENT DOMAIN AS
IT INVOLVES HIS PROPERTY IN VISTA VERDE SOUTH

Mayor Cisneros read from a prepared statement concerning the requirement of state law that the City Council hear Mr. Vexler's contest of the exercise of eminent domain on his property in Vista Verde South.

Mr. Phil Hardberger, attorney for San Antonio Development Agency, provided details of the matter of the exercise of eminent domain on the property in question in Vista Verde South. He gave a brief history of the two land parcels concerned, stating that there is a signed agreement on Parcel No. 878-1.

In response to a question by Mayor Cisneros, Mr. Hardberger stated that San Antonio Development Agency is requesting that City Council deny Mr. Vexler's petition and agree with the Urban Renewal Agency of the City of San Antonio, SADA, to proceed in the condemnation process.

Mr. Gordon Davis, attorney for Mr. Vexler, stated certain facts of the matter as he viewed them, and stated that Mr. Vexler is ready to make a deal on the land, but Mr. Hardberger refuses to sign the agreement Mr. Vexler seeks. He stated that his client seeks to establish an aluminum recycling plant on the site, a plan that was approved by SADA on the stipulation that his client spend more than \$800,000 and employ at least 20 persons. Mr. Davis spoke of his concern that he and his client have not been fully informed on all pertinent actions by agents of Vista Verde South, and stated that his client wishes to keep Parcel 878-1 and use it for his business. He stated that his client is amenable to the City Council directing that the client and SADA staff work out a settlement on the issues.

In response to a question by Ms. Berriozabal, Mr. David Garcia, Coordinator of Vista Verde South project for the City of San Antonio, spoke to what he sees as needed to settle the issue, noting that City staff feels the issue needs to be settled in district court, at this point, and asked the Council to deny Mr. Vexler's request and let the matter go to court, as scheduled.

Ms. Berriozabal moved to deny Mr. Vexler's request. Mr. Harrington seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Garcia spoke to the chronology of the Vexler matter and the ultimate loss of Wright Oil Company as a participant in Vista Verde South because of problems with clearing the Vexler property matter.

In response to a question by Mr. Hasslocher, Mr. Winston Martin, Executive Director of San Antonio Development Agency, discussed the relocation of Mr. Alton Newell's firm from Vista Verde South to another location.

In response to a question by Mr. Hasslocher, Mr. Garcia stated that the Vexler property is planned now to be the site for the newly-approved Juvenile Detention Center for Bexar County.

Mr. Hasslocher spoke of his concern with forcing a 67-year-old business firm from its business site.

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Mr. Eureste stated that residents of the Vista Verde South area object to having a junkyard near their homes, and stated that this is now a matter for the courts to decide.

A discussion took place on the separate requests for action by both sides.

Mr. Thompson and Mrs. Dutmer spoke in favor of allowing the matter to be handled now in the courts.

Mr. Webb stated his belief that Mr. Vexler is not now in compliance with applicable laws on his property in question in Vista Verde South.

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

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,970

APPROVING CITY WATER BOARD SERVICE FOR A TRACT OF LAND PARTIALLY IN AND PARTIALLY OUT OF THE CITY WATER BOARD'S CERTIFIED SERVICE AREA CONTINGENT UPON THE DEVELOPER FINANCING THE COST OF THE APPROACH MAIN AND CONTRIBUTING A TEMPORARY BOOSTER FACILITY, IF NECESSARY.

* * * *

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

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

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,971

AUTHORIZING EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN THE CITY, ALAMO COMMUNITY COLLEGE DISTRICT, AND CONTROL DATA CORPORATION, RELATING TO THE ADVANCED COMPUTER TECHNICIANS TRAINING CONTRACT WITH CONTROL DATA, PROVIDING FOR TRAINING FOR ONE HUNDRED DISADVANTAGED ADULTS TO BECOME COMPUTER TECHNICIANS.

* * * *

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

In response to a question by Mr. Hasslocher, Dr. Ken Daly, Assistant Director of the Department of Economic and Employment Development, explained the training to be done, at the Southwest Campus of San Antonio Community College.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher,

Cisneros; NAYS: None; ABSENT: None.

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,972

AUTHORIZING EXECUTION OF PROFESSIONAL SERVICES CONTRACTS WITH VARIOUS ENGINEERING AND ARCHITECTURAL FIRMS TO PROVIDE PROFESSIONAL SERVICES ON CERTAIN CAPITAL IMPROVEMENT PROJECTS, AND PROVIDING FOR PAYMENT.

