

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 5, 1984.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Pro Tem Robert S. Thompson, in the absence of the Mayor, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER. Absent: CISNEROS.

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84-01 The invocation was given by Reverend Barbara Galloway-Edgar, Associate Pastor of Trinity United Methodist Church.

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84-01 The Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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84-01 The minutes of the City Council meeting of December 15, 1983 were approved.

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84-01 CONSENT AGENDA

Mr. Hasslocher moved that items 5 - 30 constituting the consent agenda be approved with items 22, 23, 24, and 25 to be pulled for individual consideration. Mrs. Dutmer seconded the motion.

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

AN ORDINANCE 58,069 .

.
ACCEPTING THE BIDS OF GINO GUIDO, INC., ON ITEMS 1, 2, 4, 5, 6, 7, and 9; OF ACME LUMBER AND SUPPLY COMPANY ON ITEM 3; AND ALLEN AND ALLEN CO. ON ITEM 8 TO FURNISH THE CITY OF SAN ANTONIO PARKS & RECREATION DEPARTMENT WITH LUMBER FOR A TOTAL COST OF \$4,483.00.

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AN ORDINANCE 58,070 .

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ACCEPTING THE PROPOSAL OF THE H. W. WILSON COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH RENEWAL SUBSCRIPTIONS FOR A TOTAL COST OF \$4,630.00.

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AN ORDINANCE 58,071 .

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ACCEPTING THE PROPOSAL OF SALEM PRESS TO FURNISH THE CITY OF SAN ANTONIO WITH BOOKS FOR A TOTAL COST OF \$9,839.00.

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AN ORDINANCE 58,072 .

ACCEPTING THE PROPOSAL OF TIME LIFE VIDEO TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH VIDEO MATERIALS FOR A TOTAL COST OF \$22,302.50.

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AN ORDINANCE 58,073 .

ACCEPTING THE LOW BID OF HUGHES AIRCRAFT COMPANY, INDUSTRIAL PRODUCTS DIVISION, TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH POLICE INFRARED VIEWER EQUIPMENT FOR A TOTAL COST OF \$10,736.00.

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AN ORDINANCE 58,074 .

ACCEPTING THE PROPOSAL OF TURBO MACHINERY REPAIR, INC. TO MAKE EMERGENCY REPAIRS TO BLOWER NO. 8 AT THE RILLING ROAD WASTEWATER TREATMENT PLANT FOR A TOTAL COST OF \$7,437.20.

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AN ORDINANCE 58,075 .

ACCEPTING THE PROPOSAL OF O'TOOLE MECHANICAL SERVICES TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH THE EMERGENCY REPAIR OF A CENTRIFUGAL CHILLER, FOR A TOTAL COST OF \$5,412.14.

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AN ORDINANCE 58,076 .

ACCEPTING THE LOW BID OF GRUNEWALD AIR CONDITIONING HEATING & REFRIGERATION TO FURNISH THE CITY OF SAN ANTONIO PARKS & RECREATION DEPARTMENT WITH AIR CONDITIONING COMPRESSORS FOR A TOTAL COST OF \$6,940.00.

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AN ORDINANCE 58,077 .

CANCELLING THE CONTRACT WITH DULANY VERNAY, INC., AND ACCEPTING THE BID OF DIGITAL PRINTING SYSTEMS, INC., TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH PARKING TICKETS FOR THE INTERNATIONAL AIRPORT PARKING DIVISION FOR A TOTAL COST OF \$12,833.00.

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AN ORDINANCE 58,078 .

ACCEPTING THE LOW BID OF ALAMO REPROGRAPHICS & SUPPLY, INC., TO FURNISH A CONTRACT TO PRINT ENGINEERING SPECIFICATIONS AND PLANS FOR THE WASTEWATER FACILITIES, FOR A TOTAL COST OF \$46,725.00, AND AUTHORIZING THE TRANSFER OF FUNDS FROM CONTINGENCY ACCOUNTS TO ENGINEERING DESIGN ACCOUNTS FOR THE PAYMENT THEREOF.

