

CEREMONIAL ITEMS

NATIONAL NIGHT OUT AWARD

Chief of Police Al A. Philippus noted that the National Association of Town Watch has presented the City of San Antonio with an award for being number-one in the nation in participation for its National Night Out Program this year. He spoke to the involvement of the community and the Police Department in this program, and singled out the department's SAFFE Program for its oversight of the National Night Out Program here. He then presented the award to the Mayor, who received it on behalf of the citizens of San Antonio. Finally, Chief Philippus thanked the Mayor and City Council members for their active support of the program.

Mayor Peak noted that crime continues to diminish in San Antonio.

Individual Council members thanked all involved and spoke to the National Night Out events held in their respective districts.

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KIDS FAIR CHECK PRESENTATION TO DARE PROGRAM

Representatives of KABB-TV came forward to present the City of San Antonio Police Department with a check in the amount of \$14,691 which represents a percentage of the proceeds of the Kids Fair event, and noted that it is to be applied to the Police Department's DARE Program.

Chief of Police Al A. Philippus accepted the check and thanked KABB-TV and Kids Fair for its support of the department's DARE Program.

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“AT YOUR SERVICE” AWARD - MANUEL “SONNY” SAENZ

Mr. Alexander E. Briseño, City Manager, introduced Mr. Manuel “Sonny” Saenz, Case Worker II at the Dwyer Transitional Housing Center with the Department of Community Initiatives, and spoke to his work at the Center, noting that he plans to use the \$200.00 from this “At Your Service” award to leverage funds for the construction of a children’s playground at the Center.

A brief videotaped presentation explained Mr. Saenz’s work.

Mr. Saenz thanked all who help him with his work with the Center, including corporate sponsors of portions of the work.

Individual members of City Council congratulated Mr. Saenz on the award and for his work on behalf of the Center and the City of San Antonio.

Mayor Peak and Mr. Briseño presented Mr. Saenz with a special Certificate and a check for \$200.00.

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STUDENTS FROM THE GEORGE GERVIN CENTER

Mayor Peak recognized the presence in the audience of a group of students from the George Gervin Center, and welcomed them to the City Council meeting.

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MOMENT OF SILENCE FOR THE LATE GUENTHER KRELLWITZ

Mayor Peak asked the City Council, staff, and audience to join in a moment of silence to honor the memory of the late Mr. Guenther Krellwitz, who died while appearing before City Council at its meeting last Thursday.

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97-49 Mr. Bannwolf asked for Council consensus to undertake consideration for Agenda Item 37-C at this time.

Mr. Prado asked for Council consensus to undertake consideration of Agenda Item 43, first.

It was the informal consensus of City Council members present to do so.

97-49 The Clerk read the following Resolution:

A RESOLUTION
NO. 97-49-48

EXPRESSING CITY COUNCIL'S SUPPORT OF THE HARLANDALE INDEPENDENT SCHOOL DISTRICT'S PROPOSED \$45.5 MILLION BOND ELECTION SCHEDULED FOR DECEMBER 13, 1997; AS REQUESTED BY COUNCILMEMBERS DEBRA GUERRERO OF COUNCIL DISTRICT 3 AND RAUL PRADO OF COUNCIL DISTRICT 4.

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Ms. Guerrero made a motion to approve the proposed Resolution. Mr. Prado seconded the motion.

Mr. Prado introduced a Junior student from McCollum High School, Ms. Maria M. Garcia, and a representative of the Harlandale Independent School District bond committee, who spoke to the importance of the bond issue to the district and the community involvement in its support.

Ms. Garcia and several other students and parents, supporting the bond issue, reiterated the need for the bond funds.

Mayor Peak and members of City Council addressed the need for the bonds by the district, stressing that they will be sold at no increase in the district's taxes.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Marbut.

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97-49 **SECOND AND FINAL READING: ANNEXATION OF STONE OAK
AREA PROPERTY**

The Clerk read the following Ordinance:

AN ORDINANCE 86866

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 6,974 ACRES OF LAND KNOWN AS THE STONE OAK AREA PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

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Mr. Bannwolf made a motion to approve the proposed Ordinance. Mr. Webster seconded the motion.

Mr. Emil Moncevais, Director of Planning, explained the annexation plans and goals, narrating a video presentation, a copy of which is made a part of the papers of this meeting.

Ms. Terry Brechtel, Director of Budget & Management Analysis, spoke to a cost/benefit analysis for the 10-year annexation model for Stone Oak, and addressed the impact of the location of the headquarters for WorldCom, Inc. in the newly-annexed area.