* * * *

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

Mr. Frank Kiolbassa, Director of Public Works, stated that a total of 23 firms are involved in 21 projects under this Ordinance, and described the City's selection process for professional services of architects and engineers. He spoke to the details of the South Side Multi-Service Center project and explained how the recommended firm of Hesson and May was selected.

In response to a question by Mr. Alderete, Mr. Louis J. Fox, City Manager, discussed the matter of recommendations for the architect/engineer firm on this project by Centro del Barrio, stating his belief that their recommendation was taken as only a recommendation to be considered in the City's selection process.

Mr. Alderete explained that the Breig Partnership had worked with this project planning from the start and carried it through the public hearing process for funding under Community Development Block Grant monies from the City. He stated his opinion that this firm should have been selected to continue this project to completion.

Mr. Alderete made an amendment to the motion to award the architectural services contract on the South Side Multi-Service Center, item 19 on the list of recommendations, to the Breig Partnership. Mrs. Dutmer seconded the motion.

Mrs. Dutmer spoke of her concern with seeing the same names of architectural and engineering firms on the City's recommendation lists year after year.

In response to Mrs. Dutmer's statement, Mr. Kiolbassa explained the selection process.

Mr. Fox stated that the President of the San Antonio Chapter of the American Institute of Architects has found no fault with the City's selection process, and stated that the firm of Hesson and May was judged the best-qualified for this project.

In response to a question by Mr. Eureste, Mr. Kiolbassa spoke to the Hesson and May firm's past work record in health facility construction.

Mr. Webb and Mr. Thompson stated that they would support the recommendation of the Council member from the district concerned. Mr. Thompson also stated that he would be working closely with the firms selected to do architectural and engineering work on projects in his district.

Mr. Wing stated his support for maintaining the integrity of the selection process used, and spoke against the substitute motion.

Mr. Alderete stated that City staff had outlined the process needed in order to amend the proposed Ordinance

In response to a question from Mr. Alderete, Mr. Kiolbassa stated

0345

that the Breig Partnership is not as experienced as the Hesson and May firm in this type of work, and repeated the method used in the selection process.

Mr. Fox stated that the City is very sensitive to the use of minority firms for City contracts.

Mr. Alderete stated that he feels the City should be committed to the firm which initially designed the project to see it to completion.

Mr. Eureste stated his opinion that favoritism could enter the selection process under the system in use by the City, and spoke to the history of the project from creation to CDBG funding under the Breig Partnership stating his belief that this was not right. He also spoke of having heard that the City's Department of Human Resources and Services had been seeking possible tenants for the South Side Multi-Service Center, when in fact it will not be a City-run facility.

Ms. Berriozabal stated that she did not fully understand the selection process used.

Mr. Kiolbassa stated that state law forbids the bidding on professional service contracts with the City.

A discussion then took place concerning the tally-sheet record used in the selection process, ranking firms for selection on the South Side Multi-Service Center.

Mr. Ernest Breig, of The Breig Partnership, explained briefly the history of the project's development and funding.

A discussion took place concerning the tally-sheet used and the criteria applied in the rankings.

Mr. Eureste spoke of his concern that new firms seeking to do work for the City are being penalized until they actually are given a job and establish a track record of service, and spoke against the use of any criteria that penalizes such new firms. He stated his opinion that such criteria impacts the idea of equal opportunity, and spoke against using the criteria of previous work done for the City as discriminatory.

Ms. Berriozabal stated her belief that this selection process is not the best one, and spoke in support of applying a firm's record in affirmative action in equal opportunity in the selection process.

Mrs. Dutmer spoke in favor of the Breig Partnership, and stated her opinion that the system needs to be changed.

Mr. Thompson moved to postpone action on the selection of architects/engineers for the South Side Multi-Service Center, item 19 on the list, for a period of two weeks in order to allow time for a review of the policies used in the selection process by the City. Ms. Berriozabal seconded the motion.

After discussion, the motion to postpone action on Item 19 prevailed by the following vote: AYES: Berriozabal, Dutmer, Eureste, Thompson, Alderete, Cisneros; NAYS: Wing, Harrington, Archer, Hasslocher; ABSENT: Webb.

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

Mayor Cisneros asked City staff to come up with new policies in these matters for consideration by the City Council.

