

REGULAR MEETING OF THE CITY COUNCIL,
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 27, 1989.

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The meeting was called to order by the Presiding Officer, Mayor Lila Cockrell, with the following members present: WEBB, DUTMER, WING, MARTINEZ, THOMPSON, VERA, WOLFF, LABATT, HASSLOCHER, COCKRELL. Absent: BERRIOZABAL.

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89-33 The invocation was given by Reverend Mark Buchanan, Oak Meadows United Methodist Church.

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89-33 The City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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89-33 The minutes of the City Council meeting of July 13, 1989 were approved.

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89-33 1989 CUSHMAN & WAKEFIELD MONITOR

Mr. Henry McDonald, Vice-President, Cushman & Wakefield of Texas, spoke of the recent publication of the 1989 Cushman & Wakefield Monitor, an annual business publication of his firm. He noted that San Antonio has been included in the annual survey of corporate executives for the second year and has been highly ranked at number three on the survey. He stated that the survey revealed that 46 per cent of the corporate executives polled felt that San Antonio has high hopes for the future in business. He further stated that the highest-ranked cities have the best access to the domestic market for businesses; availability of skilled workers; a good quality of life; and are located in a state whose climate is conducive toward business.

Ms. Sharon Watson of Cushman & Wakefield then distributed copies of the publication to members of the City Council, a copy of which is made a part of the papers of this meeting.

Mayor Cockrell thanked Mr. McDonald and Ms. Watson for the recognition.

89-33

LEADERSHIP DEVELOPMENT SUMMER PROGRAM

Mayor Cockrell acknowledged the presence in the Council chambers today of a group of students of the Leadership Development Summer Program of the Hispanic Association of Colleges and Universities, and welcomed them to City Hall, along with their instructor, Ms. Rosie Castro.

89-23

DEFENSE LANGUAGE INSTITUTE STUDENTS

Mayor Cockrell also acknowledged the presence in the Council chambers today of a group of students from the Defense Language Institute, Lackland Air Force Base, who are studying English, and welcomed them to City Hall. The students then introduced themselves and identified their home nation.

89-23

CONSENT AGENDA

Mrs. Dutmer made a motion to approve Agenda Items 8 - 38, constituting the Consent Agenda, with Items 12, 24, 28, 31 and 32 to be pulled for individual consideration and Item 35 removed earlier by the City Manager for individual consideration. Mr. Labatt seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Dutmer, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb, Wing.

AN ORDINANCE 69,881

ACCEPTING THE LOW BID OF CRITI-CARE DIVISION OF CLARK SURGICAL TO FURNISH THE CITY OF SAN ANTONIO FIRE DEPARTMENT WITH DUAL CYLINDER PORTABLE RESUSCITATORS FOR A TOTAL OF \$4,158.50.

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AN ORDINANCE 69,882

ACCEPTING THE LOW BID OF G.L.F. INC. FOR THE PRINTING AND MAILING OF TAX STATEMENTS FOR THE CITY

OF SAN ANTONIO FINANCE DEPARTMENT FOR A TOTAL OF \$23,567.50.

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AN ORDINANCE 69,883 .

ACCEPTING THE LOW QUALIFIED BID OF LOUIS PLUMBING AND HEATING, INC., TO RETROFIT WATER FAUCETS FOR THE CITY OF SAN ANTONIO WATER RESOURCES DEPARTMENT AT VARIOUS MEDICAL CLINICS FOR A TOTAL OF \$13,757.12.

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AN ORDINANCE 69,884 .

ACCEPTING THE LOW BID OF MCQUAY SERVICES FOR CHILLER REPAIRS FOR THE CITY OF SAN ANTONIO PUBLIC LIBRARY FOR A TOTAL OF \$6,132.

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AN ORDINANCE 69,885 .

ACCEPTING THE BID OF NATIONAL ADVANCED SYSTEMS (NAS) TO FURNISH THE INFORMATION RESOURCES DEPARTMENT WITH A HOST DIRECT ACCESS STORAGE DEVICE UPGRADE FOR A TOTAL OF \$141,120.

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AN ORDINANCE 69,886 .

ACCEPTING THE LOW BIDS OF VARIOUS VENDORS TO FURNISH THE CITY OF SAN ANTONIO WITH VARIOUS MATERIALS AND SERVICES.

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AN ORDINANCE 69,887 .

AUTHORIZING AN ADDITIONAL \$24,572.59 FOR ENGINEERING FEES, PAYABLE TO FLORES & CO. CONSULTING ENGINEERS, IN CONNECTION WITH THE W. HOUSTON STREET DRAINAGE #48 PROJECT.

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AN ORDINANCE 69,888

AUTHORIZING AN ADDITIONAL \$27,557.91 FOR ENGINEERING FEES, PAYABLE TO WALTER P. MOORE & ASSOC., INC., IN CONNECTION WITH THE W. MARTIN FROM 26TH TO GENERAL MCMULLEN PROJECT.

