

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 9, 1992.

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The meeting was called to order by the Presiding Officer, Mayor Nelson W. Wolff, with the following members present: PEREZ, PIERCE, BILLA BURKE, WING, SOLIS, AYALA, VERA, THORNTON, LABATT, LARSON, WOLFF. Absent: NONE.

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92-29 Invocation - Reverend John Otey, Grace Presbyterian Church.

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92-29 Pledge of Allegiance to the flag of the United States.

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92-29 Minutes of the June 4, 1992 Regular City Council Meeting were approved.

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92-29 MR. DAVID ELMORE, SAN ANTONIO MISSIONS
Mayor Wolff introduced Mr. David Elmore, owner of the San Antonio Missions Professional Baseball Team.

Mr. Elmore thanked the Mayor and Council for its consideration of a possible new baseball stadium for San Antonio.

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92-29 CRIMEWATCH/GOOD NEIGHBORHOOD PROGRAMS - DISTRICT 4
Mayor Wolff noted that the City Council continues its weekly recognition of outstanding participants in the Crimewatch/Good Neighborhood Programs, begun last week with recognition of two programs in Council districts 1 and 2, respectively. He stated that each of the recognized programs has shown that it is active in the elimination of neighborhood crime, has shown creativity in development of crime prevention initiatives, and has good participation by its membership.

Mr. Wing introduced Mr. Robert Anguiano, President, Mission San Jose Neighborhood Association; and Mr. Ernest Trujillo, representing the Good Neighborhood Program of Vickers Avenue.

Mr. Wing and Mayor Wolff jointly presented special Certificates of Appreciation to each organization and congratulated them.

Mr. Wing then spoke to the successes of each of the two recognized programs in District 4.

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92-29

KLRN CAJUN JAMBOREE

Mayor Wolff noted that KLRN public television in San Antonio is sponsoring its 2nd Annual KLRN Cajun Jamboree and Street Dance on Saturday, July 11, 1992. He introduced Ms. Mary Martha Arana Cook, Director of Public Information, KLRN.

Ms. Cook spoke to details of the event and invited Council members to attend.

Mr. Franchie Guidry, Acadiana Cafe, spoke to further details of the event and the participation of Acadians from Louisiana.

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92-29

HON. AL COLVIN, COUNCILMEMBER, BREMERTON, WASHINGTON

Mayor Wolff introduced Hon. Al Colvin, City Councilmember from Bremerton, Washington, who is visiting San Antonio and desires to deliver greetings from Mayor Louis Mentor of Bremerton.

Mr. Colvin noted that he is a graduate of Wheatley High School in San Antonio, Class of 1940, and he delivered greetings to the Mayor and City Council from his mayor, Louis Mentor. He presented special pins from Bremerton to each member of City Council, and lauded San Antonio's current programs for youth.

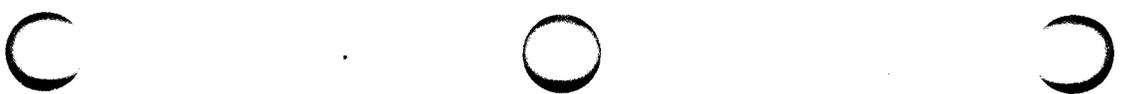
Mr. Pierce presented Mr. Colvin with a San Antonio book and a tie, as mementos of his visit.

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92-29

SANYO SCHOOL-TO-WORK TRANSITION PROGRAM

Mayor Wolff spoke to the presence in the audience today of some 27 students from four local high schools, all of whom were at-risk to graduate this year, and who were enrolled in the School-to-Work Program of the San Antonio Neighborhood Youth Organization (SANYO). He noted that each had received special attention in mathematics, English,



reading and computer literacy, and all but one received their high school diploma. He further noted that the one student who failed to receive his high school diploma missed graduation by only one-half credit and will receive his diploma this summer.

Mayor Wolff then introduced Mr. Hector Davila, President of the SANYO Board of Directors, and Mr. Julian Rodriguez, Executive Director.

Mr. Davila thanked the Mayor and Council for their recognition of the students and program, and spoke to the motivation of the students and their employers.