92-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,973

MAKING AND MANIFESTING A CONTRACT FOR
A CONTINUOUS AUDIT OF CITY FINANCIAL
STATEMENTS FOR FISCAL YEARS 1983
THROUGH 1987, AND CONTAINING A
THIRTY DAY CANCELLATION PROVISION.

* * * *

Mayor Cisneros stated that five groups wished to be heard on this matter, and each would be given five minutes to speak. He then asked Mr. Wing, as chairman of the Council committee which screened potential auditing firms for the City, to report on details of the screening process.

Mr. Wing stated that his committee had screened some 14 prospective firms, and narrowed the potential list down to six firms for the interview process. He spoke of the points looked at by the committee, including such things as the partners being used, use of minorities and women in responsible areas, etc. He stated that the committee could not agree on a firm recommendation of a single firm, and noted that the partnership of Alexander Grant-Garza-Gonzalez and Peat Marwick Mitchell-Falls-Rodriguez tied for the recommendation.

Mr. Kenneth P. Finch, representing Ernst & Whitney and Charles Barrett & Company stated that his partnership has more than 210 employees in San Antonio, and spoke to the advantages of retaining the partnership for the contract. He further stated that they can work out of the local office, and addressed the benefits to the City of having a local auditing firm.

Mr. Bud Harder, representing the Touche Ross & Company firm, stated that his firm has the current audit contract with the City, and spoke against the idea of rotating auditing firms every five years, stating his belief that this is not the best method of handling the contract with the City.

Mr. Rudy Fernandez, also of Touche Ross & Company, spoke of the cost savings of retaining his firm and benefits accrued to the City by not rotating auditing firms every five years. He stated that his firm can key in on critical areas because they have the benefit of close working knowledge of City financial matters by virtue of their current contract work. He spoke in favor of a two-year extension of the current contract to allow them to perfect the single-audit concept.

Mr. Walter Bielstein, representing the partnership of Arthur Young/Finaldo Gonzalez, stated his firm's interest in serving as the City's auditors.

Mr. Mike McClellan, representing the partnership of Peat Marwick Mitchell-Falls-Gonzalez, stated that his firm is auditor for seven of the 11 largest cities in the United States at this time, and noted that the firm has been in San Antonio for more than 45 years, yet never has been given the City audit contract.

Mr. Don Cormie, representing Alexander Grant-Garza-Gonzalez, stated that the firm is an international firm, with the experience to handle the City's auditing needs.

In response to a question by Mr. Hasslocher, Mr. Wing stated that the committee had made three recommendations, including the firm which recorded one committee vote and placed second to the two firms which tied for first with two votes each.

Mr. Archer expressed his concern for the formation of joint venture partnerships in such matters, such as a major firm joining with a minority ethnic firm for such bids.

Mayor Cisneros stated that this is done in a number of places, and spoke to the practice in the City of Atlanta, where he noted that 40 per cent of all firms are black. He stated that this provides a method for minority-ethnic firms to move up the ladder of success in business, and spoke in support of the idea, which allows much better business mobility for

a smaller firm.

Ms. Berriozabal spoke in support of the Mayor's position.

Mayor Cisneros stated that the Council would make its selection of the winning firm by a process of nomination and elimination; Council members to nominate firms for the contract, and a hand-vote of the City Council to follow until such time as one firm gains the necessary six votes for selection. On each round of voting, the firm with the lesser amount of votes would be dropped for next-round voting.

Mr. Alderete nominated the firm of Alexander Grant-Garza-Gonzalez.

Mr. Harrington nominated the firm of Peat Marwick Mitchell-Falls-Rodriguez.

Mrs. Dutmer nominated the firm of Arthur Young/Rinaldo Gonzalez.

Under this process, on the first round of voting, the Alexander Grant partnership received five votes, Peat Marwick Mitchell partner received three votes, and Arthur Young-Rinaldo Gonzalez partnership received two votes.

On the second round, the Alexander Grant-Garza-Gonzalez partnership received seven votes, and the Peat Marwick Mitchell-Falls-Rodriguez partnership received two votes.

Mr. Alderete moved that the partnership of Alexander Grant-Garza-Gonzalez be awarded the City's auditing contract for the next five years. Mr. Thompson seconded the motion.

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

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,974

AUTHORIZING AND DIRECTING THE CITY
MANAGER TO ENTER INTO A MEMORANDUM OF
UNDERSTANDING WITH WILLIAM B. SCHLANSKER
OF SCHLANSKER INTERESTS ON A LEASE FOR
THE GILES BUILDING.