The following citizen(s) appeared to speak:

Mr. Jack Finger, P.O. Box 12048, stated his belief that annexation to the north degrades services in other areas of the city.

Mr. Ed Fanick, 1070 Rice Road, stated his opinion that annexation should be fair to all.

Ms. Nancy Engelbert, P.O. Box 45822, Heritage Park, stated that City services should be equal to all, and cited examples of a lack of services, in her opinion, when Stone Oak is being promised certain services.

Mr. Paul Miller, representing the Encino Park Homeowners Association, spoke in support for the Stone Oak annexation, since it will provides better services to the adjacent Encino Park.

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Ms. Danielle Milam, 213 Harriet, spoke in favor of the proposed annexation of the quarries to afford better protection to neighbors and to the Edwards Aquifer.

Mr. Earl Walker, representing Harvard Place/Eastlawn Neighborhood Association, stated his opposition to the proposed annexations because of the impact on District 2.

Mr. Faris Hodge, Jr., 140 Dora, stated his belief that a recall election is possible if the City Council dilutes City services to other parts of the city because of the proposed annexations. He asked that the annexations be held off for another year, and spoke to the need for basic City services.

Ms. Arlene Washington, 1706 Nolan Street, spoke against the annexation of the Stone Oak area at this time, and fears services dilution for the east side, including the loss of fire stations.

Mr. Nazarite Ruben Flores Perez, 627 Hearne Avenue, spoke against annexation for at least another year.

Mr. Jose Chavez, 133 Hess Street, spoke in support for the annexation of quarries in order to protect the Edwards Aquifer.

Ms. Valerie Meads, 4459 Brushy Hill, representing the Stoneridge Townhome Owners Association, spoke in support for the annexation of the quarries.

Ms. Susan Hughes, representing the Edwards Aquifer Authority, invited City Council members to an EAA joint meeting on the Edwards Aquifer.

Mr. Jesse Gonzalez, 9910 Cinnamon Ridge, spoke in support for the annexations, citing the receipt of City services after annexation.

Mr. Greg Trimble spoke in opposition to the Stone Oak annexation, stating that his area has not received all of its promised City services, as yet.

Mr. Joe Solis, representing Communities Organized for Public Service (COPS), addressed his group's concerns with a lack of City services to other city areas, and asked that the proposed annexations be delayed for another year.

Mr. Ernani Falcone, 9322 Beowulf, speaking as an individual in this matter, expressed support for the proposed annexations in order to produce more revenues for the City to fund services to the remainder of the city.

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Ms. Kimberley Carter Paredes, 432 Mary Louise Drive, spoke against any further annexations until they are better-planned.

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Mayor Peak spoke to the City's three-year 'rolling annexation plan' and the reasons for the proposed annexations, including revenues, economic development, the management of the City's growth, and City controls over the new areas. He noted that Stone Oak is atop the Edwards Aquifer recharge zone, and urged cooperation in this matter to halt inner-city decline, rather than opposition to orderly annexation processes.

Mr. Salas stated his belief that the proposed annexation of the Stone Oak area only perpetuates the decline of the rest of the city inside of Loop 410, and addressed the need to right current wrongs, in his opinion. He then spoke to several examples, and called for 'a level playing-field' and equal growth and funding. He spoke in support for initiatives for inner-city development, but noted that, as federal funds are curtailed, City funding must increase, including the use of general-fund monies to supplement those funds being lost, in his opinion.

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

Mr. Menendez stated his belief that the Council must speak city-wide, rather than by single district.

In response to a question by Mr. Menendez, Ms. Brechtel made a comparison of the funds to be spent in the proposed newly-annexed areas to the funds spent in the remainder of the city.

Mr. Menendez spoke in support for the proposed annexations.

Mr. Garza spoke to a history of annexations in San Antonio.

(At this point, Mayor Peak returned to the meeting to preside.)

Mr. Garza expressed his belief that the City needs a comprehensive plan for providing services to all areas of the city prior to further annexations, and spoke in support for delaying this proposed annexation for a year. He noted that quality of life is important to

all, and noted that the Encino Park area needs the services of the planned new fire station, and he supports that.

Mr. Vásquez spoke in support for a temporary fire station to serve Encino Park, regardless, and noted that several independent school districts are selling bonds to upgrade services to their areas. He then spoke to deterioration in a number of City Council districts and spoke in support for the use of general fund monies to supplement federal funding.

Mr. Marbut stated his belief that deteriorating cities around the United States are those that don't keep developing their 'service lines'. He noted that residents of Stone Oak enjoy City of San Antonio services without paying for them at the present time.

