

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, NOVEMBER 4, 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.

82-47 The invocation was given by Reverend Thomas H. Schmid, San Pedro Presbyterian Church.

82-47 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

82-47 The minutes of the meeting of October 21, 1982 were approved.

82-47 CONSENT AGENDA

Mr. Hasslocher moved that items 4 - 14 constituting the consent agenda be approved with the exception of item 13, to be pulled for individual consideration. Mr. Harrington seconded the motion.

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

AN ORDINANCE 56,064

ACCEPTING THE LOW BID OF DUBOSE FLOORS TO FURNISH THE CITY OF SAN ANTONIO WITH CARPETING FOR A TOTAL OF \$3,224.00 AND CANCELLING THE EXISTING CONTRACT WITH K. L. ENTERPRISES.

* * * *

AN ORDINANCE 56,065

ACCEPTING THE LOW BIDS OF ANCIRA WINTON CHEVROLET, INCORPORATED, GRANDE FORD SALES, INCORPORATED, JORDON FORD, INCORPORATED, NORTH CENTRAL FORD, INCORPORATED, NORTH STAR DODGE SALES, RED MCCOMBS FORD, SAN ANTONIO TRUCK SALES AND TOM BENSON CHEVROLET COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH TRUCKS FOR AN APPROXIMATE TOTAL OF \$1,881,873.29.

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AN ORDINANCE 56,066

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ESPEY, HUSTON & ASSOCIATES, INC. TO PROVIDE PROFESSIONAL SERVICES AND PREPARE PLANS AND

SPECIFICATIONS FOR CONSTRUCTION OF A
STILLING BASIN FOR THE HART AVENUE
WASTEWATER CLARIFIER.

* * * *

AN ORDINANCE 56,067

PROVIDING FOR PAYMENT OF \$9,217.00 TO
THE STATE DEPARTMENT OF HIGHWAYS AND
PUBLIC TRANSPORTATION FOR RELOCATION OF
A SEWER LINE IN CONNECTION WITH THE
FEDERAL AID URBAN SYSTEMS CULEBRA ROAD
RECONSTRUCTION PROJECT.

* * * *

AN ORDINANCE 56,068

AUTHORIZING EXPENDITURE OF THE SUM OF
\$71,995.00 FOR THE PURPOSE OF ACQUIRING
TITLE AND/OR EASEMENTS TO CERTAIN LANDS;
ALL IN CONNECTION WITH CERTAIN
RIGHT-OF-WAY PROJECTS.

* * * *

AN ORDINANCE 56,069

ACCEPTING THE LOW BID OF DU-MOR
ENTERPRISES IN THE AMOUNT OF \$27,269.50
FOR CONSTRUCTING THE SAN PEDRO HILLS
UNIT 19 SUBDIVISION OFF-SITE SANITARY
SEWER, APPROVING A CONTRACT AND
PROVIDING FOR PAYMENT.

* * * *

AN ORDINANCE 56,070

AUTHORIZING THE EXECUTION OF FIELD
ALTERATION NO. 5 TO THE CONTRACT WITH
HEATH CONSTRUCTORS, INC. ON THE
HILDEBRAND DRAINAGE #84 PHASE B PROJECT
COVERING REPLACEMENT OF SANITARY SEWER
MAIN ON BLANCO ROAD AND RIDGEWOOD STREET
FOR THE COST OF \$29,441.00; PROVIDING
FOR A TRANSFER OF \$29,441.00 FROM THE
SEWER IMPROVEMENT AND CONTINGENCY FUND;
AND AUTHORIZING PAYMENT.

* * * *

AN ORDINANCE 56,071

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

* * * *

AN ORDINANCE 56,072

AUTHORIZING PAYMENT OF REFUNDS TO
PERSONS MAKING OVERPAYMENTS OR
DOUBLEPAYMENTS ON 24 TAX ACCOUNTS.

* * * *

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AN ORDINANCE 56,073

ACCEPTING AN URBAN CONSORTIUM ENERGY TASK FORCE GRANT OF \$80,000.00 UNDER THE FOURTH YEAR URBAN ENERGY TECHNOLOGY PROGRAM TO PERFORM A LANDFILL GAS RECOVERY - A PLANNING METHODOLOGY FOR FUTURE SITE SELECTION PROJECT; ESTABLISHING A FUND AND ADOPTING A BUDGET.

* * * *

84-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,074

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

* * * *

Mr. Hasslocher moved that this Ordinance be approved. Mr. Thompson seconded the motion.