* * * *

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

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

82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,975

WAIVING SECTION 2 OF ORDINANCE 52865 SO
AS TO ALLOW STREET COLLECTIONS BY THE
BEXAR COUNTY SHERIFF'S RESERVE ON BEHALF
OF THE LEUKEMIA SOCIETY ON OCTOBER 9,
1982.

* * * *

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

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

- - -
82-43 Agenda items 45 and 46 had earlier been removed from consideration.

- - -
82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,976

PROVIDING FOR THE RECONSTRUCTION OF THE RICE ROAD BRIDGE AND ALLOCATING \$40,000.00 FOR THAT PURPOSE.

* * * *

Ms. Berriozabal 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, Wing, Eureste, Thompson, Alderete, Harrington, Cisneros; NAYS: Archer, Hasslocher; ABSENT: Webb, Dutmer.

- - -
82-43 By Council consent, Agenda Item 51 was bypassed for later consideration in the meeting.

- - -
82-43 The Clerk read the following Ordinance:

AN ORDINANCE 55,977

CLOSING AND ABANDONING SAN LUIS STREET FROM SOUTH FRIO TO SOUTH MEDINA STREETS BETWEEN NEW CITY BLOCKS 269 AND 270, VISTA VERDE SOUTH U.R.P.; AND AUTHORIZING A QUITCLAIM DEED TO THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, A/K/A SAN ANTONIO DEVELOPMENT AGENCY, THE ADJACENT OWNER.

* * * *

Mr. Thompson 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, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Webb.

82-34 The Clerk read the following Ordinance:

AN ORDINANCE 55,978

SETTING DATES, TIMES AND LOCATIONS FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF APPROXIMATELY 105 ACRES OF LAND NORTH OF THE INTERSECTION OF F. M. 1604 AND NACOGDOCHES ROAD KNOWN AS THE NACO-SIMON PROPERTY AND APPROXIMATELY

286 ACRES OF LAND ALONG F. M. 1604 WEST OF SAN PEDRO AVENUE KNOWN AS THE MIDWAY DEVELOPMENT PROPERTY/AFTON OAKS AREA; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS.

* * * *

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

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

82-43 DISCUSSION OF TELECASTING OF "CITIZENS TO BE HEARD"

Mr. Thompson moved that the Council request UA-Columbia Cablevision to provide coverage of the "Citizens to be Heard" segment of each City Council meeting. Ms. Berriozabal seconded the motion.

Mr. Cipriano Guerra, consultant of UA-Columbia Cablevision, stated that telecasting of each week's City Council meeting costs his firm some \$46,000 a year, and to add coverage of "Citizens to be Heard" to the coverage would require additional staff.

Mr. Thompson asked that the City staff be allowed to develop the capability to telecast City Council proceedings via the governmental access channel with in-house equipment and personnel, stating that City government is the closest that most people can get to decision-making in government on the local level. He stated his opinion that the City could cover the meetings with its own equipment and personnel for about half the cost that UA-Columbia Cablevision sustains. He also stated that "Citizens to be Heard" bring out many viable concerns of the citizenry that needs to be heard by the Council.

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

Mrs. Dutmer spoke against the matter of the City telecasting the meetings itself because of the cost, stating her belief that the City cannot do the job for half what it costs UACC. She also spoke against a governmental agency getting into private enterprise, in this manner.

In response to a question by Mr. Harrington, Mr. Guerra stated that City Council meetings have a good viewer response.

Mr. Harrington and Mr. Wing spoke against telecasting "Citizens to be Heard".

Mr. Thompson spoke of the need to telecast "Citizens to be Heard" as a statement of open government on the part of the City of San Antonio.

Ms. Berriozabal spoke in favor.

In response to a question by Mr. Alderete, Mr. George Noe, Assistant to the City Manager, stated that the City cannot match the three-camera quality of production available via UACC at this time, since the City only has a single camera and \$25,000 for both equipment and personnel this year. He stated that one option might be for the City to purchase more equipment and hire someone from the outside to run it.

In response to a question by Mr. Alderete, Mr. Guerra stated that UACC could lease the City its equipment and crews, and stated that he could produce a rough estimate of those costs if the Council wished.

Mr. Alderete made a substitute motion to postpone further consideration of this matter for two weeks, until UA-Columbia Cablevision

can come back with an estimate of the costs involved. Mr. Thompson seconded the motion.