* * * *

AN ORDINANCE 69,889

AUTHORIZING AN ADDITIONAL \$48,284.71 FOR ENGINEERING FEES PAYABLE TO HALLENBERGER/TELFORD, INC., RELATED TO THE ST. HEDWIG DRAINAGE NO. 114B, PHASE II PROJECT.

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AN ORDINANCE 69,890

AUTHORIZING AN ADDITIONAL \$11,298.85 FOR ENGINEERING FEES, PAYABLE TO SINCLAIR ENGINEERING CO., IN CONNECTION WITH THE FIVE PALMS FROM PEARSALL TO KIM VALLEY PROJECT.

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AN ORDINANCE 69,891

AUTHORIZING AN ADDITIONAL \$9,291.69 FOR ENGINEERING FEES, PAYABLE TO L. L. RODRIGUEZ & ASSOCIATES, INC., IN CONNECTION WITH THE BARNEY-ELDRIDGE TO DEAD-END PROJECT.

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AN ORDINANCE 69,892

AUTHORIZING AN ADDITIONAL \$23,574.58 FOR ENGINEERING FEES, PAYABLE TO GRANT ENGINEERING IN CONNECTION WITH THE VALLEY HI FROM IH 410 TO LACKLAND AFB PROJECT.

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AN ORDINANCE 69,893

AUTHORIZING AN ADDITIONAL \$25,316.43 FOR ENGINEERING FEES, PAYABLE TO THE ROSIN GROUP, INC., IN CONNECTION WITH THE RAY ELLISON AT SOUTH SAN HIGH SCHOOL PROJECT.

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AN ORDINANCE 69,894

AUTHORIZING AN ADDITIONAL \$10,775.00 FOR ENGINEERING FEES, PAYABLE TO G. A. PRATT & ASSOC., INC., IN CONNECTION WITH THE MILITARY FROM SHADY GROVE TO IH 410 PROJECT.

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AN ORDINANCE 69,895

AUTHORIZING AN ADDITIONAL \$7,147.06 FOR ENGINEERING FEES, PAYABLE TO TERRAZAS & ASSOC., IN CONNECTION WITH THE GROFF (PHASE II) FROM 36TH TO HORTENCIA PROJECT.

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AN ORDINANCE 69,896

AUTHORIZING AN ADDITIONAL \$6,434.36 FOR ENGINEERING FEES, PAYABLE TO EDMUND O. SEIDEL & ASSOC., INC., IN CONNECTION WITH THE NACO-PERRIN & PERRIN BEITEL INTERSECTION PROJECT.

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AN ORDINANCE 69,897

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$60,941.00 OUT OF CDBG FUNDS FOR THE PURPOSE OF ACQUIRING TITLE TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF TITLE AND/OR EASEMENTS TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT-OF-WAY PROJECTS. (PROJECT FREE; DE ZAVALA ROAD PROJECT; DRIFTWOOD DRAINAGE PROJECT #39 D-F NORTH (CUPPLES ROAD); HENRY BAIN SUBDIVISION DRAINAGE PROJECT)

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AN ORDINANCE 69,898

AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH SOUTH CENTRAL SYSTEM FOR LEASE OF OFFICE SPACE IN TERMINAL 2 OF THE SAN ANTONIO INTERNATIONAL AIRPORT.

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AN ORDINANCE 69,899

AUTHORIZING THE CITY MANAGER TO ENTER INTO A SEWER SERVICE CONTRACT WITH CULEBRA 160, LTD. COVERING AN APPROXIMATE + 160 ACRE TRACT OF LAND LOCATED IN THE CULEBRA WATERSHED.

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AN ORDINANCE 69,900

AUTHORIZING THE ACCEPTANCE OF A GRANT OF \$229,962.00 FROM THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES TO FUND A PRE-SCHOOL IMMUNIZATION PROJECT; ESTABLISHING A FUND; ADOPTING A BUDGET; AND AUTHORIZING PERSONNEL POSITIONS.

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AN ORDINANCE 69,901

ACCEPTING A POLE STANDARD FOOTINGS AGREEMENT WITH THE SAN ANTONIO CONSERVATION SOCIETY AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME IN CONNECTION WITH THE TRIPARTY PROJECT - POLE STANDARD FOOTINGS AT THE AZTEC BUILDING.

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AN ORDINANCE 69,902

APPROVING A PEDESTRIAN LIGHTS AGREEMENT WITH THE SAN ANTONIO CONSERVATION SOCIETY FOR THE PURCHASE, PLACEMENT, AND MAINTENANCE, AT THE SOCIETY'S SOLE COST AND EXPENSE, OF EIGHT (8) PEDESTRIAN LIGHTS ON THE SOUTHSIDE EXTERIOR WALL OF THE AZTEC BUILDING IN CONNECTION WITH THE TRI-PARTY DOWNTOWN TRANSPORTATION IMPROVEMENTS PROJECT AND AUTHORIZING THE CITY MANAGER OR ANY ASSISTANT CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

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AN ORDINANCE 69,903

AUTHORIZING THE USE OF CITY STREETS TO ALLOW THE TORCH RUN IN CONNECTION WITH THE XXIII AAU/USA JUNIOR OLYMPIC GAMES TO BE HELD AUGUST 3 - 9, 1989.