Mrs. Dutmer asked to be disqualified from the vote, since her firm is involved in item 64.

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

82-47 In response to a question by Mr. Alderete, Mr. George Noe, Assistant to the City Manager, stated that the low bid of Dubose Floors was accepted for Agenda Item 4 because the original low bidder, to whom an earlier contract had been awarded, could not perform the services as required in the bid.

ZONING HEARINGS

15. CASE 9033 - to rezone Lot B, Block 10, NCB 15038, in the 6200 Block of N.W. Loop 410 Expressway, from Temporary "R-1" One Family Residence District to "B-2" Business District, located northeast of the intersection of Peace Pipe Drive and N. W. Loop 410 Expressway, having 214.05' along N. W. Loop 410 Expressway and approximately 345' along Peace Pipe Drive.

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

No citizen appeared to speak in opposition.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be accepted. Mr. Hasslocher seconded the motion.

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

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AN ORDINANCE 56,075

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 B, BLOCK 10, NCB 15038, IN THE 6200 BLOCK OF N.W. LOOP 410 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED IF NECESSARY, AND THAT A SIX-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTHEAST PROPERTY LINE.

* * * *

16. CASE 9029 - to rezone the south 258' of Lot 365, NCB 8524, 861 W. Mayfield Blvd. from "R-1" One Family Residence District to "B-3R" Restrictive Business District, located on the north side of Mayfield Blvd. being approximately 720' east of the intersection of Somerset Road and Mayfield Blvd. having 84.7' on Mayfield Blvd., and a depth of 258'.

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. Wing spoke in support of the City staff recommendation for denial of the requested rezoning.

Mr. Wing moved to deny the requested rezoning. Mrs. Dutmer seconded the motion.

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

Case 9029 was denied.

17. CASE 9028 - to rezone Lots 38, 39, and the north 180' of Lot 37, NCB 10045, in the 300 Block of Ave Maria Drive, from "A" Single Family Residence District to "P-1" (R-1) Planned Unit Development, One Family Residence District, located on the west side of Ave Maria Drive, being approximately 517' south of the intersection of Jackson Keller Road and Ave Maria Drive, having 585.2' on Ave Maria Drive and a depth of 237.7'.

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. Archer moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

On voice vote, 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.

AN ORDINANCE 56,076

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE

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ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 38, 39, AND THE NORTH 180' OF LOT 37, NCB 10045, IN THE 300 BLOCK OF AVE MARIA DRIVE, FROM "A" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "P-1 (R-1)" PLANNED UNIT DEVELOPMENT SINGLE-FAMILY RESIDENTIAL DISTRICT.

* * * *

18. CASE 9043 - to rezone Lot 15, Block 9, NCB 1834, 331 W. Mistletoe Ave., from Historic "B" Residence District to Historic "R-3" Multiple Family Residence District, located on the north side of W. Mistletoe Ave., being 149' east of the intersection of San Pedro Ave. & Mistletoe Ave., having 50' on Mistletoe Ave. 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. Archer moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 56,077

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, BLOCK 9, NCB 1834, 331 WEST MISTLETOE AVENUE, FROM HISTORIC "B" RESIDENTIAL DISTRICT TO HISTORIC "R-3" MULTIPLE-FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT OFF-STREET PARKING IS PROVIDED, AND THAT APPLICANT WORK WITH THE TRAFFIC ENGINEERING DIVISION FOR PROPER ACCESS.

* * * *

19. CASE 9041 - to rezone the south 275' of the east 147.8' of Tract A, NCB 11140, 1303 W. Chavaneaux Road, from "B" Residence District to "R-4" Mobile Home Residence District, located northeast of the intersection of Strech Ave., and Chavaneaux Road, having 275' on Strech Ave. and 147.8' on Chavaneaux 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.

In response to a question by Mr. Wing, Mr. Andy Guerrero, Planner II, discussed the presence on the property of a mobile home, already situated there, and how to insure that more mobile homes will not be brought onto this property.

Mr. Wing moved that the recommendation of the Zoning Commission 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, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: None.

AN ORDINANCE 56,078

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 275' OF THE EAST 147.8' OF TRACT A, NCB 11140, 1303 WEST CHAVANEAU ROAD, FROM "B" RESIDENTIAL DISTRICT TO "R-4" MOBILE HOME RESIDENTIAL DISTRICT, PROVIDED THAT RIGHT-OF-WAY IS PROVIDED IF NECESSARY.