Each of the students present then came forward to introduce themselves and be recognized.

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92-29 "AT YOUR SERVICE" - CARMEN GAMEZ, CONVENTION & VISITORS BUREAU

Mr. Alex Briseno, City Manager, introduced Ms. Carmen Gamez, Convention Services Manager, Convention & Visitors Bureau, and spoke to her duties and interests as this month's honoree of the "At Your Service" Award.

A brief videotaped presentation outlined Ms. Gamez's duties.

Mayor Wolff joined Mr. Briseno in jointly presenting Ms. Gamez with a special Certificate of Appreciation.

Ms. Gamez, who has been with the Bureau since its inception, spoke to the needs of the Bureau, in order for it to remain at the top.

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92-29 DEFENSE LANGUAGE SCHOOL STUDENTS

Mayor Wolff took note of the presence in the audience of a group of students from the Defense Language School, Lackland Air Force Base, and welcomed them to City Hall.

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92-29 70001 YOUTH PROGRAM STUDENTS

Mayor Wolff extended an official welcome to City Hall to a group of students from the 70001 Youth Program, present in the audience.

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Mayor Wolff also recognized the presence in the audience of a group of fourth and fifth grade students from the Gifted & Talented Student Summer Excel Program, all from a west side school, and welcomed them to City Hall.

At this time, Mr. Wing, on a Point of Personal Privilege, asked that the City Council consider agenda item 37, since the basketball team and its coaches were present in the audience.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,073

AUTHORIZING THE USE OF CITY COUNCIL DISCRETIONARY FUNDS TO ASSIST A LOCAL YOUTH BASKETBALL TEAM COMPRISED OF 11 FIFTH GRADE STUDENTS WITH FUNDS NECESSARY TO TRAVEL TO FLORIDA IN ORDER TO PARTICIPATE IN THE AAU NATIONAL CHAMPIONSHIP BASKETBALL TOURNAMENT.

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Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Wing seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Ayala.

Mr. Wing recognized the team's head coach, Police Officer Joseph R. Cepeda; other coaches; and the players present.

Mr. Cepeda spoke to details of the planned trip of the team to Cocoa Beach, Florida, July 25 - August 2, 1992 in order to play in the AAU National Championship Basketball Tournament. He thanked the players and the other coaches for their contributions to the team, and to the Mayor and City Council members who contributed from their Discretionary Funds to help defray travel costs for the team and coaches.

Other coaches came forward to speak to the team's progress since it began playing together in October of 1991.

Each player present then came forward to introduced themselves and identify their schools.

The Mayor and Council members congratulated the team and wished them luck in the tournament in Florida.

Coach Cepeda then presented a special plaque to the City Council for its support of the team, and invited Council members to a fundraiser barbecue on Saturday.

92-29 CONSENT AGENDA

Mr. Solis made a motion to approve Agenda Items 8 through 27, constituting the Consent Agenda. Ms. Billa Burke seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

AN ORDINANCE 76,074

ACCEPTING THE PROPOSAL OF GENERAL RESEARCH CORPORATION FOR RENEWAL OF A BIBLIOGRAPHIC DATABASE LICENSE FOR THE CITY OF SAN ANTONIO PUBLIC LIBRARY FOR A TOTAL OF \$5,212.86.

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AN ORDINANCE 76,075

ACCEPTING THE LOW BID OF AWARDS MART TO FURNISH THE CITY OF SAN ANTONIO CONVENTION AND VISITORS BUREAU WITH EMBROIDERED APPLIQUE EMBLEMS FOR A TOTAL OF \$4,532.50.

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AN ORDINANCE 76,076

ACCEPTING THE LOW BID OF CENTRAL TEXAS COMMERCIAL AIR CONDITIONING & HEATING, INC. FOR CHILLER REPAIRS FOR THE CITY OF SAN ANTONIO AVIATION DEPARTMENT FOR A TOTAL OF \$22,177.00.

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AN ORDINANCE 76,077

RATIFYING AND CONFIRMING ALL ACTIONS TAKEN BY CITY STAFF IN ACCEPTING THE PROPOSAL OF GUARANTEE PLUMBING & AIR CONDITIONING, INC. FOR EMERGENCY

REPAIRS AND REPLACEMENT OF THE POOL FILTER SYSTEM AT
JOE WARD SWIMMING POOL FOR A TOTAL OF \$15,226.00.