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AN ORDINANCE 69,904

AUTHORIZING AN EXPENDITURE NOT TO EXCEED \$8,000 PAYABLE TO ARA CATERING FOR THE CONVENTION & VISITORS BUREAU TO HOST A RECEPTION HONORING APPROXIMATELY 400 LOCAL AND VISITING SPONSORS OF THE GAMES PRIOR TO THE OPENING CEREMONIES OF THE XXIII AAU JUNIOR OLYMPICS ON AUGUST 9, 1989 AT TRINITY UNIVERSITY'S WILLIAM KNOX HOLT CONTINUING EDUCATION CONFERENCE CENTER.

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AN ORDINANCE 69,905

APPROVING A FIREWORKS DISPLAY FOR THE XXIII AAU/USA JUNIOR OLYMPIC GAMES, AUGUST 9, 1989, 9:30 P.M. BEHIND ALAMO STADIUM.

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89-23 The Clerk read the following Ordinance:

AN ORDINANCE 69,906

ACCEPTING THE BID OF INTERGRAPH CORPORATION TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES DEPARTMENT WITH GRAPHIC WORKSTATIONS AND SOFTWARE FOR A TOTAL OF \$101,250.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Hasslocher seconded the motion.

Mr. Labatt thanked the Information Resources Department for its newly-published City of San Antonio map of Council districts and voting precincts, and noted that the work was done by Intergraph equipment already in place in the department. He spoke of the importance of this

equipment to the efficient running of the City.

Mr. Frank Stromboe, Director of the Information Resources Department, spoke to the progress being made in the integration of this system into usage by all City departments.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: Wing; ABSENT: Berriozabal, Webb.

- - -
89-23 The Clerk read the following Ordinance:

AN ORDINANCE 69,907

AWARDING A \$2,048,903.30 CONSTRUCTION CONTRACT TO YANTIS CORPORATION; AND AUTHORIZING \$512,225.83 FOR MISCELLANEOUS CONSTRUCTION CONTINGENCY EXPENSES AND \$55,795.95 FOR ENGINEERING SERVICES ASSOCIATED WITH PROJECT NO. 75, HARRY WURZBACH, PHASE II PROJECT.

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Mr. Hasslocher made a motion to approve the proposed Ordinance. Mr. Wing seconded the motion.

Mr. Hasslocher thanked City staff for its hard work on a difficult project.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb.

- - -
89-23 The Clerk read the following Ordinance:

AN ORDINANCE 69,908

APPROPRIATING \$6,948.20 FROM THE LIBRARY BOND ISSUE APPROVED ON MAY 6, 1989, TO PAY FOR ONE-HALF THE COST OF ADVERTISING THE NOTICE OF ELECTION IN BOTH THE EXPRESS-NEWS AND SAN ANTONIO LIGHT NEWSPAPERS.

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Mr. Hasslocher made a motion to approve the proposed Ordinance. Mr. Thompson seconded the motion.

In response to a question by Mr. Labatt, City Clerk Norma S. Rodriguez noted that this payment relating to the advertising of the stadium bond issue election represents one-half of the advertising costs, the remainder having been paid by election funds of the City.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb.

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89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,909 .

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AUTHORIZING PAYMENT OF \$69,609.96 TO THE LAW FIRM OF
LOEB AND LOEB FOR LEGAL REPRESENTATION IN CALIFORNIA
FEDERAL BANKRUPTCY COURT IN CONNECTION WITH THE H.
FRANK DOMINGUEZ MATTER.

* * * *

Mr. Hasslocher made a motion to approve the proposed Ordinance. Mr. Thompson seconded the motion.

In response to a question by Mr. Labatt, Mr. Oscar Perez, Special Projects Officer of the City, stated that the results of this ordinance will effectively remove Mr. Frank Dominguez from virtually all projects in Vista Verde South. He then briefly discussed the timetable required by the courts for completion of the new motel and other buildings in Vista Verde South.

In response to a question by Mr. Thompson, Mr. Perez addressed the hourly rates being charged by the attorneys involved in this Ordinance.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None; ABSENT: Berriozabal.

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89-33 The Clerk read the following Resolution:

A RESOLUTION NO. 89-33-65

APPROVING THE CITY OF SAN ANTONIO'S SUPPORT FOR EL CAMINO REAL CORRIDOR CONFERENCE.

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Mr. Hasslocher made a motion to approve the proposed Resolution. Mr. Martinez seconded the motion.

Mr. Thompson expressed his concern with the proposed benefits to be derived by the City from this conference, and spoke to the need for the Council to be fully briefed on this.

Mayor Cockrell provided a brief background on the Corridor Conference, and noted that the Austin-San Antonio Corridor Council is one of its sponsors. She stated that the conference will be looking at development of the entire corridor from Austin to Monterrey, Mexico, and spoke to Sister City relationships between Austin and San Antonio and certain Mexican cities.