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AN ORDINANCE 58,079

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH W. E. SIMPSON CO., INC. TO PROVIDE ENGINEERING SERVICES FOR THE REPAIR AND/OR REPLACEMENT OF THE RILLING ROAD WASTEWATER TREATMENT PLANT AIR DISTRIBUTION SYSTEM - WEST UNIT; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 58,080

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH W. F. CASTELLA & ASSOCIATES, INC. TO PROVIDE ENGINEERING DESIGN FOR THE BABCOCK ACRES SUBDIVISION OFF-SITE SANITARY SEWER MAIN; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 58,081

ACCEPTING THE BID OF R. L. JONES CO., INC. IN THE AMOUNT OF \$59,775.86 FOR THE CONSTRUCTION OF THE HERITAGE PARK ESTATES UNITS 8 & 9 OFF-SITE SANITARY SEWER; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

* * * *

AN ORDINANCE 58,082

ACCEPTING THE BID OF MISSION CONTRACTORS, INC. IN THE AMOUNT OF \$1,867,372.69 FOR THE RECONSTRUCTION OF CALLAGHAN ROAD FROM IH 10 TO VANCE JACKSON; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,083

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 32, IN THE AMOUNT OF \$80,645.00, TO THE CONTRACT FOR THE TERMINAL GENERAL CONSTRUCTION STAGE 2, PACKAGE 8; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 58,084

AUTHORIZING TWO CONTRACT AMENDMENTS TO THE CONTRACT WITH HENNINGSON, DURHAM AND RICHARDSON OF OMAHA, NEBRASKA, REGARDING THE CATEGORY 3 PORTION OF THE WASTEWATER FACILITIES PROGRAM; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 58,085

AUTHORIZING CONTRACT AMENDMENT NO. 2 FOR \$56,000.00 TO CONSULTING ENGINEERING FIRM OF MALCOLM PIRNIE, INC. OF WHITE PLAINS, NEW YORK; AND APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 58,086

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH SANTEX HANGARS UNIT TWO, INC. FOR LEASE OF PREMISES AT SAN ANTONIO INTERNATIONAL AIRPORT.

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AN ORDINANCE 58,087

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

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AN ORDINANCE 58,088

AUTHORIZING PAYMENT OF REFUNDS TO PERSONS MAKING OVERPAYMENTS OR DOUBLEPAYMENTS ON THIRTY-FOUR TAX ACCOUNTS.

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AN ORDINANCE 58,089

AUTHORIZING PAYMENT OF REFUNDS TO PERSONS MAKING OVERPAYMENTS OR DOUBLEPAYMENTS ON EIGHTY-THREE TAX ACCOUNTS.

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AN ORDINANCE 58,090

AUTHORIZING PAYMENT OF \$46,077.13 TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN INTEREST EARNED ON THE CDBG BANK ACCOUNTS OF THE SAN ANTONIO DEVELOPMENT AGENCY.

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84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,091

AUTHORIZING EXECUTION OF A \$20,000.00 PROFESSIONAL SERVICES CONTRACT WITH THE ENGINEERING FIRM OF CH₂M HILL CENTRAL, INC. OF REDDING, CALIFORNIA, FOR TECHNICAL ASSISTANCE DURING THE PRE-CONSTRUCTION OF THE \$10 MILLION LEON CREEK WASTEWATER TREATMENT PLANT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

* * * *

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

In response to a question by Mrs. Dutmer, Mr. Frank Kiobassa, Director of Public Works, stated that this Ordinance action will improve the capacity of the Leon Creek Wastewater Treatment Plant.

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

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,092

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$34,525.00 OUT OF VARIOUS FUNDS FOR THE PURPOSE OF ACQUIRING EASEMENTS TO CERTAIN LANDS; ACCEPTING THE DEDICATION OF EASEMENTS TO CERTAIN LANDS; AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE TO EXECUTE A PIPE LINE LICENSE; ALL IN CONNECTION WITH CERTAIN RIGHT OF WAY PROJECTS. (CATEGORY NO. 3, PROJECT I, RILLING ROAD TRANSFER LINE; RIVER BEND OF CAMINO REAL P.U.D. SANITARY SEWER PROJECT; TURNER SUBDIVISION SANITARY SEWER PROJECT; YOSEMITE OAKS P.U.D. SANITARY SEWER PROJECT; CASTLE POINT SUBDIVISION SANITARY SEWER & DRAINAGE PROJECT; VISTA VERDE SOUTH UDAG PROJECT)

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

Ms. Mary Lou Mabie, 311 Ave Maria, complimented members of the Drainage Division, Public Works Department, and in particular Mssrs. Bob Hahn and Randy Gaither, for working with the area homeowners association on drainage in the area, and in connection with one of the items concerned in this Ordinance.

