

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 3, 1980.

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80-33 The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Lila Cockrell with the following members present: CISNEROS, WEBB, WING, EURESTE, THOMPSON, ALDERETE, CANAVAN, ARCHER, STEEN, COCKRELL; Absent: DUTMER.

80-33 The invocation was given by Reverend Warren Larck, Alamo Heights Southern Baptist Church.

80-33 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

80-33 The minutes of the meeting of June 19, 1980 were approved.

80-33 CONSENT AGENDA

Mr. Steen moved that items 6-19 constituting the consent agenda be approved with the exception of items 7 and 11, to be considered individually. Dr. Cisneros seconded the motion.

On roll call, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Cisneros, Wing, Eureste, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Thompson, Alderete.

AN ORDINANCE 52,380

ACCEPTING THE LOW QUALIFIED BID OF SEVERA PLUMBING AND APPLIANCE TO FURNISH THE SAN ANTONIO NEIGHBORHOOD YOUTH ORGANIZATION WITH WINDOW-TYPE AIR CONDITIONERS FOR A NET TOTAL OF \$7,744.00.

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AN ORDINANCE 52,381

AUTHORIZING EXECUTION OF FIELD ALTERATION NO. 1 IN THE SUM OF \$27,469.37 TO THE CONTRACT FOR THE MARBACH-PINN ROAD BRIDGE PROJECT; AUTHORIZING A BUDGET REVISION IN THE COMMUNITY DEVELOPMENT PROGRAM YEAR 4 FUND AND AUTHORIZING PAYMENT.

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AN ORDINANCE 52,382

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH ENGINEERS OF TEXAS, INC., TO PROVIDE

SERVICES FOR THE HOEFGEN SANITARY
SEWER SIPHON ELIMINATION PROJECT;
AND APPROPRIATING THE SUM OF \$7,500.00.

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AN ORDINANCE 52,383

AUTHORIZING EXECUTION OF FIELD ALTERATION
NO. 3 IN THE SUM OF \$14,000 TO THE
CONTRACT FOR THE KINGSBOROUGH PARK
SWIMMING POOL PROJECT; AUTHORIZING
A BUDGET REVISION; AND AUTHORIZING
PAYMENT.

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AN ORDINANCE 52,384

AUTHORIZING EXECUTION OF FIELD ALTERATION
NO. 2 IN THE SUM OF \$8,315.00 TO THE
CONTRACT FOR THE SOUTH LAREDO STREET RE-
CONDITIONING PROJECT; AUTHORIZING A BUDGET
REVISION; AND AUTHORIZING PAYMENT.

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AN ORDINANCE 52,385

APPROPRIATING THE AMOUNT OF \$5,467.09
AND AUTHORIZING PAYMENT OF SAID SUM
TO HENRY BAIN ENGINEERS, INC., FOR
SERVICES ON THE AIRPORT PARKING
FACILITIES PROJECT.

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80-33 Item 14, being a proposed ordinance manifesting an agreement
with Centeno Supermarkets, Inc., for lease of certain property used
for Parks and Recreation purposes, was withdrawn from consideration.

AN ORDINANCE 52,386

APPROVING THE PRICE AND CONDITIONS
OF THE SALE BY THE URBAN RENEWAL
AGENCY OF THE CITY OF SAN ANTONIO
OF PARCEL 1271-5, CONTAINING APPROXIMATELY
3,645.6 SQUARE FEET, LOCATED WITHIN THE
FT. SAM GATEWAY COMMUNITY DEVELOPMENT
PROJECT TO PEDRO GONZALEZ AND WIFE MARGARET
GONZALEZ FOR THE SUM OF \$775.00.

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AN ORDINANCE 52,387

AUTHORIZING THE EXECUTION OF A STANDARD
AIRLINE LEASE AGREEMENT WITH USAIR FOR
BUILDING SPACE AT INTERNATIONAL AIRPORT.

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AN ORDINANCE 52,388

SETTING A CITY COUNCIL PUBLIC HEARING
FOR TUESDAY, JULY 15, 1980 AT 7:00 P.M.
IN THE MISSION ROOM OF THE CONVENTION

CENTER TO CONSIDER THE 1980-81 GENERAL
OPERATING BUDGET AND THE 12TH ENTITLEMENT
GENERAL REVENUE SHARING BUDGET.

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AN ORDINANCE 52,389

ACCEPTING THE HIGH BID(S) RECEIVED
IN CONNECTION WITH \$16,000,000.00
IN CITY FUNDS AVAILABLE FOR DEPOSIT
IN INTEREST-BEARING CERTIFICATES OF
DEPOSIT.

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AN ORDINANCE 52,390

AUTHORIZING PAYMENT OF FIRE AND EXTENDED
COVERAGE INSURANCE PREMIUMS COVERING
CONTENTS OF THE CONVENTION CENTER COMPLEX.