Mr. Thompson stated his contention that this conference will not advance San Antonio's productivity with Mexican cities, beyond what is already being planned.

Mayor Cockrell noted that this conference follows immediately after the Texas Municipal League meetings in San Antonio this year.

Mr. Martinez noted that this conference seeks to supplement, not supplant San Antonio's relationship with Monterrey, and stated that he feels that San Antonio should be represented at this conference.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb, Hasslocher.

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89-33 Agenda Item 39, being a proposed ordinance accepting the high bids received in connection with City funds available for deposit in interest-bearing Certificates of Deposit, was pulled earlier from consideration.
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89-33 The Clerk read the following Ordinance:

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AN ORDINANCE 69,910

ALLOCATING \$800.00 FROM THE DISTRICT 3 DISCRETIONARY FUND TO CITY PARKS AND RECREATION TO PAY FOR THE USE OF HIGHLAND PARK LITTLE LEAGUE PARK BY POP WARNER FOOTBALL TEAMS FOR THE YEAR 1989.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Martinez seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb, Hasslocher.

89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,911

AUTHORIZING TRANSFER OF CONTRIBUTIONS FROM CITY COUNCIL DISTRICTS 8 AND 10 DISCRETIONARY FUNDS TO THE SAN ANTONIO-KUMAMOTO YOUTH EXCHANGE PROGRAM FUND.

* * * *

In response to questions from several Council members, Ms. Karen Davis, Assistant to the City Manager, discussed the funding requirements involved, including those coming from the private sector.

Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Martinez seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Webb, Hasslocher.

89-33 The Clerk read the following Resolution:

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A RESOLUTION NO. 89-33-66

SUPPORTING THE ESTABLISHMENT OF A BATTERED WOMEN'S
ADVOCACY PROJECT IN BEXAR COUNTY.

* * * *

Mrs. Dutmer made a motion to approve the proposed Resolution.
Ms. Vera seconded the motion.

After consideration, the motion, carrying with it the passage of
the Resolution, prevailed by the following vote: AYES: Webb, Dutmer,
Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None;
ABSENT: Berriozabal, Hasslocher.

89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,912

AMENDING ORDINANCE 57217 TO INCREASE THE MEMBERSHIP
OF THE CONVENTION AND VISITORS BUREAU ADVISORY
COMMITTEE AND APPOINTING VALREE THOMPSON TO THE NEW
POSITION.

* * * *

Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr.
Thompson seconded the motion.

After consideration, the motion, carrying with it the passage of
the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer,
Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None;
ABSENT: Berriozabal, Hasslocher.

89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,913

APPOINTING MARY HINOJOSA TO THE HANDICAPPED ACCESS
ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE ON
JUNE 30, 1991.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr.
Thompson seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,914

APPOINTING MEMBERS TO THE HOUSING TRUST
FUND-DOWNTOWN ADVISORY COMMITTEE FOR TERMS OF OFFICE
TO EXPIRE ON MAY 30, 1991.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Labatt seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,915

APPOINTING CAROLYN WYCKOFF TO THE HOUSING TRUST
FUND-NEIGHBORHOOD ADVISORY COMMITTEE FOR A TERM OF
OFFICE TO EXPIRE ON MAY 30, 1990.

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Mr. Hasslocher made a motion to approve the proposed Ordinance. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None; ABSENT: Berriozabal.

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89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,916

APPOINTING MEMBERS TO THE SAN ANTONIO LOCAL
DEVELOPMENT COMPANY.

* * * *

Mr. Hasslocher made a motion to approve the proposed Ordinance.
Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of
the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer,
Wing, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None;
ABSENT: Berriozabal, Martinez.

89-33 The Clerk read the following Resolution:

A RESOLUTION NO. 89-33-67

REJECTING PROPOSALS FOR CONSTRUCTION OF A NEW MAIN
LIBRARY ON A LEASE/PURCHASE BASIS.

* * * *

Mr. Hasslocher made a motion to approve the proposed Resolution.
Mrs. Dutmer seconded the motion.

In response to a question by Mr. Thompson, Mayor Cockrell
discussed the effect of adoption of the pending Resolution to reject all
proposals for a new main library.

Mr. J. Rolando Bono, Assistant City Manager, spoke of the need to
comply with a previous Council resolution enacted prior to the recent
library bond issue.

After consideration, the motion, carrying with it the passage of
the Resolution, prevailed by the following vote: AYES: Webb, Dutmer,
Wing, Thompson, Vera, Wolff, Labatt, Hasslocher, Cockrell; NAYS: None;
ABSENT: Berriozabal, Martinez.

The meeting was recessed at 1:45 P.M., reconvening at 2:05 P.M.
for continuation of the meeting.

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14

ZONING HEARINGS

44. CASE Z88111-11 - to rezone Lot 14, Block 2, NCB 8396, 100 - 102 Renner Drive, from "E" Residence District to "O-1" Office District, located southwest of the intersection of Vance Jackson and Renner Drive, having 75 feet on Renner Drive and 133 feet on Vance Jackson Road.