Mayor Pro Tem Thompson thanked Ms. Mabie for bringing this to the attention of the City Council.

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,093

CLOSING AND ABANDONING CALVERT STREET, BETWEEN NEW CITY BLOCKS 2547 AND 2548 AND A 16 FOOT ALLEY, BETWEEN NEW CITY BLOCKS 2548 AND 2553; AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE A QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, FOR A CONSIDERATION OF \$1.00.

* * * *

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

In response to a question by Mrs. Dutmer, Mr. Frank Kiolbassa, Director of Public Works, addressed her concerns relative to the large size of the property involved, noting that the San Antonio Housing Authority has firm, drawn plans for utilization of the entire area. He also noted that SAHA also must work out plans with the City for future access for emergency vehicles, and that their building already is under construction there.

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

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,094

AMENDING ORDINANCE NUMBER 52180, DATED MAY 8, 1980 WHICH GRANTED A LICENSE TO THE UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER TO ALLOW UNDERGROUND CONDUITS AND COMMUNICATION CABLES TO BE PLACED UNDER A PORTION OF LOUIS PASTEUR DRIVE RIGHT OF WAY; SAID AMENDMENT TO PROVIDE FOR CHILLED WATER LINES TO BE INSTALLED WITHIN THE SAME RIGHT OF WAY, AND AMENDING THE CONSIDERATION TO \$500.00.

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

In response to a question by Mrs. Dutmer, Mr. Frank Kiolbassa, Director of Public Works, addressed her concerns relative to locating chilled water lines in the same easement with electrical lines, noting that the two are widely separated in the easement, and amply protected.

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

ZONING HEARINGS

31. CASE Z83357 - to rezone Lot 16, Block 22, NCB 13405, in the 8100 Block of Callaghan Road, in the 8000 Block of Pinebrook Drive, from "R-6" Townhouse Residence District to "O-1" Office District, located on the southeast side of Callaghan Road northeast side of Pinebrook Drive, being 136' southwest of the intersection of Shady Springs Drive and Callaghan Road, 136' northwest of the intersection of Briaridge Drive and Pinebrook Drive, having 260' on Callaghan Road and 260' on Pinebrook Drive.

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

No citizen appeared to speak in opposition.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided, and that a 25-foot landscaped buffer is placed along the property line abutting the single-family residences. Mr. Hasslocher seconded the motion.

In response to a question by Mr. Archer, Mr. Andy Guerrero, Planner II, stated that City staff opposes this rezoning request because it feels that R-6 zoning would be more compatible with the residential character of the area.

Mr. Tom Perkins, 634 West Sunset Road, representing Quincy Lee Companies, stated that his firm has owned this property for a number of years, and has worked with the area homeowners, who are in favor of an O-1 rezoning with certain limitations agreed to during a series of meetings, including installation of a 25-foot greenbelt setback in addition to the

existing utility easement between this property and the single-family residences in the immediate area.

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

AN ORDINANCE 58,095

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 16, BLOCK 22, NCB 13405, IN THE 8100 BLOCK OF CALLAGHAN ROAD, IN THE 8000 BLOCK OF PINEBROOK DRIVE, FROM "R-6" TOWNHOUSE RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED, AND THAT A 25-FOOT LANDSCAPED BUFFER IS PLACED ALONG THE PROPERTY LINE ABUTTING THE SINGLE-FAMILY RESIDENCES.

* * * *

32. CASE Z83460 - to rezone Lot 111, NCB 7896, 5310 South Pan Am (IH 35 South Expressway), from "B" Residence District to "B-2" Business District, located on the east side of Pan Am being 60' south of the intersection of Flanders Street and Pan Am having 176.24 on Pan Am and a depth of 111.55'.

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

No citizen appeared to speak in opposition.