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AN ORDINANCE 76,078 .

AUTHORIZING PAYMENT TO FIRST IMPRESSIONS FOR
PRINTING OF HEALTH BOOKLETS FOR THE CITY OF SAN
ANTONIO HEALTH DEPARTMENT FOR A TOTAL OF \$13,965.00.

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AN ORDINANCE 76,079 .

ACCEPTING THE LOW QUALIFIED BIDS OF OFFICE PAVILION
INTERIOR FURNISHINGS, SMITH OFFICE FURNITURE, RECORD
SYSTEMS, MILLER BUSINESS SYSTEMS, INC., AARON RENTS
& SELLS, J.R. INC., AND SGS CONTRACT FURNITURE TO
FURNISH THE CITY OF SAN ANTONIO COMMUNITY
INITIATIVES DEPARTMENT WITH FURNITURE FOR LITERACY
SERVICES FOR A TOTAL OF \$15,788.07.

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AN ORDINANCE 76,080 .

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 3
IN THE AMOUNT OF \$118,965.00 TO THE CONTRACT WITH
SHANNON-MONK, INC. FOR RELOCATION OF A SEWER LINE
IN CONNECTION WITH THE GOLIAD ROAD, FROM S.E.
MILITARY TO IH 410 RECONSTRUCTION PROJECT;
APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 76,081 .

AUTHORIZING THE SAN ANTONIO HOUSING TRUST
FOUNDATION, INC. FUNDED FIELD ALTERATION NO. 31 IN
THE AMOUNT OF \$4,980.00 PAYABLE TO E. E. ROBERTS
CO., INC. IN CONNECTION WITH THE RENOVATION OF THE
DWYER CENTER FOR THE HOMELESS PROJECT; REVISING THE
PROJECT BUDGET; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 76,082 .

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 5
IN THE AMOUNT OF \$3,062.25 TO THE CONTRACT WITH V.K.
KNOWLTON PAVING CONTRACTOR, INC. FOR THE PACIFIC

DRAINAGE PROJECT NO. 66A, PHASE II-B; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 76,083

AUTHORIZING AN ADDITIONAL \$185,891.73 FOR ENGINEERING SERVICES PAYABLE TO GARCIA & WRIGHT CONSULTING ENGINEERS, INC. IN CONNECTION WITH THE DESIGN OF THE PINN ROAD BRIDGE AT LEON CREEK INCLUDED WITHIN THE PINN ROAD--W. COMMERCE TO U.S. 90 WEST--RECONSTRUCTION PROJECT; AUTHORIZING \$18,589.17 FOR AN ENGINEERING CONTINGENCY; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 76,084

RATIFYING THE ACTIONS OF CITY STAFF IN ACQUIRING SERVICES AND ACCEPTING A PROPOSAL IN THE AMOUNT OF \$389.31 FROM SOUTHWESTERN LABORATORIES FOR SOIL TESTING IN CONNECTION WITH THE VEHICLE AND RADIO MAINTENANCE FACILITY PROJECT; APPROPRIATING 1987 G. O. CRIME PREVENTION BOND FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 76,085

APPROVING THE PRICE, TERMS AND CONDITIONS OF SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF A CERTAIN PARCEL OF LAND LOCATED WITHIN THE BELLE EAST COMMUNITY DEVELOPMENT PROJECT FOR A SALE AMOUNT OF \$43,300.00 TO THE NEW MOUNT ZION SHELTERING ARMS FOR THE ELDERLY, INC.

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AN ORDINANCE 76,086

APPROVING THE PRICE, TERMS AND CONDITIONS OF SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF A CERTAIN PARCEL OF LAND LOCATED WITHIN THE VISTA VERDE SOUTH UDAG COMMUNITY DEVELOPMENT PROJECT FOR A SALE AMOUNT OF \$25,801.00 TO THE POPPE AUTOMOTIVE WAREHOUSE, INC.