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

Mr. Andy Guerrero, Planner III, briefly explained the zoning case.

Ms. Vera made a motion to approve the recommendation of the Zoning Commission provided that a six-foot solid screen fence is erected and maintained abutting residential property on the west property line. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, dutmer, Martinez, Vera, Wolff, Cockrell; NAYS: None; ABSENT: Berriozabal, Wing, Thompson, Labatt, Hasslocher.

AN ORDINANCE 69,917

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 14, BLOCK 2, NCB 8396, 100 - 102 RENNER DRIVE, FROM "B" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT A SIX-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ABUTTING RESIDENTIAL PROPERTY ON THE WEST PROPERTY LINE. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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89-33 By general concensus of the City Council Agenda Item 49 was taken up for consideration at this time.

49. CASE Z88111-32 - to rezone the north 50 feet of the east 560.38 feet of Lot 24, NCB 10356, 1011 Vance Jackson Road, from "B" Residence District to "R-1" One Family Residence District, located on the west side

of Vance Jackson Road, being 135 feet south of the intersection of Renner Drive and Vance Jackson Road, having 50 feet on Vance Jackson Road and a depth of 560.38 feet.

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

Ms. Vera made a motion to approve the recommendation of the Zoning Commission. Mr. Webb seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Wing, Martinez, Hasslocher.

AN ORDINANCE 69,918

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 NORTH 50 FEET OF THE EAST 560.38 FEET OF LOT 22, NCB 10356, 1011 VANCE JACKSON ROAD, FROM "B" RESIDENCE DISTRICT TO "R-1" ONE-FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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45. CASE Z88111-2 - to rezone the west 80 feet and the south 50 feet of the east 50 feet of Lot 23, NCB 8410, from "B-3" Business District to "B-2" Business District and Lot 23, save and except the west 80 feet and the south 50 feet of the east 50 feet of Lot 23, NCB 8410, from "B-2" Business District to "B-3" Business District, 1302 Gardina Street, located southwest of the intersection of Vance Jackson Road and Gardina Street, having 120 feet on Vance Jackson Road and 160 feet on Gardina Street.

The Zoning Commission has recommended approval of B-3" Business District.

Mr. Andy Guerrero, Planner III, noted that nine affirmative City Council votes would be required to enact any rezoning other than that requested by the property owner involved.

Ms. Vera made a motion to approve "B-3R" Restrictive Business District for the entire property. Mr. Thompson seconded the motion.

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After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

AN ORDINANCE 69,919

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 23, NCB 8410, 1302 GARDINA STREET, FROM "B-3" BUSINESS DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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46. CASE Z88111-3 - to rezone Lot 32-A, NCB 8409, 313 Vance Jackson Road, from "J" Commercial District to "B-3NA" Non-Alcoholic Sales Business District, located on the west side of Vance Jackson Road, being 540 feet north of the intersection of Fredericksburg Road and Vance Jackson Road, having 101 feet on Vance Jackson Road and a depth of 200 feet.

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

Mr. Andy Guerrero, Planner III, noted that nine affirmative City Council votes would be required to enact any rezoning other than that requested by the property owner involved.

Ms. Vera made a motion to approve "B-3NA" zoning. Mrs. Dutmer seconded the motion.

A brief discussion then took place concerning the need for at least a B-3R zoning in order for operation of a convenience store at this location.

Mr. Thompson offered an amendment for "B-3R" Restrictive Business District. Mr. Labatt seconded the motion.

The amendment prevailed by the following vote: AYES: Webb, Dutmer, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: Wing; ABSENT: Berriozabal, Hasslocher.

The main motion, as amended, prevailed by the following vote:
AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

AN ORDINANCE 69,920

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 32-A, NCB 8409, 313 VANCE JACKSON ROAD, FROM "J" COMMERCIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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47. CASE Z88111-24 - to rezone Lot 17, 18 and 19, NCB 8425, 1903 West Avenue, from "F" Local Retail District to "B-3R" Restrictive Business District, located northwest of the intersection of Hermosa Street and West Avenue, having 75 feet on Hermosa Street and 120 feet on West Avenue.

The Zoning Commission has recommended approval of "B-3" zoning.

Ms. Vera made a motion to postpone consideration of this zoning case for three weeks. Mrs. Dutmer seconded the motion.

Mr. George Calhoun, 1903 West Avenue, the proponent, spoke to the history of the property and against the postponement motion, noting that the Zoning Commission had recommended B-3 zoning on the property.

Mr. Andrew Guerrero, Planner III, noted that six Council votes would be required to approve B-3, since it is the requested rezoning by the property owner; and that nine affirmative votes would be required for either B-3R or B-3NA.

Ms. Vera stated her belief that the entire City Council should be on hand to hear this case, in order for it to receive a fair hearing.