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80-33

PRESENTATION BY MS. JERRY URSIN

At this time, Mayor Cockrell called on Ms. Jerry Ursin, President of the League of Women Voters of San Antonio for a presentation. Ms. Ursin made available to each Council member a copy of the League of Women Voters Educational Fund Publication, "Growth in the Cities: Are We Reshaping Urban Economics?".

Mayor Cockrell thanked Ms. Ursin for the publication.

80-33 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Henry G. Cisneros presided.

80-33 The Clerk read a proposed ordinance accepting the low bid of the Bexar County Ambulance Service to furnish the City of San Antonio with Morgue Transfer Service for a net total of \$20.00 per body; for a term of two (2) years beginning August 1, 1980.

Mr. John Royal, Vice-President of Superior Ambulance Service d/b/a Don's Ambulance stated that his firm was the second-lowest bidder for morgue transfer service for the City, and noted that the apparent low bidder had been convicted of fraud in connection with billing charges.

Mr. George Noe, Administrative Assistant to the City Manager, explained that the staff had discussed the matter and had found no justification to disallow the apparent low bid.

City Attorney, Jane Macon, stated that a successful applicant meets the City's specifications as noted in the bid.

Mr. Wing then made a motion to postpone consideration of the item for further staff investigation and review. Mr. Eureste seconded the motion.

Mr. John Brooks, Director of Purchasing, stated that the low bidder met all specifications, and the City Attorney's staff feels that the City has no grounds to reject the bid.

A discussion then ensued concerning what City permits were allowed to be held by someone convicted of a felony, during which

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time, Mr. Eureste stated that there seems to be no clear answer on this policy matter, and noted that the particular case has problems along this line. Mr. Eureste then noted that the City could withhold its final decision until the matter is settled by the Courts; meanwhile, the City Council could handle its morgue transfer business on a short-term contract basis. He then read portions of a newspaper article concerning the conviction of the owner of the low-bid ambulance on fraud charges relating to billing charges.

(Mayor Cockrell returned to the meeting and presided.)

Mr. Thompson noted his opposition to the case.

Mr. Wing asked that City staff double-check its bid award procedures in light of the preceding information.

Ms. Macon noted that she had had contact with her staff during the Council discussion and was informed that when staff reviewed the case, the owner of the low-bid firm then had only been indicted in the matter. She stated that a review of the entire situation of the bid was now in order.

After discussion, the motion to postpone prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

Item 7 was postponed.

80-33 The Clerk read the following Ordinance:

AN ORDINANCE 52,391

AUTHORIZING EXECUTION OF FIELD ALTERATION NO. CWB1 IN THE SUM OF \$6,152.50 TO THE CONTRACT FOR THE BURLESON SCHOOL DRAINAGE PROJECT; AUTHORIZING A BUDGET REVISION AND AUTHORIZING PAYMENT.

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Mr. Steen moved to approve the Ordinance. Mr. Webb seconded the motion.

Mr. Canavan disqualified himself from voting on this Ordinance.

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

80-33 ZONING HEARINGS

20. CASE 8068 to designate the following as Historic Landmarks: Staake Building, the south 97.55' of Lot 10, Red 11 and 12, and south 11' of Lot 13, Block 12, NCB 148, 309 E. Commerce Street; Stevens Building, the south 97.5' of Lot 9, Block 12, NCB 148, 315 E. Commerce Street; Old First National Bank, Lots 13 thru 16, NCB 116, 239 E. Commerce Street; Old San Antonio Loan and Trust, Lot 12, NCB 116, 235 E. Commerce Street; Whittier Clinic Building, Lots 1 and 2, Block 8, NCB 583, 928 E. Crockett Street; L. Frank/Karotkins Building, Lots 10 and 11, NCB 116, 231 E. Commerce Street; Continental Hotel Building, NCB 254, 332 W. Commerce Street; Milam Building, Tract A-1 and A-2, NCB 120, 115 E. Travis Street; Arana

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Building, NCB 254, 601 Dolorosa Street; Melchoir de la Garza House, NCB 254, 100 S. Laredo Street; Old Alamo National Bank, Lot 7 and the north 18' of the east 70' of Tract A-11, NCB 156, 314 E. Commerce Street; Emil Elmendorf House, Lots 1, 2, and 3, NCB 514, 509 Burleson Street; Young's Apartment Complex, Lots 16 thru 20 and the east 15' of Lot 15, Block 3, NCB 6425, 2903-2905 San Pedro Avenue; Leed's Building, the west irregular 53.46' of Lot 5 and the west irregular 53' of Lot 6 and the west irregular 52.87' of Lot 7, NCB 105, 345 W. Commerce Street; La Feria Building, the east 65.95' of Circle 2 and Circle 6, north 3.01' of the east 26.5' of Circle 7, the north 3.01' of the west 39.45' of Circle 11, Circles 3, 4, 5, and 6 and the north 7.82' of 94.91' of Circle 11, the west irregular 24.51' of Circles 7, 8 and 9, and the west 50' of Circle 10, the south 47' of the north 54.9' of Circle 11, the north 29' of the south 34' of east irregular 101.5' of Circle 11, Arb. A-9, Circle 15 and the south 5' of Circle 11 and the east 13' of the west irregular 33' of the north 32.35' of the south 37.35' of Circle 11, Circle 16 or red 12, Arb. A-8, NCB 138, 405 E. Commerce Street.