Mr. Prado stated his opinion that annexation is a quality of life issue, and he spoke of certain promises not kept in regard to annexations, providing several examples. He spoke to the need for the City to take care of annexed and older areas first, before annexing more, and spoke in support for a filibuster action. He quoted annexation pros and cons from a recent newspaper article, and spoke to the need for central annexation policies.

At this point, Mayor Peak asked for a vote on the issue of annexation of the Stone Oak area.

In response to questions from Council members, Acting City Attorney Frank Garza noted that Robert's Rules of Order do not adhere to some situations, and spoke to City ordinance provisions that state that no member of City Council may address that body without being recognized by the Mayor, the presiding officer, and that the Mayor does not have to do so.

In response to a question by Mr. Prado, Acting City Attorney Garza spoke to the rules governing City Council meetings, noting that should a member of City Council disagree with one of those rules, he or she may ask for an appeal of the Mayor's decision.

Discussion then took place concerning a meeting several City Council members had with the Acting City Attorney concerning rules governing City Council meetings.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Guerrero, Menendez, Marbut, Bannwolf, Webster, Peak; **NAYS:** Salas, Prado, Vásquez, Garza; **ABSENT:** None.

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Mayor Peak spoke to the need to establish a priority to develop the inner city, and stated that he will do so. He asked for City Council support in this matter.

Mr. Menendez spoke to the need to move together and follow through on this.

(The Minutes of the Regular City Council meetings of September 4, 1997 and October 9, 1997 were formally approved at this point, at the request of the City Clerk.)

97-49 **CONSENT AGENDA**

The City Clerk noted that citizens have signed to speak to Consent Agenda Items 9, 20, 21, 23, 24, and 33A through 33G.

After discussion, Mr. Salas asked that the remaining Consent Agenda items be pulled for individual consideration.

97-49 **ZONING HEARINGS**

4A. CASE Z97266 CC- The request of Shavano Rogers Ranch (owners), for a change in zoning from Temporary "R-1" ERZD Single Family Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District to "R-A" CC ERZD Residence Agriculture Edwards Recharge Zone District with City Council approval for a stone quarry on 440.2 acres out of NCB 17701 and CB 4752; "B-2" ERZD Business Edwards Recharge Zone District on 30.54 acres out of NCB 17701 and CB 4752; "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District on 121.1 acres out of CB 4752; "R-A" ERZD Residence Agriculture Edwards Recharge Zone District on 236 acres out of NCB 17701 and CB 4752; "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District on 719.6 acres out of CB 4752; "P-1(B-2)" ERZD Business Edwards Recharge Zone District on 42.18 acres out of NCB 17701 and CB 4752; "R-3" CC ERZD Multiple Family Residence Edwards Recharge Zone District with special City Council approval for a Montessori School on 24.8 acres out of NCB 16334 and CB 4788; "B-2" ERZD Business Edwards Recharge Zone District on 1.667 acres and 0.2804 acres out of CB 4752 and "P-1(B-2)" ERZD Planned Unit Development Business Edwards Recharge

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Zone District on 1.303 acres out of NCB 16334, North Loop 1604 West. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Webster made a motion to approve the Zoning Commission recommendations relative to the residential and commercial zonings, and to postpone action on the quarries. Mr. Bannwolf seconded the motion.

After Council discussion, both the maker and seconder of the pending motion agreed to withdraw the motion currently on the floor.

Mr. Marbut made a motion to reject the recommendations of the Zoning Commission and to deny the rezoning request. Mr. Vásquez seconded the motion.

The following citizen(s) appeared to speak:

Mr. Laddie Denton, representing the proponent Shavano Rogers Ranch, spoke to the two-part rezoning request and described the development, thus far.

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

Mr. Gene Powell spoke to the rezoning requests for the 440-acre quarry site on the property, spoke to the property's history, and asked for the requested R-A CC zoning for the quarry area.

Ms. Danielle Milam, 213 Harriett, San Antonio Water System Board, spoke in opposition to the requested rezoning of the quarry area, speaking to her concerns with the water runoff into the Edwards Aquifer. She spoke to the need for additional environmental impact studies.

Ms. Patricia Ozuna, representing Communities Organized for Public Service (COPS), and Rev. Homer Bain, representing the Metropolitan Alliance, both spoke against rezoning of the quarry property, stating their fears for damage to the Edwards Aquifer. They asked that this rezoning be denied until new quarry requirements are developed.

(At this point, Mayor Peak returned to the meeting to preside.)