The motion to postpone prevailed by the following vote: AYES: Webb, Dutmer, Martinez, Thompson, Vera, Cockrell; NAYS: Wing, Wolff, Labatt; ABSENT: Berriozabal, Hasslocher.

CASE Z88111-24 was postponed for three weeks.

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48. CASE Z88111-25 - to rezone Lots 3 and 4, NCB 8425, 1906 W. Wildwood Drive, from "F" Local Retail District to "R-1" One Family Residence or "B-3" Business District, located on the south side of Wildwood Drive, being 50 feet west of the intersection of West Avenue and Wildwood Drive, having 50 feet on Wildwood Drive and a depth of 120 feet.

The Zoning Commission has recommended approval of "R-1" zoning.

Mr. Andy Guerrero, Planner III, noted that nine affirmative City Council votes would be required to enact any rezoning other than that requested by the property owner involved.

Ms. Vera made a motion to approve "R-1" zoning on the subject property. Mr. Thompson seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

AN ORDINANCE 69,921

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 3 AND 4, BLOCK 4, NCB 8425, 1906 WEST WILDWOOD DRIVE, FROM "F" LOCAL RETAIL DISTRICT TO "R-1" ONE-FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

* * * *

The City Council meeting recessed at 2:25 P.M., reconvening at 3:05 P.M.

89-33 PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE ADOPTING THE FIFTEENTH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET

Mayor Cockrell declared the Public Hearing to be open, and declared that each speaker would be allowed five minutes, with a maximum of 10 minutes per organization.

Mr. Nathaniel Word, ROBBED Organization, spoke of the assistance he had received from ROBBED.

Mr. Calvin Curtis, ROBBED Organization, spoke of ROBBED's reputation for doing good on the City's east side.

Mr. Angel Perez, ROBBED Organization, spoke of west side bridge construction work and other projects done at the insistence of ROBBED.

Mr. Clyde Williams, board president, ROBBED, addressed his organization's contributions to the community and outlined some of its plans for the future.

Dr. Michael Zaccaria, ROBBED Organization, thanked ROBBED for east side improvements.

Ms. Rachel Salazar, Community Development Block Grant chairperson for Communities Organized for Public Service, spoke to CDBG funding of community improvements at the request of COPS, and voiced her concern with the increasing administrative costs for the CDBG program.

Mr. Julio Sanchez, COPS, spoke to the street and drainage needs of the City, to be funded by CDBG funds.

Mr. George Ozuna, COPS, addressed housing improvements and rehabilitation done with CDBG funds, and also voiced concern with increasing administrative costs for the CDBG program.

Mrs. Pat Ozuna, co-chairperson, COPS, asked for approval of the COPS CDBG package.

Father Paul Raaz, representing the Metro Alliance, asked for Council approval of the combined COPS/Metro Alliance CDBG package.

Sister Jo Murray, Metro Alliance, spoke of community needs for the CDBG funds.

Mr. Jay Steinman, Metro Alliance, spoke to flood drainage needs along Salado Creek. Ms. Vicki Taylor, board chairperson of San Antonio Minority Supplier Development Council, asked for funding for that group's efforts in securing minority and women's development in business.

Ms. Loretta Quintero May, SAMSDC member, spoke to that group's assistance in helping a small San Antonio business continue in operation following the death of its owner.

Mr. Ray Olivas, Buckles International, spoke to the work done by SAMSDC in opening up businesses for small, minority and women-owned firms.

Ms. Mary J. Alvarado, 120 Camargo Street, spoke to sidewalk and lighting needs in her neighborhood and the need for new street work, as well.

Mr. Lonnie Janszen, 9509 Old Corpus Christi Road, submitted a petition on behalf of water service for 26 homes in his area, a copy of which is made a part of the papers of this meeting. He spoke of having to have water hauled to his home from another source, and of his hopes for securing service from City Water Board.

Mr. L. L. Stokes, 9509 Old Corpus Christi Road, stated that costs involved in bringing City Water Board service to his area are prohibitive, and that CDBG funding appears to be the only way to finance it.

Mr. Ben Flores, 1102 Barclay, spoke to the need for CDBG funding for expansion of health services for the indigent.

Mayor Cockrell declared the Public Hearing to be closed.

The Clerk read the following Ordinance:

AN ORDINANCE 69,922

ADOPTING THE FIFTEENTH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET; AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID CDBG PROGRAM BUDGET, WITH CERTIFICATIONS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 1989/90 ENTITLEMENT FUNDS.

* * * *

Mr. Wing asked that a representative of the City's Public Utilities Department meet with the citizens who cannot afford to have City Water Board water service extended into their area. He stated his understanding that the City had established a fund for just such instances, and addressed a number of proposed changes to the CDBG funding package.

Mr. Thompson spoke to delays in the Keitha Street Project in District 6 and of plans to spend \$600,000 to move homeowners from that area. He then spoke to the possible use of some of these funds for other projects.

Mrs. Dutmer spoke to the need for water service to a number of homes along the Old Corpus Christi Road, and of the rejection of extension of City Water Board water service to this area by a previous City Water Board general manager. She then spoke to certain CDBG funding changes in District 3.