Dr. Cisneros moved that the recommendation of the Zoning Commission be approved. Mr. Alderete seconded the motion.

Dr. Cisneros stated that several cities had incorporated such a historic/culturally significant preservation section in their Master Plans, and he feels that it is important for San Antonio to do likewise.

In response to a question by Mr. Wing as to the purpose of zoning these subject properties as historic or culturally significant Ms. Patricia Osborne, City Historic Preservation Officer, noted that most of the properties listed in the proposed Ordinance have been restored and/or renovated. She stated that among the advantages of such zoning to subject properties are the possibility of such grants and ad valorem tax incentives.

No citizen appeared to speak in opposition.

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

AN ORDINANCE 52,392

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 PLACING OF THE FOLLOWING PROPERTIES UNDER THE DESIGNATION OF HISTORIC LANDMARKS: STAAKE BUILDING, THE SOUTH 97.55' OF LOT 10, RED 11 AND 12, AND SOUTH 11' OF LOT 13, BLOCK 12, NCB 148, 309 E. COMMERCE STREET; STEVENS BUILDING THE SOUTH 97.5' OF LOT 9, BLOCK 12, NCB 148, 315 E. COMMERCE STREET; OLD FIRST NATIONAL BANK, LOTS 13 THRU 16, NCB 116, 239 E. COMMERCE STREET; OLD SAN ANTONIO LOAN AND TRUST, LOT 12, NCB 116, 235 E. COMMERCE STREET; WHITTIER CLINIC BUILDING, LOTS 1 AND 2, BLOCK 8, NCB 928 E. CROCKETT STREET; L. FRANK/KAROTKINS BUILDING, LOTS 10 AND 11, NCB 116, 231 E. COMMERCE STREET; CONTINENTAL HOTEL BUILDING NCB 254, 332 W. COMMERCE STREET; MILAM BUILDING TRACTS A-1 AND A-2, NCB 120, 115 E. TRAVIS STREET; ARANA BUILDING, NCB 254, 205 DOLOROSA STREET; MELCHOIR DE LA GARZA HOUSE, NCB 254 100 S. LAREDO STREET; OLD ALAMO NATIONAL BANK, LOT 7 AND THE NORTH 18' OF THE EAST 70'

OF TRACT A-11, NCB 156, 314 E. COMMERCE STREET; EMIL ELMENDORF HOUSE, LOTS 1, 2, AND 3, NCB 514, 509 BURLESON STREET; YOUNG'S APARTMENT COMPLEX, LOTS 16 THRU 20 AND THE EAST 15' OF LOT 15, BLOCK 3, NCB 6425, 2903-2905 SAN PEDRO AVENUE; LEED'S BUILDING, THE WEST IRREGULAR 53.46' OF LOT 5, THE WEST IRREGULAR 53' OF LOT 6 AND THE WEST IRREGULAR 52.87' OF LOT 7, NCB 105, 345 W. COMMERCE STREET; LA FERIA BUILDING, THE EAST 65.95' OF CIRCLE 2 AND CIRCLE 6, NORTH 3.01' OF THE EAST 26.5' OF CIRCLE 7, THE NORTH 3.01' OF THE WEST 39.45' OF CIRCLE 11, THE WEST IRREGULAR 24.51' OF CIRCLES 7, 8, 9 AND THE WEST 50' OF CIRCLE 10, THE SOUTH 47' OF THE NORTH 54.9' OF CIRCLE 11, THE NORTH 29' OF SOUTH 34' OF EAST IRREGULAR 101.5' OF CIRCLE 11, ARB. A-9, CIRCLE 15, AND THE SOUTH 5' OF CIRCLE 11 AND THE EAST 13' OF THE WEST IRREGULAR 33' OF THE NORTH 32.35' OF THE SOUTH 37.35' OF CIRCLE 11, CIRCLE 16 OR RED 12, ARB. A8, NCB 138, 405 W. COMMERCE STREET.

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21. CASE 8100 to rezone Lot 22, Block 12, NCB 8159, 4039 San Fernando Street, from "C" Apartment District to "B2" Business District, located northeast of the intersection of S.W. 29th Street and San Fernando Street, having 140' on S.W. 29th Street and 45' on San Fernando 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.

After consideration, Mr. Steen moved that the recommendation of the Zoning Commission be approved provided that street dedication is given in accordance with the Traffic Department's recommendations. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Wing, Eureste, Alderete.

AN ORDINANCE 52,393

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 22, BLOCK 12, NCB 8159 4039 SAN FERNANDO STREET, FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT STREET DEDICATION IS GIVEN IN ACCORDANCE WITH THE TRAFFIC DEPARTMENT'S RECOMMENDATION.