* * * *

20. CASE 9042 - to rezone the east 175' of Lot 2, NCB 11682, 3103 West Avenue, from "F" Local Retail District to "B-3R" Restrictive Business District, located on the west side of West Ave., being approximately 700' north of the intersection of LaManda Blvd., and West Ave. having 138.46' on West Ave. and a depth of 175'.

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

No citizen appeared to speak in opposition.

In response to a question by Mr. Archer, Ms. Jeanna Poston, President of the Board of Directors of Youth Alternatives, Inc., stated that her group proposed to move their thrift shop operation to this site from another location.

She spoke of locating an emergency youth shelter for youths ages 11-17 in the rear of the property, a facility known as a Bridge Emergency Shelter, while the thrift shop and print shop are located in the front of the property.

Mr. Archer spoke in support of the request but stated that he is concerned about the youths living on the property and the offenses they might have committed that placed them on the property.

Mr. Roy Moss, Director of Youth Alternatives, Inc. explained that youths who are located at the Bridge Emergency Shelter are those who have not been accused of any major crime, but rather only youths who are runaways, those who have been arrested for such things as shoplifting, etc. She further stated that the facility is supervised 24 hours each day, and that if any problems do develop, they will be dealt with rapidly. He also spoke of other such shelters located around the City.

Mr. Archer moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

Mr. Alderete spoke in support of the request, stating that the shelter currently operating near Woodlawn Lake is well-run and has had no complaints.

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

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AN ORDINANCE 56,079

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 175' OF LOT 2, NCB 11682, 3103 WEST AVENUE, FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

21. CASE 9031 - to rezone a 0.77 acre tract of land out of NCB 13832, being further described by field notes filed in the Office of the City Clerk, 434-438 Heimer Road, from "R-1" One Family Residence District to "P-1" (O-1) Planned Unit Development, Office District, located on the southeast side of Heimer Road being 665' northeast of the intersection of Julienne Place and Heimer Road having 206.7' on Heimer Road and a depth of 160', and a 15.508 acre tract of land out of NCB 13832, being further described by field notes filed in the Office of the City Clerk from "R-1" One Family Residence District to "P-1" (R-1) Planned Unit Development, One Family Residence District, located 160' southeast of Heimer Road being 665' northeast of the intersection of Julienne Place and Heimer Road having a maximum depth of 1944.8' and a maximum width of 404.1'.

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. Thompson seconded the motion.

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

AN ORDINANCE 56,080

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 0.77 ACRE TRACT OF LAND OUT OF NCB 13832, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 434-438 HEIMER ROAD, FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "P-1 (O-1)" PLANNED UNIT DEVELOPMENT OFFICE DISTRICT, AND A 15.508 ACRE TRACT OF LAND OUT OF NCB 13832, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "P-1 (R-1)" PLANNED UNIT DEVELOPMENT SINGLE-FAMILY RESIDENTIAL DISTRICT.

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22. CASE 9030 - to rezone Parcel 11, NCB 15318, in the 5100 Block of S.W. Military Drive, from Temporary "R-1" One Family Residence District to

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"B-3R" Restrictive Business District, located on the southwest of the intersection of S.W. Military Drive and Whitewood Drive, having 150' on Whitewood Drive and 200' on S.W. Military Drive.

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. Dutmer moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 56,081

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS PARCEL 11, NCB
15318, IN THE 5100 BLOCK OF S.W.
MILITARY DRIVE, FROM TEMPORARY "R-1"
SINGLE-FAMILY RESIDENTIAL DISTRICT TO
"B-3R" RESTRICTIVE BUSINESS DISTRICT,
PROVIDED THAT PROPER PLATTING IS
ACCOMPLISHED.

* * * *

23. CASE 9034 - to rezone a 25.90 acre tract of land out of NCB 14887, being further described by field notes filed in the Office of the City Clerk, in the 7500 Block of Hausman Road, from Temporary "R-1", Edwards Recharge Zone District to "B-2" Business, Edwards Recharge Zone District, located southwest of the intersection of Woller Road and Hausman Road, having approximately 400' on Woller Road and approximately 1705' on Hausman Road, a 77.54 acre tract of land out of NCB 14887, being further described by field notes filed in the Office of the City Clerk, in the 13400 Block of Woller Road, from Temporary "R-1", Edwards Recharge Zone District to "R-3" Multiple Family Residence, Edwards Recharge Zone District, located on the east side of Woller Road being approximately 400' south of the intersection having 1852' on Woller Road and a maximum depth of 2192', and a 71.54 acre tract of land out of NCB 14887, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1", Edwards Recharge Zone District to "R-5" One Family Residence, Edward Recharge Zone District, located on the east side of Woller Road, being approximately 2252' south of the intersection of Hausman Road and Woller Road, having 765.35' on Woller Road, and a depth of 2178' and a maximum width of 4133.15'.