Mr. Art Stein, 2106 Woodrush, stated that he owns the adjacent area, purchased for residential purposes for his family. He spoke to the development of the Rogers Ranch property and to damages sustained to his property and other adjacent areas from quarry operations on the Rogers Ranch property.

Mr. Dennis Stein, 105 Cabin Path, spoke against the quarry operations on the Rogers Ranch property.

Mr. Ray Hamilton, 2523 Wilderness Hill, spoke in opposition to the rezoning as presented, until such time as the Huebner Road quarry is closed, per agreement.

In rebuttal, Mr. Powell stated that he has non-conforming rights to proceed with plans for the property, but stated that he would continue to work with the City of San Antonio for a larger agreement. He further stated his belief that the quarry operation will not harm his neighbors.

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In response to a question by Mayor Peak, Mr. Raymond Lozano, Land Development Services, stated that the proponents do have non-conforming rights for quarry operations, regardless of the rezoning.

Mayor Peak noted that enacting the proposed rezoning ordinance would allow the City to provide proper controls over the quarry operations.

Mr. Marbut noted his belief that the negatives seem to outweigh the positives in this rezoning case.

In response to a question by Mr. Salas, Acting City Attorney Frank Garza stated that a City Council member may speak on an item before the Council until a two-thirds vote of the City Council overrides that right. He further stated that he would be voting against this rezoning request.

Mr. Garza also spoke against the rezoning request.

Mr. Menendez also spoke against the request, stating his desire to stop new quarries from locating over the Edwards Aquifer.

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In response to a question by Mayor Peak, Mr. Scott Halty, San Antonio Water System, stated his opinion that it would be better to have the City's zoning regulations on this site, from the standpoint of water quality.

The motion to deny the rezoning request then prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Marbut; **NAYS:** Webster, Peak; **ABSENT:** None; **ABSTAIN:** Bannwolf.

Mr. Bannwolf then stated that he would like to see the quarry property severed from the remainder of the rezoning package.

Acting City Attorney Frank Garza noted at this time that the entire package has been denied by vote of the City Council, and that a motion to reconsider the entire matter would have to be made from among those on the prevailing side of the voted issue.

Mr. Menendez stated that he would be willing to postpone action on this matter in order to obtain further information.

Mr. Menendez then made a motion to reconsider the previous action, denying the rezoning request. Mr. Webster seconded the motion to reconsider.

After discussion, the motion to reconsider failed to carry by the following vote: **AYES:** Menendez, Webster, Peak; **NAYS:** Flores, Salas, Guerrero, Prado, Vásquez, Garza, Marbut; **ABSENT:** None; **ABSTAIN:** Bannwolf.

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4B. CASE Z97227 CC- The request of Detail Masters, Inc. c/o Mike Trevino (owner: Eugene H. Dawson), to rezone and reclassify Lot 3, Block 2, NCB 17429, Proton Road from "B-3" ERZD Business Edwards Recharge Zone District to "B-3" ERZD CC Business Edwards Recharge Zone District with special City Council approval for an automatic car wash and body shop. The property is located on the north side of Proton Road, between Sigma Road and Gamma Road, having 138.26 feet on Proton Road and a depth of 418.18 feet. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Bannwolf made a motion to approve the recommendation of the Zoning Commission, subject to the following stipulations: (1) this zoning case is approved only for the described uses as contained within this report(auto detailing and paint-less dent repair) and does not carry a blanket approval for other land-uses which would fall under the category of automotive repair (body shop) and automotive car wash if the proposed business were to leave this site. Items which are prohibited include but are not limited to tune-ups, oil changes, engine repair, brake repair, and transmission repair; (2) the car wash shall consist of a maximum of two bays which are operated manually and will utilize, as recommended, a water recycling system which is designed to be 90% efficient; and (3) as recommended, San Antonio Water System staff will have the authority to inspect the site, during and after construction. This will be amended to require that SAWS staff perform an annual inspection of the site to verify that all recommendations are in compliance. Ms. Guerrero seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Flores, Marbut.

AN ORDINANCE 87060

AMENDING CHAPTER 35 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, BLOCK 2, NCB 17429, PROTON ROAD FROM "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "B-3" ERZD CC BUSINESS EDWARDS RECHARGE ZONE DISTRICT WITH SPECIAL CITY COUNCIL APPROVAL FOR AN AUTOMATIC CAR WASH AND BODY SHOP

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4C. CASE Z97139- The request of Steven E. Hanan (owner: Norma R. Rodriguez), to rezone and reclassify 8.30 acres out of NCB 18350, Bitters Road from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "P-1(B-3NA)" ERZD Planned Unit Development Non-Alcoholic Sales Business District. Staff's recommendation was for denial as requested and approval of "R-1" ERZD, provided that the recommendation of the Aquifer Studies Office are met.