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22. CASE 8105 to rezone Lots 2 thru 19, Block 1, NCB 4985, Lots 1 thru 19, Block 2, NCB 4985, Lots 1 thru 20, Block 3, NCB 4985, Lots 1 thru 26, Block 4, NCB 4985, Lots 1 thru 24, Block 5, NCB 4985, Lots 1 thru 36, Block 6, NCB 4985, a 185.8405 acre tract of land out of CB's 4984 and 4985, being further described by field notes filed in the Office of the City Clerk, located northeast and southwest of Vista Del Norte, being 570' southeast of the intersection of Blanco Road and Vista Del Norte and extending southeast approximately 5400'

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along Vista Del Norte; a 134.5033 acre tract of land out of NCB 16325, CB's 4985 and 4984, being further described by field notes filed in the Office of the City Clerk, from Temporary "R1" Single Family Residential District to "R-3" Multiple Family Residential District, located south and north of Vista Del Norte, being 450' northeast of the intersection of Blanco Road and Vista Del Norte, having a total of 1930' on Vista Del Norte and a maximum depth of 2400'; Lot 1, Block 1, NCB 4985, Lot 1, Block 5, NCB 4985, a 10.1205 acre tract of land out of CB's 4984 and 4985, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-2" Business District, Lot 1 and Block 1 is located east of the intersection of Blanco Road and Vista Del Norte, having 1020' on Blanco Road and 570' on Vista Del Norte, Lot 1, Block 5, and the 10.1205 acres are located south of the intersection of Blanco Road and Vista Del Norte, having 630' on Vista Del Norte and 1330' 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.

After consideration, Mr. Canavan moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished on those areas that are not platted at this time and that a six foot solid screen fence is erected and maintained adjacent to the proposed "B2" and "R-3" zoning abutting the proposed "R-1" zoning. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Wing, Eureste, Alderete.

AN ORDINANCE 52,394

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 2 THRU 19, BLOCK 1, NCB 4985, LOTS 1 THRU 19, BLOCK 2, NCB 4985, LOTS 1 THRU 20, BLOCK 3, NCB 4985, LOTS 1 THRU 26, Block 4, NCB 4985, LOTS 2 THRU 24 BLOCK 5, NCB 4985, LOTS 1 THRU 36, BLOCK 6 NCB 4985, A 185.8405 ACRE TRACT OF LAND OUT OF CB'S 4984 AND 4985, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R1" SINGLE FAMILY RESIDENTIAL DISTRICT; A 134.5033 ACRE TRACT OF LAND OUT OF NCB 16325, CB'S 4985 AND 4984, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, AND LOT 1, BLOCK 1, NCB 4985 LOT 1, BLOCK 5, NCB 4985, A 10.1205 ACRE TRACT OF LAND OUT OF CB'S 4984 AND 4985, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED ON THOSE AREAS THAT ARE NOT PLATTED AT THIS TIME AND A

SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE PROPOSED "B-2" AND "R-3" ZONING ABUTTING THE PROPOSED "R-1" ZONING.

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23. CASE 8104 to rezone a 207.726 acre tract of land out of CB 4985, being further described by field notes filed in the Office of the City Clerk, from Temporary "R1" Single Family Residential District to "R1" Single Family Residential District, located west of the intersection of Bitters Road and Walker Ranch Road, having 5672.29' on Bitters Road and 2951.29' on Walker Ranch Road.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Canavan moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished on those areas that are not already platted. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Wing, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Eureste, Alderete.

AN ORDINANCE 52,395

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 207.726 ACRE TRACT OF LAND OUT OF CB 4985, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED ON THOSE AREAS THAT ARE NOT ALREADY PLATTED.

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24. CASE 8118 to rezone Parcel 17, NCB 15684, 11410 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the southeast of Nacogdoches Road, being 260' northeast of the intersection of Nacogdoches Road and Iota Drive, having 274.48' on Nacogdoches Road and a depth of 952.59'.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Steen moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and that the applicant work with the Traffic Department for proper ingress and egress. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Wing, Thompson, Canavan, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Eureste, Alderete, Archer.

AN ORDINANCE 52,396

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 17, NCB 15684, 11410 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT THE APPLICANT WORK WITH THE TRAFFIC DEPARTMENT FOR PROPER INGRESS AND EGRESS.

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80-33 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cisneros, Wing, Thompson, Canavan, Steen, Cockrell; NAYS: None; ABSENT: Webb, Dutmer, Eureste, Alderete, Archer.

AN ORDINANCE 52,397

MANIFESTING AN AGREEMENT WITH DOBBS HOUSES INC. TO AMEND THE PRESENT LEASE AGREEMENT OF CERTAIN PREMISES AT INTERNATIONAL AIRPORT TO PROVIDE FOR EXTENSION OF THE CURRENT LEASE PERIOD.

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AN ORDINANCE 52,398

CHANGING THE STREET NAME OF SALCEDO ALLEY TO PACHECO DRIVE.