Mr. Webb spoke in support of the proposed CDBG funding package.

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Mr. Martinez addressed several proposed changes in District 5 allocations.

Mr. Labatt thanked Mr. Wing for putting together the proposed CDBG funding package and spoke of certain CDBG funding in District 9.

Ms. Vera asked to include the Fulton Street Project in District 7 CDBG funding.

Mr. Wolff spoke of the importance of CDBG funding to the City as a whole.

Mr. Wing made a motion to approve the proposed ordinance. Mrs. Dutmer seconded the motion.

Mr. Webb offered an amendment to reduce all District 2 CDBG projects by five per cent in order to provide some \$125,000 for ROBBED. The motion died for lack of a second.

Mayor Cockrell thanked Mr. Wing for his work on this CDBG package.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

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89-33 PUBLIC HEARING AND CONSIDERATION OF THE LAND USE ASSUMPTIONS

Mayor Cockrell declared the Public Hearing to be open.

Mr. Mike Hogan, chairman of the Capital Improvements Advisory Committee, spoke to the two-year history of work on preparing for the two public hearings on the land use assumption plans for San Antonio.

Mr. Steve Kacmar, project manager, Pape Dawson/Bender, explained details of this project and how its recommendations came to be formed. He then briefly outlined the committee's recommendations on land use assumptions.

Mr. Clinton Scheel, 13950 FM 471, stated that he is present today to hear a presentation on certain impact fees.

Mr. Gene Vallerie, Kendall County Commissioner, spoke concerning the present dispute concerning the extra-territorial jurisdictions of San Antonio and Boerne, and whether an infringement exists. He stated that he would be meeting with San Antonio's Planning Department to further clarify this issue.

There being no further citizens to speak, Mayor Cockrell declared the Public Hearing to be closed.

Mr. Labatt addressed the next step in Environmental Management public improvements in this area.

In response to a question by Mr. Webb, Mr. Hogan addressed the matter of water and sewer impact fees to be developed as a funding source for these improvements. He noted that no impact fees have yet been established, and that they might take up to a year to develop.

Ms. Rebecca Q. Cedillo, Director of the Planning Department, stated that the Council would be asked to approve a Resolution on this topic in about two weeks.

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89-33 PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE: GOLDEN ALUMINUM COMPANY REINVESTMENT ZONE

Mayor Cockrell declared the Public Hearing to be open.

Mr. Charles Kaplan, Executive Director, National Association of Industrial Office Parks, San Antonio, spoke in favor of creation of a new reinvestment zone for tax abatement for Golden Aluminum Company.

There being no further citizens to speak, Mayor Cockrell declared the Public Hearing to be closed.

The Clerk read the following Ordinance:

AN ORDINANCE 69,923

DESIGNATING A TRACT OF LAND LEGALLY DESCRIBED AS A 111.302 ACRE TRACT BEING OUT OF A 126.65 ACRE TRACT AND A 266 2/3 ACRE TRACT, BOTH OF WHICH ARE OUT OF THE JUAN MONTEZ SURVEY 6, ABSTRACT 11, AND RECORDED IN VOLUME 1983, PAGES 448 AND 449 AND VOLUME 4351, PAGES 630-632, RESPECTIVELY, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, AS THE GOLDEN ALUMINUM COMPANY REINVESTMENT ZONE PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT.

* * * *

Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Webb seconded the motion.

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In response to a question by Mr. Labatt, Ms. Lorraine Salazar Bauer, Assistant Director of DEED, differentiated between "enterprise zones" and "reinvestment zones", noting that "enterprise zones" abate state taxes, while "reinvestment zones" abate a portion of the value of certain improvements made on a particular piece of property. She noted that San Antonio already has two other reinvestment zones in effect.

Mrs. Dutmer spoke in support of staff's recommendation to abate some 34 per cent of applicable taxes on this property in order to gain improvements to raw land and to create new jobs, thereby.

Ms. Bauer noted that East Central Independent School District will gain some \$940,000 in new taxable assets because of this action. She then introduced several officers of the Golden Aluminum Company firm, present in the audience, as well as certain members of City staff involved in this case.

Mr. Bobby Zaccaria, representing the firm, spoke of the proposed \$150 million investment which will bring some 200 jobs to San Antonio, and spoke to the favorable business climate of San Antonio.

Members of the City Council welcomed the firm to San Antonio.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Thompson, Hasslocher.

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89-33 The Clerk read the following Ordinance:

AN ORDINANCE 69,924 .

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APPROVING A TAX ABATEMENT AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH GOLDEN ALUMINUM COMPANY TO EXEMPT FROM TAXATION A PERCENTAGE OF REAL PROPERTY IMPROVEMENTS AND TANGIBLE PERSONAL PROPERTY LOCATED ON THE REAL PROPERTY FOR A PERIOD OF 15 YEARS PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT AND SECTION 312.204(A), OF THE TAX CODE, AS AMENDED BY SENATE BILL NO. 221.