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

No citizen appeared to speak in opposition.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved. Mr. Wing 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, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Webb, Alderete.

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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 25.90 ACRE TRACT OF LAND OUT OF NCB 14887, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 7500 BLOCK OF HAUSMAN ROAD, FROM TEMPORARY "R-1" E.R.Z.D. SINGLE-FAMILY RESIDENTIAL AREA, EDWARDS RECHARGE ZONE DISTRICT, TO "B-2" E.R.Z.D. BUSINESS, EDWARDS RECHARGE ZONE DISTRICT, A 77.54 ACRE TRACT OF LAND OUT OF NCB 14887, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" E.R.Z.D. SINGLE-FAMILY RESIDENTIAL AREA TO "R-3" E.R.Z.D. MULTIPLE-FAMILY RESIDENTIAL, EDWARDS RECHARGE ZONE DISTRICT, AND A 71.54 ACRE TRACT OF LAND OUT OF NCB 14887, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" E.R.Z.D. SINGLE-FAMILY RESIDENTIAL AREA TO "R-5" E.R.Z.D. SINGLE-FAMILY RESIDENTIAL EDWARDS RECHARGE ZONE DISTRICT.

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24. CASE 9025 - to rezone a 25.692' acre tract of land out of NCB 15569, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" One Family Residence, Edwards Recharge Zone District to "B-3" Business, Edwards Recharge Zone District, located northwest of the intersection of U.S. Hwy 281 north and F.M. 1604, having 400' on U.S. Hwy 281 north and 2179.16' on F.M. 1604.

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.

In response to a question by Mrs. Dutmer, Mr. Andy Guerrero, Planner II, spoke to the uses planned for the property.

Mr. Thompson stated his concern for the rezoning of such a large tract of land to B-3 Business zoning.

Mr. Guerrero explained City staff's stance for approval of the request.

Mr. Gene Dawson, Pape-Dawson Engineers, displayed for the City Council a location plan showing its planned use as a business park, noting that he needs B-3 so as to allow construction of combination showroom/warehouse units.

Mr. Thompson spoke against allowing B-3 zoning on so large a tract and spoke in favor of a B-3R zoning, since it would prohibit on-premises consumption of alcoholic beverages.

Mr. Dawson stated that a B-3R zoning would not allow location of a nice restaurant atop one of the planned buildings, should the owner opt to

do this later, without coming back to City Council for yet another rezoning.

Mr. Thompson made a substitute motion to approve B-3R Restrictive Business District zoning on the subject property. Ms. Berriozabal seconded the motion.

Mr. Hasslocher spoke of the development work going on in this area of the City by Midway Development Corporation, the proponent, and stated his belief that it would be wrong to so restrict development of this property, stating that in his opinion, B-3R would kill the options for development of the property.

Mr. Thompson stated that if the proponent needs a B-3 later for construction of a restaurant operation that allows on-premises consumption of alcoholic beverages, such a request can be looked at on a case-by-case basis in the future. He stated his belief that it is not responsible on the part of the Council to rezone so large a tract of land B-3 at this time, noting that this would take away the Council's ability to control development in the area to some extent.

Mr. Dawson spoke of the developer's plans to dedicate frontal right-of-way along this property to widen Loop 1604 access road.

Mr. Harrington stated that a B-3 zoning at this time would tell any prospective nearby residents exactly what the Council and developer have in mind for this property, and they can judge and act accordingly.

Mr. Alderete and Mrs. Dutmer spoke in support of the B-3 request.

Ms. Berriozabal stated her belief that the announced B-3 plans constitute good development of this property.

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

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

AN ORDINANCE 56,083

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 26.692 ACRE TRACT
OF LAND OUT OF NCB 15669, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK FROM TEMPORARY
"R-1" E.R.Z.D. SINGLE-FAMILY RESIDENTIAL
EDWARDS RECHARGE ZONE DISTRICT TO "B-3"
E.R.Z.D. BUSINESS EDWARDS RECHARGE ZONE
DISTRICT.