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AN ORDINANCE 52,399

MANIFESTING AN AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND ENTEX CONSTRUCTION COMPANY CONCERNING A JOINT EFFORT TO CONSTRUCT DRAINAGE IMPROVEMENTS IN CONNECTION WITH MIDCROWN SUBDIVISION; AUTHORIZING THE APPROPRIATION OF \$32,000.00 FOR SUCH CONSTRUCTION; AND AUTHORIZING PAYMENT AS HEREIN PROVIDED.

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AN ORDINANCE 52,400

ACCEPTING HIGHWAY COMMISSION MINUTE ORDERS 77390, 77391, 77394, AND 77393 SETTING OUT RESPONSIBILITIES OF THE CITY AND THE STATE IN CONNECTION WITH STREET IMPROVEMENT PROJECTS.

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AN ORDINANCE 52,401

APPROVING AND ADOPTING MINOR AMENDMENT NUMBER TWO TO THE VISTA VERDE SOUTH URBAN RENEWAL PLAN.

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AN ORDINANCE 52,402

AUTHORIZING THE CITY MANAGER TO EXECUTE
A LEASE AGREEMENT WITH THE KENWOOD
COMMUNITY COUNCIL FOR USE OF THE KENWOOD
COMMUNITY CENTER FOR A 25 YEAR TERM.

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80-33 The meeting was recessed at 2:00 P.M. and reconvened at 2:30
P.M.

80-33 The Clerk read the following Ordinance:

AN ORDINANCE 52,403

AUTHORIZING EXECUTION OF A MEMORANDUM OF
UNDERSTANDING WITH THE NATIONAL ADVISORY
COUNCIL ON HISTORIC PRESERVATION AND THE
TEXAS HISTORICAL COMMISSION COVERING
TREATMENT OF HISTORIC AND CULTURALLY SIG-
NIFICANT PROPERTIES EXISTING IN THE VISTA
VERDE SOUTH PROJECT AREA.

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

Mr. Rolando Bono, Assistant to the City Manager, explained
the Ordinance noting that before the Community Development Block
Grant funds or the Urban Development Action Grant funds appropriated
for the Vista Verde South project can be released, a procedure must
be established to protect historic or architecturally-significant
properties existing on the site, acceptable to the City, Texas
Historic Preservation Commission and National Advisory Council on
Historic Preservation.

Dr. Cisneros asked the City Manager to comment on his
previously suggested preservation regulations included in San
Antonio's Master Plan.

Mr. Huebner noted that he would like to see such historical
or culturally-significant properties rated by category. He stated
that the City needs a clearer set of rules in this area.

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

80-33 The Clerk read the following Ordinance:

AN ORDINANCE 52,404

REPEALING AND RESCINDING ORDINANCE 49480
CONCERNING THE APPOINTMENT OF THE NIGHT
MAGISTRATE.

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Ms. Juanita Alcocer, representing Government Employee Mujeres (GEMS), spoke against the Ordinance dismissing Ms. Mary Elizabeth Ladd, and urged the City Council not to take action at this time.

Ms. Rosie Castro, member of the Texas Advisory Committee to the U.S. Commission on Civil Rights, urged the Council to hold a hearing on the matter.

Judge Mary Elizabeth Ladd stated that she felt that she had not been given a chance to respond properly to charges against her, and noted that she operated her court in accordance with guidelines of the U.S. Bar Association. She requested either a public or private hearing to discuss any particular concerns the Council might have.

Ms. Maria Dominguez asked the City Council to investigate the case before taking action.

At this time, Mr. Eureste made a motion to grant Judge Ladd a hearing on the matter. The motion died for a lack of a second.

Mr. Eureste spoke regarding the June 26th Executive Session of the City Council, at which it was decided to dismiss Judge Ladd from the post of Night Magistrate. He stated that the Council at that time did not have specifics of the case when it moved to have the Mayor ask for Ladd's resignation. Mr. Eureste asked the Council members to provide reasons for the dismissal action.

A discussion then ensued as to the use of the seal of Municipal Court, where it was kept and who had such a seal.

Judge Ladd commented on charges she was magistrating prisoners only twice each night, stating that she preferred to do so more often but had set the two specifically-mentioned two hourly times as specific magistrating times, and noted that she wanted to gradually increase these times in the future.

Mr. Eureste then stated that he would be voting against any motion to dismiss Ms. Ladd.

Mr. Alderete stated that he was willing to hear from anyone regarding this matter, without time limit.

Judge Ladd stated that it was her understanding that her appearance before the City Council today was simply to request a hearing on the matter, and didn't feel that today's appearance constituted a hearing.

After discussion, Mr. Wing made a motion to approve the Ordinance. Mr. Archer seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Alderete, Archer, Steen, Cockrell; NAYS: Eureste, Canavan; ABSENT: Dutmer.

80-33 The following Ordinance was read by the Clerk and after consideration, on motion of Dr. Cisneros, seconded by Mr. Thompson, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Eureste.

AN ORDINANCE 52,405

AUTHORIZING EXECUTION OF A WARRANTY DEED
TO THE BOARD OF REGENTS OF THE UNIVERSITY

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OF TEXAS SYSTEM TO 6.0027 ACRES IN HEMISFAIR
PLAZA FOR UTSA TO ESTABLISH A PERMANENT
DOWNTOWN CAMPUS.