The Zoning Commission has recommended denial of this request.

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Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Bannwolf made a motion to continue this rezoning case to the City Council meeting of January 8, 1998. Mr. Menendez seconded the motion.

After consideration, the motion to continue this rezoning case prevailed by the following vote: **AYES:** Guerrero, Vásquez, Menendez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Flores, Salas, Prado.

Zoning Case Z97139 was continued to the Council meeting of January 8, 1998.

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4D. CASE Z97229- The request of Goodwill Industries of San Antonio (owners: Oshman Sporting Goods Co., Texas), to rezone and reclassify Lots 16 and 17, Block 3, NCB 11714, 727 N.W. Loop 410 from "B-2" Business District to "B-3" Business District. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Bannwolf made a motion to reject the recommendation of the Zoning Commission and to grant a "B-3NA" zoning on the property. Mr. Webster seconded the motion.

The following citizen(s) appeared to speak:

Mr. Andy Guerrero, representing the applicant, spoke to the need for a B-3 zoning on the property, since adjacent properties already carry the B-3 zoning.

Mr. Alan Smith, representing Goodwill Industries of San Antonio, spoke to the reasons why his firm desires the B-3 zoning, for possible future uses.

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After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Flores.

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AN ORDINANCE 87061

AMENDING CHAPTER 35 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 16 AND 17, BLOCK 3, NCB 11714, 727 N.W. LOOP 410 FROM "B-2" BUSINESS DISTRICT TO "B-3NA" NON-ALCOHOLIC SALES BUSINESS DISTRICT.

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4E. CASE Z97238 CC-The City of San Antonio (owner: Mr. J. David Bamberger), has under the consideration the rezoning and reclassification of 45.30 acres out of NCB 14861, Old Babcock Road from "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District to "R-A" ERZD CC Residence Agriculture Edwards Recharge Zone District with special City Council approval for a bird rehabilitation center. The property is located on the east side of Babcock Road, approximately 400 feet south of the intersection of Babcock Road and Nickle Street. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Marbut made a motion to approve the proposed zoning Ordinance. Ms. Guerrero seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Guerrero, Prado, Vásquez, Menendez, Garza, Marbut, Peak; **NAYS:** None; **ABSENT:** Flores, Salas, Bannwolf, Webster.

AN ORDINANCE 87062

AMENDING CHAPTER 35 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 45.30 ACRES OUT OF NCB 14861, OLD BABCOCK ROAD FROM "R-3" ERZD MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-A" ERZD CC RESIDENCE AGRICULTURE EDWARDS RECHARGE ZONE DISTRICT WITH SPECIAL CITY COUNCIL APPROVAL FOR A BIRD REHABILITATION CENTER.

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4F. CASE Z97061- The request of Kaufman and Broad of San Antonio (owners), to rezone and reclassify 13.14 acres out of NCB 15664, South of N.W. Loop 1604 from "B-2" Business District to "R-5" Single Family Residence District. The property is located south of N.W. Loop 1604 Expressway, 750 feet northeast of the intersection of Addersly and N.W. Loop 1604 Expressway, having 542.38 feet on N.W. Loop 1604 Expressway and a depth of 800. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

The following citizen(s) appeared to speak:

Mr. Jody Sherrill, 8503 Knights Knoll, spoke in favor of the requested rezoning, noting that negotiations with the applicant for additional greenspace were successful.

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Mr. Marbut then read into the record a letter from Kaufman and Broad, addressed to Mr. Ernani C. Falcone, 9322 Beuwolf, speaking to the three stipulations the firm has agreed to in connection with the rezoning of this property. A copy of the letter is made a part of the papers of this meeting.

Mr. Marbut made a motion to approve the proposed zoning Ordinance. Mr. Menendez seconded the motion.

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After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Salas, Guerrero, Prado, Menendez, Garza, Marbut, Peak; **NAYS:** None; **ABSENT:** Flores, Vásquez, Bannwolf, Webster.

AN ORDINANCE 87063

AMENDING CHAPTER 35 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 13.14 ACRES OUT OF NCB 15664, SOUTH OF N.W. LOOP 1604 FROM "B-2" BUSINESS DISTRICT TO "R-5" SINGLE FAMILY RESIDENCE DISTRICT.