* * * *

Mr. Gerardo Gonzalez, representing the board of Alamo Community College District, stated that his board endorses tax abatement plans for Golden Aluminum Company in order to increase the tax rolls on San Antonio's south side.

Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Wing seconded the motion.

Mr. Labatt thanked ACCD for its cooperation with the City on the matter of the new pool for Palo Alto College, and spoke of other areas of cooperation with ACCD on other projects.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Labatt, Cockrell; NAYS: None; ABSENT: Berriozabal, Hasslocher.

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89-33

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CITIZENS TO BE HEARD

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WAYNE ECHOLS

Mr. Wayne Echols spoke to concerns of the handicapped community concerning inaccessibility of the raised portion of the City Council chambers to handicapped persons, and addressed the training program designed to teach handicapped persons to write tickets for violations of the handicapped parking restrictions, in place of police officers. He then stated that his attempts to resolve these issues have been futile.

Mr. Thompson stated that the City is actively pursuing access to the disabled and has tried to make accessibility a high priority. He stated that City Hall, including the Chamber is accessible to the disabled.

Mr. Wolff alluded to a report which was being prepared by the staff with regard to a study of a system utilized in Florida.

Mr. Martinez stated that a report has been prepared and a copy could be presented to Mr. Echols.

Ms. Karen Davis, Assistant to the City Manager, stated that Ms. Rebecca Cedillo, Director of Planning, will be forwarding a copy to Mr. Echols and also to each Council member.

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KUMAMOTO DELEGATION

Mayor Cockrell recognized and welcomed a group of high school students and their instructors from the City of Kumamoto, Japan. Each was presented with a memento as a remembrance of their visit to our city.

A representative from Kumamoto read a letter from the Mayor of Kumamoto on our Sister City relationship and the purpose of their visit. She also spoke to their anticipation of hosting the San Antonio delegation in connection with the Japan Youth Exchange Program.

Several representatives then spoke and presented gifts from the City of Kumamoto, the Mayor and the head of the Kumamoto School System.

(At this point, Mayor Cockrell was obliged to leave the meeting. Joe Webb presided.)

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SAM ALVARADO

Mr. Sam Alvarado, 214 Dwyer, Suite 205, spoke to the Council regarding the upcoming budget and the present disparity between benefits between the uniformed and non-uniformed personnel. Mr. Alvarado also stated that Mr. Carl White, former Finance Director, was one of the best City employees. He took exception to the way he left City employment.

Mr. Alvarado then spoke to Section 141 of the City Charter regarding the prohibition of City employees having an interest in City contracts. He stated that their only recourse in the past has been the courts.

He also stated that the present police contract can be renegotiated because the City cannot meet the terms of the contract. The most dangerous job according to a study in Harvard is that of a construction worker, the firefighter ranks 15th and the policeman 21st. He stated that the union is going to pursue this matter.

* * * *

HENRY RODRIGUEZ

Mr. Henry Rodriguez, NAGE, stated that the City employees are tired of not receiving parity. They are especially concerned about the neglect by the Council to the non-uniformed personnel and the special treatment to the police personnel.

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BARBARA BRETZUIN

Ms. Barbara Bretzuin, 310 Addax Drive, spoke to the activities of Alamo City-Wide Towing in the neighborhood. She stated that a case had already been filed and the company pleaded guilty, however, they have been

told that they can continue to operate. She is very concerned about the intrusion of this business and other businesses into the neighborhood and the zoning violation.

A discussion took place on whether this business is violating any zoning regulations.

Mayor Pro Tem Webb advised Mrs. Bretzuin to visit with the zoning staff to clarify this issue.

* * * *

89-33 The Clerk read the following Letter:

July 19, 1989

Honorable Mayor and Members of the City Council of the City of San Antonio

The following petitions were received in my office and forwarded to the City Manager for investigation and report to the City Council.

July 11, 1989 Petition submitted by Mrs. Juanita Joseph et al, 452 E. Drexel, San Antonio, Texas 78210, requesting better alley clean-up and maintenance in their area.

* * * *

July 11, 1989 Petition submitted by Mr. Harry B. Jewett, et al, 342 West Woodlawn, San Antonio, Texas 78212, requesting the re-zoning of 175.75 acres of land within the Elm Creek Subdivision.

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July 11, 1989 Petition submitted by Mrs. H. R. Landez, 118 Burke Street, San Antonio, Texas 78225, requesting permission to place a 3-4' fence on the easement in front of her property.

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July 11, 1989 Petition submitted by Mr. W. T. Carver, P. O. Box 34082, San Antonio,

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Texas 78265-4082, requesting that the area of Timberwood Park be deleted from the Extra Territorial Jurisdiction of the City of San Antonio.

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/s/Norma S. Rodriguez
City Clerk

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There being no further business to come before the City Council, the meeting was adjourned at 5:45 P.M.
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A P P R O V E D

Lila Cockrell

M A Y O R

ATTEST:

Norma S. Rodriguez
city clerk

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mlr