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

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

82-43

BOND RATINGS

Mr. Louis J. Fox, City Manager, stated that the Standard and Poors bond rating firm had just given the City of San Antonio a rating of "AA+", an improvement of the previous rating as the result of a recent trip to New York by Councilmen Hasslocher and Webb.

82-43

TAIWAN TRIP

Mr. Eureste distributed copies of a number of publications he had brought back to San Antonio from his recent Sister City goodwill trip to Kaohsiung, Taiwan, indicating the measure of economic development in Taiwan and Hong Kong.

82-43

CANARY ISLANDS CULTURAL WEEK

Mr. Alderete distributed schedules of events for the Canary Islands Cultural Week in San Antonio.

82-43

CITIZENS TO BE HEARD

MR. RAY DESCH

Mr. Desch spoke of having received an airport parking charge of \$11.25 because he parked in the long-term parking area, thinking it was all right to park there free because he is handicapped. He also stated that as a result of his coming to Council last week to speak of this matter, he incurred a \$10 parking ticket from City police. Mr. Desch stated his opinion that if handicapped City employees are allowed to park near City Hall, all handicapped citizens should be given the same right.

Mr. George Noe, Assistant to the City Manager, explained that City policy permits such parking by handicapped employees, and that about 12 employees are in this category, but pay a fee for the parking privilege.

Mayor Cisneros stated that he personally would pay for Mr. Desch's \$10 parking ticket of last week, but nothing could be done about the airport parking charge since all citizens who use the long-term parking area have to pay a fee to do so.

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MR. RICARDO CASTRO

Mr. Ricardo Castro stated that he needs a second extension of his taxi cab permit, since the meters did not arrive in time.

Mr. Alderete moved that a three week extension be approved. Mrs. Dutmer seconded the motion.

The Council discussed the fact that three taxi cab drivers had not received their meters ordered from Chicago.

Mr. Alderete amended the motion to include Mr. Leroy Rios and Mr. Robert Gonzalez as well as Mr. Ricardo Castro.

Mr. Webb expressed concern about the fact that the taxi cab drivers had not been in contact with the staff prior to the permits expiring tomorrow.

The motion, as amended, prevailed by the following vote:
 AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Cisneros, NAYS: None; ABSENT: Harrington, Archer, Hasslocher.

MR. STEVE SHULTZ

Mr. Steve Shultz stated that enforcement of the handicapped parking laws are not being pursued by the Police Department. He asked that a directive be sent to the Police Department on this issue. He also stated that the shopping malls are not interested in addressing this issue.

Mr. Alderete moved that City staff implement the recommendation of Mr. Rolando Bono, Assistant City Manager, as outlined in his memorandum, a copy of which is a part of these minutes. Ms. Berriozabal seconded the motion.

After discussion, the motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Cisneros; NAYS: None; ABSENT: Harrington, Archer, Hasslocher.

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MR. JERRY RICE

Mr. Jerry Rice, of Baby Fair Children's Store, stated that he had not been able to erect a sign along San Pedro. He stated that the sign could be placed on a tract of land belonging to the City at the corner of El Mio/San Pedro. He stated that the loss of their old sign location had been an economical hardship for them. He asked for permission to re-erect the sign.

Mr. Alex Briseno, Assistant City Manager, stated that a staff presentation will be made next week at 5:00 P. M.

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MR. RALPH BROCK

Mr. Ralph Brock, Diamond Cab Company, requested an extension of five taxi cab permits. He has experienced difficulty in obtaining financial support for these five permits. He requested an extension for at least three permits.

After discussion, Mr. Alderete moved that Mr. Brock be given a 90-day extension for three permits and one week for the one that is ready to go. Ms. Berriozabal seconded the motion.

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

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82-43

COPS AGENDA ITEMS

Mayor Cisneros stated that COPS would like to see two items on the agenda for next week.

One, deals with the Fort Sam Houston agreement; and the other, deals with obtaining Council support of their position in educational finance by way of a resolution.

Mr. Alderete made a motion to place on next week's Council agenda an

item supporting COP's educational finance plan. Mr. Eureste seconded the motion.

After discussion, the motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Cisneros; NAYS: None; ABSENT: Harrington, Archer, Hasslocher.

There being no further business to come before the Council, the meeting was adjourned at 9:40 P. M.

A P P R O V E D
Henry Cisneros
M A Y O R

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

0353