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4G. CASE 97208-The request of Kelly Crellin (owner: Chien Chi Chien & Shu Yun Chang Lan), to rezone and reclassify P-49, NCB 14868, Babcock Road and De Zavala Road from "B-2" Business District to "B-3" Business District. The property is located on the west side of Babcock Road, 484.97 feet south of the intersection of Babcock Road and Sunset Haven, having 200 feet on Babcock Road and depth of 700 feet. Staff's recommendation was for denial as requested and approval of "B-3NA" zoning on the east 270 feet and the remaining portion to remain "B-2".

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Marbut made a motion to approve the proposed zoning Ordinance. Ms. Guerrero seconded the motion.

The following citizen(s) appeared to speak:

Mr. Kelly Crellin, 6 Inwood Cliffs, spoke to details of the plans to erect an ice-skating facility on this site.

Mr. Jody Sherrill, 8503 Knights Knoll, representing the Northwest Neighborhood Alliance, spoke in support of the ice rink but addressed his group's concerns with the three pad-sites associated with the rezoning, asking that they remain B-2.

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After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Salas, Guerrero, Menendez, Garza, Marbut, Peak; **NAYS:** None; **ABSENT:** Flores, Prado, Vásquez, Bannwolf, Webster.

AN ORDINANCE 87064

AMENDING CHAPTER 35 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 P-49, NCB 14868, BABCOCK ROAD AND DE ZAVALA ROAD FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

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4H. CASE Z97228- The request of VLM San Antonio, Ltd., (owners), to rezone and reclassify 18.82 acre tract of land out of NCB 15008, Silent Sunrise from "R-1" Single Family Residence District to "P-1(R-1)" Planned Unit Development Single Family Residence District. The property is located on the north and south side of Silent Sunrise, between Tezel Road and Timber Trace. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Garza made a motion to approve the proposed zoning Ordinance. Mr. Flores seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Guerrero, Menendez, Garza, Marbut, Peak; **NAYS:** None; **ABSENT:** Salas, Prado, Vásquez, Bannwolf, Webster.

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AN ORDINANCE 87065

AMENDING CHAPTER 35 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 18.82 ACRE TRACT OF LAND OUT OF NCB 15008, SILENT SUNRISE FROM "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT.

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4I. CASE Z97236- The request of Crown Meadow Partners (owners), to rezone and reclassify 9.2765 acres out of Lot 1, Block 102, NCB 18288 from "R-3" Multiple Family Residence District to "P-1(R-7)" Planned Unit Development Small Home Residence District. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Garza made a motion to continue this rezoning request to the City Council meeting of January 8, 1998. Mr. Flores seconded the motion.

After consideration, the motion to continue this rezoning case prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** None.

Zoning Case Z97236 was continued to the Council meeting of January 8, 1998.

4J. CASE Z97211- The request of Crown Meadow Partners (owners), to rezone and reclassify 9.2765 acres out of Lot 1, Block 102, NCB 18288 from "R-3" Multiple Family Residence District to "P-1(R-7)" Planned Unit Development Small Home Residence District. The property is located on the southwest side of Micron Drive, 249.5 feet northwest of the intersection of Micron Drive and Crest Hilltop, having 335.42 feet on Micron Drive and depth of 400 feet. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Menendez made a motion to approve the proposed zoning Ordinance. Ms. Guerrero seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Menendez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** None.

AN ORDINANCE 87066

AMENDING CHAPTER 35 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 9.2765 ACRES OUT OF LOT 1, BLOCK 102, NCB 18288 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "P-1(R-7)" PLANNED UNIT DEVELOPMENT SMALL HOME RESIDENCE DISTRICT.

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4K. CASE Z97205-The request of Sedona/Pacific Properties (owners), to rezone and reclassify Lots 40, Block 21, NCB 16531, Old Highway 90 West from Temporary "R-1" Single Family Residence District to "B-3" Business District. The property is located on the northwest side of Old Highway 90 West, 650 feet southwest of the intersection of Old Highway 90 West and Essex, having 89.6 feet on Old Highway 90 West and a depth of 167.3 feet. Staff's recommendation was for denial of "B-3" and approval of "B-3R".

The Zoning Commission has recommended denial of this request.

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Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

The following citizen(s) appeared to speak:

Mr. David D. Gonzalez, representing Sedona/Pacific Properties, spoke to his firm's willingness to accept a B-3NA zoning on the property in question.

Mr. Michael Galan, 6642 Winkle Court, representing some seven property owners in the area, spoke to their reasons for opposition to a paint shop and auto repair shop on the property, and addressed their concerns for heavy traffic and more business intrusion into the area. He spoke to the possible problems with abandoned vehicles creating neighborhood eyesores.