In response to a question by Mr. Wing, Mr. Andy Guerrero, Planner II, stated that the B-2 recommended rezoning by the Zoning Commission is the least offensive zoning for this property, and still allows the proponent to have the use he desires for the property, which is office use and sales. He further stated that City staff was concerned with the possible sale of alcoholic beverages under the B-2.

Mr. David Saucedo, 5310 South Pan Am Expressway, the proponent, stated that he plans only office and sales usage for an alarm company, which is to relocate to this site.

In response to another question by Mr. Wing, Mr. Guerrero briefly discussed ingress and egress to and from the property.

Mr. Wing moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mr. Harrington seconded the motion.

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

AN ORDINANCE 58,096

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 111, NCB 7896, 5310 SOUTH PAN AM (IH 35 SOUTH EXPRESSWAY) FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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33. CASE Z83441 - to rezone Lots 25, 42 thru 48, and 60 thru 64, Block 1, NCB 16052, Lots 11 thru 15 and 23 thru 27, Block 2, NCB 17239, and Lot 27, Block 3, NCB 17240, in the 14750 Block of Henderson Pass Drive, from "A" Single Family Residence District to "R-1" One Family Residence District, located within the Hollow Oaks Subdivision being east of the intersection of Brookhollow Blvd. and Henderson Pass Drive. A map showing subject properties is filed in the office of the City Clerk.

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

No citizen appeared to speak in opposition.

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

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

AN ORDINANCE 58,097

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 25, 42 THRU 48, AND 60 THRU 64, BLOCK 1, NCB 16052, LOTS 11 THRU 15, AND 23 THRU 27, BLOCK 2, NCB 17239, AND LOT 27, BLOCK 3, NCB 17240, IN THE 14750 BLOCK OF HENDERSON PASS, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-1" ONE-FAMILY RESIDENCE DISTRICT.

* * * *

34. CASE Z83444 - to rezone Lots 4-A, 4-B, 5-A and 6-A save & except the 3.009 acre tract of land out of NCB 12061, from Temporary "A" Single Family Residence District and "A" Single Family Residence District to "R-3" Multiple Family Residence District and a 3.009 acre tract of land out of NCB 12061, being further described by field notes filed in the Office of the City Clerk, in the 1500 Block of Bluecrest Lane, from Temporary "A" Single Family Residence District to "R-2A" Three and Four Family Residence District, located southeast of the intersection of Sky Blue Lane and Blue Crest Lane, having 830' on Blue Crest Lane, 260' on Sky Blue Lane a maximum depth of 630'. The "R-2A" being on the north 120' of subject property and "R-3" being on the remaining portion.

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

No citizen appeared to speak in opposition.

Mr. Harrington moved that the Ordinance be approved provided that proper access and off-street parking are provided; that a 6-foot solid screen fence and landscaping are provided along Bluecrest and Skyblue

Lanes, save and except the two ingress points; and that a 60-foot building setback line is imposed along the same two streets. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,098

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 4-A, 4-B, 5-A and 6-A SAVE AND EXCEPT THE 3.009 ACRE TRACT OF LAND OUT OF NCB 12061, FROM TEMPORARY "A" SINGLE-FAMILY RESIDENCE DISTRICT AND "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT AND A 3.009 ACRE TRACT OF LAND OUT OF NCB 12061, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 1500 BLOCK OF BLUECREST LANE, FROM TEMPORARY "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-2A" THREE AND FOUR-FAMILY RESIDENCE DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED; THAT A 6-FOOT SOLID SCREEN FENCE AND LANDSCAPING ARE PROVIDED ALONG BLUECREST AND SKYBLUE LANES, SAVE AND EXCEPT THE TWO INGRESS POINTS; AND THAT A 60-FOOT BUILDING SETBACK LINE IS IMPOSED ALONG THE SAME TWO STREETS.

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35. CASE Z83448 - to rezone a 0.205 acre tract of land out of Lots 2 and 5, Block 2, NCB 16045 being further described by field notes filed in the Office of the City Clerk, 8676 Tesoro Drive, from "O-1" Office District to "B-3" Business District, located approximately 200' east of Tesoro Drive, having a width of 80.16' and a depth of 111.33'.