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25. CASE 9039 - to rezone Lot 371, Block 39, NCB 11138, 706 W. Villaret Blvd. from "B" Residence District to "R-4" Mobile Home Residence District, located southwest of the intersection of Missouri Pacific Railroad R.O.W. and Villaret Blvd., having 194.3' on Villaret Blvd., and 928' along Missouri Pacific Railroad R.O.W.

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. Wing moved that the recommendation of the Zoning Commission be approved. Mrs. Dutmer 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.

AN ORDINANCE 56,084

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 371, BLOCK 39, NCB 11138, 706 WEST VILLARET BLVD., FROM "B" RESIDENTIAL DISTRICT TO "R-4" MOBILE HOME RESIDENTIAL DISTRICT.

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52-47

YOUTH ALTERNATIVES

Mr. Archer asked to be given a report on just where the youths who live at a Youth Alternatives, Inc. "Bridge Emergency Shelter" actually come from, whether it be local or some other locations, noting that he had received reports that some of the youths are placed there by Juvenile Detention authorities from out of town.

Ms. Jane Macon, City Attorney, stated that she would get Mr. Archer a report on the matter.

32-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,085

AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF SAN ANTONIO, TEXAS, FOR INTERNATIONAL AIRPORT IMPROVEMENTS.

* * * *

Mr. Harrington moved that the Ordinance be approved. 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.

32-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,086

APPROVING AN OFFICIAL NOTICE OF SALE AND AN OFFICIAL STATEMENT FOR CITY OF SAN ANTONIO, TEXAS, GENERAL OBLIGATION BONDS, SERIES 1982, IN THE PRINCIPAL AMOUNT OF \$26,825,000.

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

Mayor Cisneros stated that this was a very important item, since it involves bonds to finance the third increment of capital improvement work financed by bonds approved by City voters in 1980. He stated that the City should move rapidly on this, in order to take advantage of a low-interest money market for these bonds.

In response to a question by Mrs. Dutmer, Mr. Frank Kiolbassa, Director of Public Works, stated that these capital improvements are permanent improvements and not temporary in any way.

Mr. Alderete asked to be supplied with an itemized list of projects in the bond package to be sold, along with the starting dates of those projects, and asked that copies of this report also be made available to other Council members.

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.

82-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,087

AUTHORIZING AN INCREASE IN THE COST OF THE STEP 2 DESIGN PROJECT IN THE WASTEWATER FACILITIES IMPROVEMENTS PROGRAM; AUTHORIZING EXTENSIONS OF CONTRACTS WITH DESIGN ENGINEERING FIRMS AND THE PROJECT MANAGER; AND AUTHORIZING REVISION OF THE PROJECT BUDGET.

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Mrs. Dutmer moved that the Ordinance be approved. Mr. Wing 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.

82-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,088

ACCEPTING BOTH A DEDICATION DEED FOR STREET HIGHWAY RIGHT-OF-WAY ALONG STATE LOOP 1604 WEST OF U. S. HIGHWAY 281 AND A SLOPE EASEMENT FOR HIGHWAY PURPOSES FROM THE MIDWAY DEVELOPMENT CORPORATION IN ORDER THAT SAID CORPORTION MAY CONSTRUCT A PORTION OF THE FRONTAGE ROAD ABUTTING THEIR PROPERTY AT NO COST TO THE CITY.

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

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Dutmer,

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

32-47 The Clerk read the following Ordinance:

AN ORDINANCE 56,089

AUTHORIZING THE CITY MANAGER TO EXECUTE BOTH AN AGREEMENT BETWEEN THE STATE OF TEXAS AND THE CITY OF SAN ANTONIO AND AN AGREEMENT BETWEEN MIDWAY DEVELOPMENT CO., INC., AND THE CITY TO ALLOW SAID CORPORATION TO CONSTRUCT, AT NO COST TO THE CITY A PORTION OF THE ULTIMATE FRONTAGE ROAD ON STATE LOOP 1604, IN THE VICINITY OF U.S. HIGHWAY 281.

* * * * *

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

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

32-47 The Clerk read a proposed Ordinance granting permission for motorcycle jumps over the San Antonio River/Paseo del Rio on November 7, 1982.

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

Mr. Thompson asked for additional details of the proposed motorcycle jump, and spoke to the danger involved, noting that the City would be setting a precedent if it approves the proposal.

Mayor Cisneros explained details of the request, stating that the proponent is seeking permission to jump a motorcycle from the Convention Center area across the river extension and land in the Chamber of Commerce parking lot.