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80-33

3:00 P.M. --PUBLIC HEARING AMENDING THE 6TH
YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

The Clerk read the following Ordinance:

AN ORDINANCE 52,406

AMENDING THE SIXTH YEAR COMMUNITY DEVELOP-
MENT BLOCK GRANT APPLICATION AND THREE
YEAR PLAN FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM.

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Mr. Marcus Jahns, Director of Budget and Research, explained the purpose of the Public Hearing and the Ordinance to approve submitting the application.

Mr. Wallace B. Calhoun Jr., Blue Bonnet Street Organization, stated his concern about the reprogramming action involved, and asked to amend his group's original request concerning Blue Bonnet Street in order to include more than three blocks of that street in the request. He asked that projects recommended by City staff be sent back for further study, and stated that he would work against the approval of the staff's requests.

Ms. Doris L. Driver, representing the Blue Bonnet Street Organization, urged the Council not to divert funds from their project in order to provide money to cover overruns in other projects. She asked for a moratorium on the 6th Year Community Development Block Grant funds and no diversion of project funds.

Ms. Ada Mae Wright, 610 Blue Street, with the Blue Bonnet Street Organization, stated that she had lived in the same place for more than 47 years, and spoke in support of the project to renovate Blue Bonnet and Canton Streets.

Mr. James Bias, 846 Canton Street, representing the Canton Street Block Organization, stated his opposition to the reprogramming of allocated funds, and also asked for a moratorium on any action until an investigation is completed.

Dr. Cisneros then made a motion to approve the Ordinance. Mr. Webb seconded the motion.

Mr. Webb then explained the staff's reasons for seeking the reprogramming action, citing cost overruns, inflationary factors, etc., noting that the City wanted to get the highest priority projects moving on the timetable. He stated that a number of other CDBG projects also were being reprogrammed to 7th year funding, and explained that there was not enough money available in 6th year funding for all the needed projects.

In response to a question by Mr. Webb, Assistant Public Works Director, Joe Aceves, stated that the City would, in effect, only lose about five months of time on the projects under discussion by going this route, since the 6th Year Program already was underway.

Mr. Webb commented on a one-page document produced by the ROBBED Organization, a copy of which is part of the official records of this meeting, and answered the requests point-for-point.

July 3, 1980
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After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Canavan, Steen, Cockrell NAYS: None; ABSENT: Dutmer, Alderete, Archer.

80-33

PUBLIC HEARING ON ANNEXATION OF OAK MEADOW SUB-DIVISION AND INGRAM PLACE COMMERCIAL AREA

Mayor Cockrell declared open the Public Hearing:

Mr. Bill Phelps, 14606 Hook Drive, President of Oak Meadow Homeowners Association, stated that it appears that a majority of the homeowners favor annexation, and noted that annexation was sought because of the loss of fire protection services. He asked to meet with City staff on priorities for Oak Meadow relating to capital improvements.

Mr. Webb spoke against annexation of this particular area because there was some doubt the residents wanted annexation.

At this time, Mr. Webb made a motion to halt annexation procedures. Mr. Wing seconded the motion.

Mr. Phelps then stated that a City survey of residents in Oak Meadow resulted in a 60% in favor return with 34% against.

Mr. Thompson then stated that the facts show the majority of homeowners in that area desire annexation.

After discussion, the motion to halt annexation procedures failed to carry by the following vote: AYES: Webb, Wing,; NAYS: Cisneros, Thompson, Archer, Steen, Cockrell; ABSENT: Dutmer, Eureste, Alderete, Canavan.

Mr. George Noe, Administrative Assistant to the City Manager, explained that the First Reading of the Annexation Ordinance for these two areas would be in two weeks.

Mayor Cockrell declared closed the Public Hearing.

80-33 The meeting was recessed at 4:10 P.M. and reconvened at 4:30 P.M.

80-33 PUBLIC HEARING -- HEMISFAIR PLAZA REDEVELOPMENT

Mayor Cockrell stated that she had received a telegram from Monorail Incorporation expressing support for the proposal submitted by Hemisfair Redevelopment Incorporated. (A copy of which is on file with the minutes of this meeting.)

The following persons then spoke to the City Council:

Mrs. Claire Regnier, Chairperson of Centro 21, referred to a memorandum from Centro 21, expressing support of the HUB proposal. (A copy of this report is on file with the papers of this meeting.)

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Mr. Arthur Glowka, President of Hemisfair Redevelopment Incorporated, spoke to the City Council about their discussions with the City staff regarding their proposal on redevelopment of the Hemisfair Plaza. He stated that they feel that Hemisfair needs promotion, proper management, and entertainment. He stated that they don't feel it necessary to place housing on the site.

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Mr. Charles Hansen, representing interested restaurant and club owners in Houston, Texas, feels that a Texas-sort of village is needed and a long term lease is warranted.