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

No citizen appeared to speak in opposition.

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

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

AN ORDINANCE 58,099

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.205 ACRE TRACT OF LAND OUT OF LOTS 2 AND 5, BLOCK 2, NCB 16045, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE

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36. CASE Z83435 - to rezone Parcel 14, NCB 15656, 9188 Huebner Road, from Temporary "R-1" One Family Residence District to "B-2" Business District, located on the southeast side of Huebner Road, being 1200' northeast of the intersection of Huebner Road and Oakland Road, having 100' on Huebner Road and depth of 200'.

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

No citizen appeared to speak in opposition.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,100

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 14, NCB 15656, 9188 HUEBNER ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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37. CASE Z83431 - to rezone Lot 26, Block 5, NCB 11715, 9311 San Pedro Avenue (U.S. 281 North Hwy), from "A" Single Family Residence District to "B-3" Business District, located between Lorene Lane and San Pedro Avenue, being approximately 583' north of the intersection of Lorene Lane and U.S. 281 North Hwy having 297.6' on Lorene Lane and 304' on U.S. 281 North Hwy.

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

No citizen appeared to speak in opposition.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that street dedication is given in accordance with the Major Thoroughfare Plan. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,101

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 26, BLOCK 5, NCB 11715, 9311 SAN PEDRO AVENUE (U.S. HWY 281 NORTH), FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT STREET DEDICATION IS GIVEN IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN.

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38. CASE Z83362 - to rezone Lot 3, Block E, NCB 14657, 8603 Huebner Road, from Temporary "R-1" One Family Residence District to "B-3R" Restrictive Business District, located on the northwest side of Huebner Road being 1108' southwest of the intersection of Whitby Road and Huebner road, having 422.08' on Huebner Road, and a maximum depth of 550.3'.

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

No citizen appeared to speak in opposition.

In response to a question by Mr. Harrington, Mr. Harry Jewett, 342 West Woodlawn Avenue, the proponent, stated that he had worked with the neighborhood association in relation to this request, and it has endorsed the rezoning plan. He further stated that the property is being purchased from the church, located on the adjacent property, and that a 10-foot landscaped buffer along the southwest property line is already part of the sales contract with the church for purchase of the land. He noted that a full site plan is to be made part of the official record of sale.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided, and that 25 feet of right-of-way along Huebner Road is given in accordance with the Major Thoroughfare Plan; provided that a 10 foot landscaped buffer is provided along the north, east, south and west property lines. Mr. Archer seconded the motion.

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

AN ORDINANCE 58,102

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 3, BLOCK E, NCB 14657, 8603 HUEBNER ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED, AND THAT 25 FEET OF RIGHT-OF-WAY ALONG HUEBNER ROAD IS GIVEN IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN. FURTHER PROVIDED THAT A 10-FOOT LANDSCAPED BUFFER IS

PROVIDED ALONG THE NORTH, EAST, SOUTH AND WEST
PROPERTY LINES.

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84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,103

WAIVING FACILITY USE FEE FOR THE SAN ANTONIO
BOTANICAL CENTER FOR ONCE A YEAR EVENTS BY
BENEFACTORS OF THE SAN ANTONIO BOTANICAL CENTER
SOCIETY.

* * * *

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

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

Mr. Archer noted that this Ordinance involves those persons or
groups who have contributed at least \$1,000 to the Botanical Center.

Mrs. Dutmer spoke against waiving any such fees.

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,104

SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS
ON THE PROPOSED ANNEXATION OF APPROXIMATELY FORTY
ACRES OF LAND KNOWN AS CHURCHILL ESTATES-UNIT 9 BY
THE CITY OF SAN ANTONIO; AND AUTHORIZING AND
DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH
PUBLIC HEARINGS. (PUBLIC HEARINGS: JANUARY 19,
1984 AT 3:00 P.M. AND JANUARY 26, 1984 AT 3:00 P.M.
IN THE COUNCIL CHAMBERS)

* * * *

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

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,105

AUTHORIZING THE EXECUTION OF A SEWER SERVICE
CONTRACT BETWEEN THE CITY OF SAN ANTONIO AND LARRY
THOMAS.