In rebuttal, Mr. Gonzalez noted that the property will ingress/egress to Old Highway 90 West, not onto residential streets. He spoke to his firm's reputation for taking over abandoned properties and restoring them to use, and also spoke to the brick structure planned for construction on the property.

* * * *

Mr. Menendez made a motion to reject the Zoning Commission for denial of this case, and to grant a B-3NA zoning on the property. Ms. Guerrero seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Menendez, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Prado, Vásquez, Garza.

AN ORDINANCE 87067

AMENDING CHAPTER 35 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 40, BLOCK 21, NCB 16531, OLD HWY 90 WEST FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3NA" NON-ALCOHOLIC SALES BUSINESS DISTRICT.

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4L. CASE Z97219-The request of L.F., Inc., Terry P. Saldana, Pres. (owners), to rezone and reclassify 66.16 out of NCB 10846, W.W. White Road and Loop 410 from "B-2" and "B-3" Business District, and "R-A" Residence Agriculture District to "I-1" Light Industry District. The property is located between I.H. 37 South and Donop Road, having 1,430.47 feet on Donop Road and 977.25 feet on I. H. 37 South. Staff's recommendation was for denial as requested and approval of "I-1" zoning with exception of those areas presently zoned "B-2" and "B-3" and that area east of Rosillo Creek.

The Zoning Commission has recommended denial of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Ms. Guerrero made a motion to reject the Zoning Commission recommendation for denial of this case, and to grant the requested I-1 zoning, with the exception of 50-foot-wide buffer zones to be established along Loop 410 and W.W. White Road and zoned B-3. Mr. Webster seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Prado, Vásquez, Menendez, Garza.

AN ORDINANCE 87068

AMENDING CHAPTER 35 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 2.53 ACRE TRACT OUT OF NCB 18046 FROM "B-2" AND "B-3" BUSINESS DISTRICT TO "B-3" DISTRICT AND 66.16 ACRE TRACT, SAVE AND EXCEPT A 2.53 ACRES OUT OF NCB 18046 W.W. WHITE ROAD AND LOOP 41, FROM "B-3", "B-2" BUSINESS DISTRICT AND "R-A" RESIDENCE AGRICULTURE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

4M. CASE Z97231-The request of Sidney J. Sytsma (owner: Herschel Ray), to rezone and reclassify P-1C and P-2C, NCB 16624, Southton Road and I.H. 37 from "R-A" Residence Agriculture District to "B-3R" Restrictive Business District. The property is located northwest of the intersection of I.H. 37 Expressway Donop Road and Southton Road, 1,201.27 feet on I.H. 37 Expressway 435 feet on Donop Road and 651 feet on Southton Road. Staff's recommendation was for approval.

The Zoning Commission has recommended approval of this request.

Ms. Guerrero made a motion to approve the proposed zoning Ordinance. Mr. Webster seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Vásquez, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Prado, Menendez, Garza.

AN ORDINANCE 87069

AMENDING CHAPTER 35 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 P-1C AND P-2C, NCB 16624, SOUTHTON ROAD AND I.H. 37 FROM "R-A" RESIDENCE AGRICULTURE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

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97-49 At the request of Councilman Salas, Agenda Item 4-N was temporarily bypassed for consideration later in this meeting.

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4-O. CASE Z97202-The request of Dic McGoon (owner), to rezone and reclassify Lot 53, Block 19, NCB 9222, 571 Mandalay Drive from "B" Residence District to "B-3NA" Non-Alcoholic Sales Business District. The property is located northeast of the intersection of Mandalay Drive and Blanco Road, having 62 feet on Mandalay Drive and 127.6 feet on Blanco Road. Staff's recommendation was for denial.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

The following citizen(s) appeared to speak:

Mr. Rudy Hettler, representing the applicant, spoke to the proposal for construction of an office/warehouse on the property for Allied Advertising.

Ms. Julie Oldham, representing Citizens Advisory Council, spoke against the rezoning, stating her belief that excess traffic would be created.

In response to a question by Mr. Flores, Mr. Hettler stated that the warehouse facility would be used for storage for the firm's operations.

Mr. Flores made a motion to approve the proposed zoning Ordinance. Mr. Bannwolf seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Prado, Vásquez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Guerrero, Menendez.

AN ORDINANCE 87070

AMENDING CHAPTER 35 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 53, BLOCK 19, NCB 9222, 571 MANDALAY DRIVE FROM "B" RESIDENCE DISTRICT TO "B-3NA" NON-ALCOHOLIC SALES BUSINESS DISTRICT.