Mr. Alexander Briseno, Assistant City Manager, stated that City staff recommends denial of the request, noting that the staff is concerned over the City's liability in the matter and with the requested closure of major traffic arteries.

Mayor Cisneros also expressed his concern for the City's legal liability and responsibility in this matter.

A number of Council members spoke in favor or against the request.

In response to a question by Mr. Eureste, Ms. Jane Macon, City Attorney, stated that the City is involved if a jump is made across the San Antonio River, even from private property to private property. She further stated her concern that it might be legally construed that the City is sponsoring such an event, if one is approved.

Mr. Eureste spoke of the experience in motorcycle jumping claimed by the proponent, and stated his opinion that the jump apparently has been carefully calculated. He spoke in support of the request.

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

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Mr. Webb distributed a printed handout concerning the utility costs borne by the East Side YMCA branch, a copy of which is a part of the papers of this meeting. He spoke to the inability of the East Side branch to pay all its bills and asked that the matter of the City possibly paying the utility costs for the branch be brought up for formal discussion at next week's Council meeting, and spoke in support of that request.

Mr. Webb moved that consideration of funding for the utility costs of the East Side (Alamo Branch) YMCA be placed on the agenda for discussion at next week's City Council meeting. Mr. Thompson seconded the motion.

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

BOARD APPOINTMENTS

In response to a question by Mr. Thompson, Mr. George Noe, Assistant to the City Manager, stated that November 23, a Tuesday, was the tentative date selected for a work session of City Council members on board appointments.

Mrs. Dutmer stated that November 23 was a bad day for her, because of an ecumenical meeting that begins that day.

Mayor Cisneros asked City staff to find an alternative date to November 23 that might be acceptable to the full Council for consideration of board appointments.

82-47 The City Council recessed its regular session at 2:44 P.M. to consider informal "B" Session items, then reconvened at 5:00 P.M. to hear Citizens to be Heard.

CITIZENS TO BE HEARDMARVA BARNES

Ms. Marva Barnes, representing the Bridge & Youth Alternatives, spoke to the Council regarding a festival at Rosedale Park to raise money for their organization. They asked the Council to waive the \$250 user fee at Rosedale Park.

Mr. Webb moved to co-sponsor the event at Rosedale Park and waive the \$250 user fee. Mr. Hasslocher seconded the motion.

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

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PETE ENRIQUEZ

Mr. Pete Enriquez spoke to the City Council regarding his firing from the City's Convention Facility in 1978. He stated that the City Council should do something about this within twenty-six days. Mr. Enriquez

also stated that the former director of the Convention Center and others stole over eight million dollars.

* * * *

BRUCE MABRITO

Mr. Bruce Mabrito spoke to the Council about their proposed motor race, Grand Prix, around HemisFair and the downtown area. He stated that he would like for the City Council to formally endorse this idea and sponsor this event. He asked for a letter from the City Council in support of this event. He also asked for any suggestions that the Council may have. He presented a draft of a letter of support which is on file with the papers of this meeting.

* * * *

VICENTA CARDENAS MCDONALD

Mrs. Vicenta Cardenas McDonald stated she had brought a piece of property thirty-two years ago which was out of the City limits. She complained about street signs which have been disappearing. She also stated that the street is now closed and took exception because the owners were not notified. She stated that the Public Works Department closed it and told her that they closed it because of trash being dumped there. She requested that the street be reopened because it will diminish the resale value of the property.

Mr. Frank Kiolbassa, Director of Public Works, stated that there have been problems with this vacant lot and the Public Works Department did close it to avoid dumping. Mr. Kiolbassa stated that the Public Works Department will reopen the street.

* * * *

LEROY RIOS

Mr. Leroy Rios stated that he needed a further extension of one of his taxicab permits since he is in the process of buying another automobile and still needs to make it usable as a taxicab.

At this point, Mr. Wing moved to grant Mr. Rios a 30 day extension of the permit. Mr. Harrington seconded the motion. On roll call, the motion carried by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Thompson, Harrington, Cisneros; NAYS: None; ABSENT: Berriozabal, Alderete, Archer, Hasslocher.

* * * *

82-47 The Clerk read the following Letter:

October 27, 1982

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.

October 25, 1982

Petition submitted by Mrs. Elsie L. Franson on behalf of residents of

November 4, 1982
mlr

the Aurora Apartments requesting
improvements to the West Crockett
Park.

* * * *

/s/ NORMA S. RODRIGUEZ
City Clerk

There being no further business to come before the Council, the
meeting was adjourned at 6:30 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

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mlr

C427