* * * *

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

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,106

ACCEPTING THE LOW QUALIFIED PROPOSAL OF AMERICAN TELEPHONE & TELEGRAPH TO FURNISH THE CITY OF SAN ANTONIO'S DOWNTOWN COMPLEX OF OFFICES AND THE PARKS DEPARTMENT FACILITY ON HILDEBRAND WITH AN ELECTRONIC PBX TELECOMMUNICATIONS SYSTEM.

* * * *

Mr. Alderete moved that the Ordinance be approved. Mr. Wing seconded the motion.

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,107

AUTHORIZING THE TRANSFER OF \$50,000.00 IN THE BUDGET OF THE GENERAL FUND, NON-DEPARTMENTAL FROM ECONOMIC DEVELOPMENT INITIATIVES ACCOUNT TO THE DEPARTMENT OF ECONOMIC AND EMPLOYMENT DEVELOPMENT; AND AUTHORIZING TWO POSITIONS IN THE DEPARTMENT OF ECONOMIC AND EMPLOYMENT DEVELOPMENT FOR A 9-MONTH PERIOD ENDING SEPTEMBER 30, 1984.

* * * *

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

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

84-01 The Clerk read the following Resolution:

A RESOLUTION NO. 84-01-01

REGARDING CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR KELLUM OFFICE BUILDING PROJECT, AND DECLARING AN EMERGENCY.

* * * *

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

Mr. Archer spoke of the instance in which one of the buildings on Alamo Plaza, across from the Alamo, utilized bond funds of some \$1 million or more to create luxury apartments, and spoke against such usage.

Dr. Ken Daly, Acting Director, Department of Economic and Employment Development, stated that Industrial Revenue Bonds were not used in that case; rather, another type of bonding was used there. He further noted that the City Council, by its own action, had set aside some \$1.3 million to rehabilitate old buildings on Alamo Plaza.

A discussion then took place concerning small business projects being assisted by Mr. Archer in seeking City bond funds, and a further discussion on use of Industrial Revenue Bond funds.

Mr. Harrington spoke of the qualifications necessary to meet the criteria for issue of Industrial Revenue Bonds.

Dr. Daly stated that the entire matter is rather complicated, but noted that the taxpayers of the City of San Antonio are not liable for payment of any bonded indebtedness, in this case.

In response to a question by Mrs. Dutmer, Mr. Tom Finlay, Acting City Attorney, stated that whoever purchases these bonds is liable for any default on their payment, not the City. He further noted that the City's official credit or monies are not in jeopardy, in such cases.

Mr. Louis J. Fox, City Manager, stated that the City is not obligated in these cases, and spoke in detail as to how such bonds are financed.

Mr. Archer spoke of an instance in which a city in another state recently was held by the courts as liable for bonds which financed a firm moving into that city, and which subsequently left the city before the bonds were paid for.

Dr. Daly stated that the Constitution of the State of Texas prohibits cities from pledging their tax monies for such things as Industrial Revenue Bonds.

Mr. Fox spoke to details of the incident involved as quoted by Mr. Archer, noting that a type of revenue bond was used in that case, not Industrial Revenue Bonds.

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

84-01 The Clerk read the following Ordinance:

AN ORDINANCE 58,108

APPOINTING MARY ANN NOONAN GUERRA TO SERVE ON THE HISTORIC REVIEW BOARD, FOR THE UNEXPIRED TERM OF DAVID WITHERS, WHO HAS RESIGNED.

* * * *

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

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

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

84-01 COUNCIL WORK PROGRAM HIGHLIGHTS FOR JANUARY/FEBRUARY

Mayor Pro Tem Thompson distributed to members of the City Council present at the meeting, copies of a one-page agenda from Mayor Henry Cisneros dealing with a work program for the Council during January and February, 1984. He then spoke briefly on each topic.

Mrs. Dutmer, in relation to Item 6, the Applewhite Reservoir matter, stated that a public hearing was scheduled at Pierce School, 14 miles from the city on U.S. Highway 281 South, on January 23, at 7:00 P.M., for the purpose of discussing the possible environmental impact of the proposed reservoir. She noted that the public hearing was called by the U.S. Corps of Engineers.

Mr. Roland Lozano, Director of Planning, briefly explained the status of the water study, underway at the present time.