* * * *

4-P. CASE Z97234- The request of Donald S. Garza (owner), to rezone and reclassify Lots 11 and 12, Block 12, NCB 2070, 1343 and 1347 Culebra Road from "F" Local Retail District to "B-3R" Restrictive Business District. The property is located northeast of the intersection of Culebra Road and Williams Street, having 50 feet on Culebra Road and 156.5 feet on Williams Street. Staff's recommendation was for approval.

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The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Flores made a motion to approve the proposed zoning Ordinance. Mr. Salas seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Menendez.

AN ORDINANCE 87071

AMENDING CHAPTER 35 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 11 AND 12, BLOCK 12, NCB 2070, 1343 AND 1347 CULEBRA ROAD FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

4-N. CASE Z97222- The request of George E. Harris (owner: B. Lee Lifshutz, Trustee), to rezone and reclassify the west 86.84 feet of Lot 10, Block 14, NCB 610, S. Hackberry from "R-2" Two Family Residence District to "O-1" Office District. The property is located 153.9 feet north of the intersection of Wyoming and S. Olive, being 122 feet west of S. Olive, having a width of 86.84 feet and a depth of 55.6 feet. Staff's recommendation was for denial.

The Zoning Commission has recommended approval of this request.

Mr. Gus Cuellar, Land Development Services, explained the proposed rezoning request.

Mr. Salas made a motion to approve the proposed zoning Ordinance. Mr. Flores seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Salas, Guerrero, Prado, Vásquez, Garza, Marbut, Bannwolf, Webster, Peak; **NAYS:** None; **ABSENT:** Menendez.

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AN ORDINANCE 87072

AMENDING CHAPTER 35 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 WEST 86.84 FEET OF LOT 10, BLOCK 14, NCB 610, S. HACKBERRY FROM "R-2" TWO FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

* * * *

97-49 Mr. Salas spoke to the need for economic development opportunities for small businesses, asked that the City Council reconsider its annexation action of earlier today relative to the Stone Oak area.

Mr. Salas asked for:

- 1 Creation of a Blue Ribbon Panel to examine challenges to neighborhoods facing urban decline and service delivery problems. The committee shall include members from the City Council, the Mayor, the business community, neighborhood association representatives, community groups, and universities. The panel shall explore all opportunities to create strategies that address the decline of neighborhoods in our city.
- 2 Creation of an Assistant City Managers position that shall be responsible for coordinating all revitalization strategies, resources, staff, and initiatives. The Assistant City Manager shall coordinate the activities of the blue ribbon panel.
- 3 Creation of a Department of Community Revitalization and Service Delivery. This department shall be responsible for implementing strategies created by the City Council and the Blue Ribbon Panel. This department shall have staff members assigned to individual City Council Districts. Divisions shall include: housing, economic development, neighborhood planning, special projects, infrastructure, private sector investments, growth management, human development.
- 4 Creation of a general fund housing program. Program shall include rehab, acquisition, development, redevelopment, loan pool, demolition, and financing. This amount shall be equivalent to the amount of federal funds allocated for housing programs, including administration.

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5. Creation of a general fund economic development pool to be used for the development of initiatives that stimulate economic development activities in areas experiencing loss of and/or absence of jobs or job creation. This is the current \$200,000 (which) needs to be funded for future years.
6. Creation of annexation enterprise fund designated to the revitalization of blighted neighborhoods and quality of life projects for recently annexed areas.
- 7 Direct City Manager to conduct a management study and develop a staffing plan to hire the individuals necessary to fulfill services requests for code compliance, housing demolition, and blighted buildings.

Mr. Salas made a motion to direct the City Manager to implement the above. The motion died for lack of a second.

Mr. Salas then recited a list of east side streets he feels need work, and asked Mr. John German, Director of Public Works, for the latest data on a possible traffic light to be erected at Thornwood and Rittiman Road.

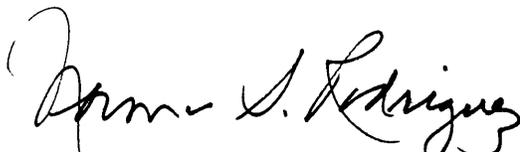
Mr. Salas again asked for support for his motion, and began reading aloud the City Charter, verbatim.

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97-49 At 7:00 P.M., a quorum of City Council members was lost. Mayor Peak noted the loss of a quorum for conducting business, and declared the City Council meeting adjourned at 7:00 P.M.

A P P R O V E D



HOWARD W. PEAK
M A Y O R

Attest: 
NORMA S. RODRIGUEZ, CMC/AAE
City Clerk

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