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Mr. Bob Joblin, representing Rogers-Worsheim, stated that they have entered into a joint venture with Vanir Properties. He stated that they feel that they can re-develop Hemisfair and that they are presenting the best of two proposals.

Mr. Roland Castaneda, explained their new joint venture with Rogers-Worsheim. He detailed their plans for a World Trade Center, expansion of the Convention facilities, a convention hotel, motel and retail stores. He stated that they would agree to pay for all necessary feasibility studies and agree to work with existing educational facilities.

Mayor Cockrell and other members of the City Council stated that they are very interested in a World Trade Center for San Antonio.

Mr. Bob Joblin then stated that they have experience with management of a World Trade Center and at the present time, they are the developers of the Miami World Trade Center.

In response to Mr. Thompson's question, Mr. Castaneda stated that HERCO has also joined them and will provide feasibility studies and also provide management of the theme park facility. He stated that the project is not being conditioned upon a UDAG grant.

In response to Mr. Alderete, Mr. Castaneda stated that there is no other organization with World Trade Center experience competing in the Hemisfair Plaza Redevelopment.

Mr. Castaneda stated that they intend to maximize the public area.

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Mrs. Vivian Hamlin read a prepared statement endorsing the concept of the Hemisfair Revitalization plan which has been proposed by the HUB group of Chicago. (A copy of her statement is on file with the minutes of this meeting.)

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Mrs. Vivian Hamlin then stated that she had been President of the Women's Pavilion at Hemisfair and expressed her appreciation to the City Council for its approval of an Ordinance granting property at Hemisfair to the University of Texas at San Antonio.

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Mr. Russell C. Kyse, representing Routh & Co. and the HUB group, stated that the HUB Group's proposal has approached the perspective of a "people place". He then described in detail their proposal and spoke of the erection of a major convention-oriented hotel and feels that it would compliment the development of the Mall planned for across the street. He stated that they have also provided for the San Antonio Museum Association to utilize the Lake Pavilion area. He stated that they have also met to discuss their plans with the University of Texas at San Antonio and the Institute of Texan Cultures.

Mayor Cockrell congratulated Mr. Kyse on the new office tower planned for the downtown area and asked him about a concept of a World Trade Center.

Mr. Kyse stated that he feels both developments are very worthwhile and suggested the location of the World Trade Center on the site which had once been selected for the International Trade Center.

In response to Mr. Webb, Mr. Kyse stated that they want to work very closely with the City Staff before a concrete plan is approved by the City Council.

In response to Mr. Alderete, City Manager Huebner stated that the staff report was based on proposals previously submitted. He feels that additional staff work will need to be done since two companies have merged into a joint venture and are now presenting a new proposal.

Mayor Cockrell suggested that the City Council perhaps select finalists and set a final work session and a decision can be made at a later date on the final selection.

In response to Mr. Archer, Mr. Huebner, City Manager, stated that the proposal made by the HUB Group had not been changed.

Mr. Archer stated that he feels that ground rules were previously sent out and proposals shouldn't be altered at this stage.

In response to a question by Mayor Cockrell, Mr. Kyse stated that they do not want to attempt a joint venture with D.B. Harrell but rather offer them a tenant status.

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Mrs. Maria Dominguez stated that the City needs businesses that pay decent salaries. She stated that developers shouldn't be profiting from Hemisfair Plaza and it should remain as a park.

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Mr. Ruben Cortez, Manager of Villa Fontana, reaffirmed their desire to remain at Hemisfair Plaza. He stated that the HUB Group had made a commitment to include existing tenants; however, they have not been informed of the plans. He asked that whoever is selected as Master Developer involve the present tenants.

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Mr. George His, Trustee of the San Antonio Museum Association, reaffirmed their desires to redevelop a Museum of Transportation at Hemisfair.

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Ms. Betsy Lee Bretz stated that she is concerned about the redevelopment of Hemisfair. She congratulated the City Council for their adoption of the Ordinance which granted land to U.T.S.A for a downtown campus. She also urged the City Council to keep the University of Mexico facility at Hemisfair Plaza. She also endorsed the HUB Group as the major developers of Hemisfair Plaza.

Dr. Cisneros stated that the faculty at the University of Mexico has indicated that they are not desirous of remaining at Hemisfair Plaza. He stated that the City Council might want to begin thinking of alternate sites for relocating the University of Mexico and asked that someone from the City staff begin discussion with the University of Mexico administration.

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Mr. James Isamah, 8407 Bart Starr Drive, stated that Hemisfair Plaza should be redeveloped as a people place and suggested activities that would draw more citizens as well as tourists.

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Mr. Donald B. Harrell suggested that the City Council consider the area to the north of the new shopping center for a World Trade Center site. He stated that he had invited Casa Bonita Developers to tour the Hemisfair Plaza and feels that from the outside, the existing Beethoven Hall could be utilized for the Casa Bonita Restaurant. He stated that they are very excited about the project.

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Mr. Pat S. Chumney stated that they have been working with the San Antonio Museum Association and are very enthusiastic about being included by the HUB Group. He then spoke of their plans for a Museum of Transportation.