84-01 TOWER OF THE AMERICAS

Mr. Eureste asked to be supplied with the specifics of the contract that leases the restaurant space on the Tower of the Americas.

Mr. Louis J. Fox, City Manager, stated that City staff would check into this matter and provide Mr. Eureste with the requested information.

84-01 WATER

Mr. Louis J. Fox, City Manager, stated his opinion that it probably would be February before the City Council is in a position to discuss most of the water-related matters on the Mayor's list of the Council Work Program, mentioned earlier in these minutes, especially the matter of City Water Board's capital improvements program.

Mr. George Noe, Assistant to the City Manager, stated that City staff would try to cover the water issues at one time, if possible, probably in February, and after City Water Board formally votes on its capital improvements program.

Mrs. Dutmer spoke in favor of the Council holding a "B" Session on these matters.

84-01 POTHOLE DAY FOR S.A.

Mr. Harrington spoke briefly on the possibility of holding a "pothole day" for the City of San Antonio, where persons or organizations could formally 'adopt' a pothole in a City street and provide funding to fill that pothole, with the work to be done by the Public Works Department crews. He noted that he feels that there is much community interest in doing this.

Mayor Pro Tem Thompson asked that the matter be referred to the Public Works Department for study and recommendation, and further asked Mr. Harrington to chair a Council committee to study this matter further.

84-01 The meeting was recessed at 2:09 P.M. for Executive Session, reconvening at 5:00 P.M. for Citizens to be Heard.

84-01

CITIZENS TO BE HEARD

MR. RUDY TREVINO

Mr. Rudy Trevino, Executive Director of the Texas Talent Musicians Association, a non-profit association, spoke to the City Council regarding the Tejano Music Awards Program. He stated that the program will be televised throughout the United States, Puerto Rico and Mexico. He then asked the City Council to waive the rental fees for the Banquet Hall #1 and #2 and the Centro de Artes at El Mercado for the Tejano Music Awards program.

Mayor Pro Tem Thompson stated that there cannot be a formal vote at this time but it can be forwarded to the "A" Session for formal consideration.

At this time, Mrs. Dutmer stated that while she does not vote in favor of waiving rental fees, she will move that it be considered at a formal "A" session. Mr. Wing seconded the motion.

Several councilmembers spoke to the efforts of the Executive Director in making the Tejano Music Awards Festival such a great success, and the favorable publicity generated by this program.

On roll call vote, the motion to place on next week's agenda the waiver of fees for the Tejano Music Awards Program was approved by the following vote: AYES: Berriozabal, Dutmer, Wing, Eureste, Thompson, Harrington, Archer; NAYS: None; ABSENT: Webb, Alderete, Hasslocher, Cisneros.

* * * *

MAYOR EMERITUS LILA COCKRELL

Mayor Emeritus Cockrell spoke to the City Council regarding United San Antonio's appointment of Michael A. De La Garza as Program Manager for U.S.A.'s Sesquicentennial Program. She then read a prepared statement on his credentials. (A copy of her statement is on file with the papers of this meeting.)

Several Councilmembers congratulated Michael De La Garza and welcomed him as the Program Director. They also complimented Mayor Cockrell for her work at United San Antonio.

* * * *

MRS. FRED L. SALINAS

Mrs. Fred L. Salinas, 727 Britton, spoke to the City Council requesting permission to erect a retaining wall at her residence.

Mr. Eureste stated that there were some retaining walls which were not approved as part of the Frelon Drainage Program. The City Council has approved these retaining walls individually by Ordinance. Mr. Eureste stated that there are monies available in the CDBG funds for District 5.

Mr. Eureste asked that the City staff prepare a report and the City Council can vote on this issue at a formal meeting.

* * * *

84-01 The Clerk read the following Letter:

December 30, 1983

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.

December 13, 1983

Petition submitted by Mr. Lamoine Holland on behalf of his client, Ms. Jane Neill, requesting permission to retain hedges located on city property.

* * * *

/s/Norma S. Rodriguez
City Clerk

There being no further business to come before the City Council, the meeting was adjourned at 5:30 P.M.

A P P R O V E D

Henry Cisneros
M A Y O R

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