Mr. Webb stated that the City Council should be interested in the highest and best use of the property and feels that no rules should be so strictly adhered to, that all proposals are not considered. He stated that a decision should not be rushed into and spoke in favor of incorporating present tenants into the final proposal.

Mr. Thompson then made a motion that the HUB Group and the Alamo City Joint Venture proposals be reviewed by staff on their strengths and weaknesses and a report regarding this matter be completed by August 6, 1980, in order that the City Council can make a final decision. Dr. Cisneros seconded the motion.

Mr. Wing stated that the City Council had already instructed the staff on the manner in which the proposals were to be reviewed. He felt that the prepared staff report should be acted upon by the City Council. He stated that he is not in favor of narrowing the proposals; the two mentioned by Mr. Thompson.

Dr. Cisneros stated that the City Council cannot go wrong since the two mentioned developers are both good. He then stated that as part of the motion, a time schedule be included together with an explanation of the possible combination of the two top mentioned developers.

Mr. Thompson requested that tenants be kept advised of pending development at Hemisfair Plaza.

Mr. Archer spoke against the motion and stated that he feels that ground rules are now being changed in the middle of the transactions.

After discussion, the motion carried by the following vote:
 AYES: Cisneros, Webb, Eureste, Thompson, Alderete, Canavan, Steen, Cockrell; NAYS: Wing, Archer; ABSENT: Dutmer.

80-33

CITIZENS TO BE HEARD

MRS. GLORIA AGUILAR

Mrs. Aguilar introduced Miss Patricia Gonzales, First Place Winner of the Amateur Talent Competition held at the Alameda Theatre.

Miss Gonzales, who is five years old, then sang a song to the City Council.

Mrs. Aguilar then spoke of the competitions being held at the Alameda Theatre and their endeavor to support local professionals. She also spoke of a new group they have formed known as the San Antonio Consortium for Hispanic Arts and asked for the City Council's support of the program.

(Mayor Cockrell was obliged to leave the meeting and Mayor ProTem Henry Cisneros presided.)

MR. BOB SCHONHOFF

Mr. Schonhoff stated that he had appeared before the City Council in 1978 on a case concerning Texas-By-Products. He thanked the City Council for its patience and in particular, Mr. Eureste and Mr. Wing on this particular matter. He stated that Texas-By-Products met all the standards required by the Texas Air Pollution Control Board. He then introduced Mr. Allison, President of Texas-By-Products and spoke about Mr. Allison's newest venture to collect the grease which is disposed of in San Antonio. He then displayed their "Fat Vats" which will be placed at strategic locations to collect the grease.

Mr. Thompson spoke about vegetable oil being used with diesel fuel to run farm machinery.

MRS. FANNY BRAVO

Mr. Fanny Bravo, displayed a rock album cover to the City Council, and spoke regarding the observations she made when a concert was being held at the Arena. She stated that she has heard that there is much marijuana smoking at the Arena and asked that the City Council do whatever possible to avert such activities at the Arena. She requested that the City Council enforce laws against drug use in public buildings and regulate the entertainment at the Arena.

Mr. Wing stated that he concurs with statements made and asked what control the City has with regard to the use of the Arena. He asked for a report by the staff to see that laws are enforced. He stated that he also wants a report on the number of security people that are hired by rock concert promoters.

Mr. Rolando Bono, Assistant to the City Manager stated that a report would be forthcoming to the Council on this matter.

Mr. Alderete concurred with Mr. Wing's statement.

Mr. Eureste stated that there has not been any uncontrollable mob action at the Arena and feels that too much security can make for an awkward situation.

In response to a Council question, Assistant City Attorney, Luis Garcia stated that the use of a city-owned facility cannot be denied on this basis, however, a certain amount of security personnel can be required.

Mr. Wing asked that the staff report include the elimination of the selling of drug paraphernalia.

Dr. Cisneros then asked that the report also include the amount of destruction involved with this type of rock concert activity.

MRS. MARY HICKS

Mrs. Hicks reiterated the statements made by Mrs. Bravo and urged the Council to do something about their concerns.

Mr. Eureste stated that the City Council should go and investigate the activity that goes on at these rock concerts.

80-33

PRESENT WATER SITUATION

Mr. Webb asked for a report from the City Water Board on a possible water rationing plan because of the present water situation.

Mr. Steen asked that both Mr. Fox of the Edwards Aquifer Office and Mr. Van Dyke of the City Water Board be present at that work session.

80-33 The Clerk read the following Letter:

June 27, 1980

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.

June 12, 1980

Petition submitted by Mr. Rod Corvo, President of Castle Hills Forest, Inc., requesting that Units 3 and 4 be annexed into the City of San Antonio.

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/S/NORMA S. RODRIGUEZ
City Clerk

There being no further business to come before the Council, the meeting was adjourned at 7:10 P.M.

A P P R O V E D

Lila Cockrell
M A Y O R

ATTEST

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

July 3, 1980
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