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AN ORDINANCE 76,087

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTIFICATE AND AGREEMENT BY THE CITY TO THE ASSIGNMENT TO A NEW PERMANENT LENDER, OF ALL OF THE RIGHTS OF SAN ANTONIO 2000, LTD., A TEXAS LIMITED PARTNERSHIP, AS LESSEE, UNDER THAT CERTAIN LEASE AGREEMENT, AS AMENDED, FOR PROPERTY AT 126 PASEO DEL ALAMO, THE ADJACENT PATIO AREA, AND RIVERWALK (THE "RESTAURANT LEASE"), AS WELL AS 108.9 SQUARE FEET OF PUBLIC ACCESSWAY ("ELEVATOR") AND ADDITIONAL RIVERWALK SPACE UNDER A SEPARATE LEASE AGREEMENT, IN CONNECTION WITH REFINANCING.

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AN ORDINANCE 76,088

AUTHORIZING THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT TO TRANSFER SURPLUS USED DENTAL EQUIPMENT VALUED AT \$1,400.00 TO THE PAN AMERICAN LEAGUE CENTER, THE INMAN CHRISTIAN CENTER, LA CLINICA AMISTAD AND CENTRAL BAPTIST CHURCH DENTAL CLINIC.

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AN ORDINANCE 76,089

AMENDING ORDINANCE 75794 PASSED ON MAY 14, 1992, BY ACCEPTING AN ADDITIONAL \$247,480.00 IN JTPA TITLE II-A FUNDS AND ALLOCATING THEM TO VARIOUS FUND ACCOUNTS AND INCREASING THE SUPPORTIVE SERVICE CONTRACT WITH LEEDEE TEAGUE TO \$8,880.00.

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AN ORDINANCE 76,090

APPOINTING MARIA CHRISTINA WEISS TO THE CABLE TELEVISION ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE DECEMBER 31, 1994.

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AN ORDINANCE 76,091

APPOINTING JUNE M. BLOM TO REPLACE ELIAS REYNA ON THE FINE ARTS COMMISSION FOR A TERM OF OFFICE TO EXPIRE NOVEMBER 24, 1993.

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AN ORDINANCE 76,092

APPOINTING DAVID SWARTZ TO REPLACE DAVID LEE JURECZKI ON THE HOME IMPROVEMENT ADVISORY BOARD FOR A TERM OF OFFICE TO EXPIRE JUNE 23, 1994.

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AN ORDINANCE 76,093

APPOINTING DOUGLAS OZUNA TO REPLACE DR. ARTURO RIOJAS ON THE INDUSTRIAL WASTEWATER REVIEW BOARD FOR A TERM OF OFFICE TO EXPIRE ON JANUARY 17, 1994.

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AN ORDINANCE 76,094

AUTHORIZING THE TEMPORARY CLOSURE OF SPRING HURST, BETWEEN SPRING TIME AND SPRING MONT, FROM 5:00 P.M. TO 9:00 P.M. JULY 25, 1992, IN ORDER FOR THE RESIDENTS OF SPRING HURST TO HOLD A BLOCK PARTY.

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AN ORDINANCE 76,095

AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF CAMINO SANTA MARIA, FROM COLGATE TO CULEBRA, FROM 6:00 A.M. TO MIDNIGHT, OCTOBER 11, 1992, IN ORDER FOR THE HOLY ROSARY PARISH TO HOLD A FESTIVAL.

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AN ORDINANCE 76,096

AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF NUEVA STREET, BETWEEN SOUTH ALAMO AND SOUTH PRESA, FROM NOON TO MIDNIGHT, JULY 25, 1992, IN ORDER FOR THE SAN ANTONIO PROFESSIONAL FIREFIGHTERS ASSOCIATION TO HOLD ITS 14TH ANNUAL FIRE FIGHTERS JAMBOREE AT LA VILLITA.

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92-29 ZONING HEARINGS

4A. CASE Z92072 (CC) - to rezone Lots 29 and 30, Block 15, NCB 7336 from "I-1" Light Industry District to "I-1" CC Light Industry District with City Council approval for a Cellular Telephone Antenna, 129 Joy Street, located on the north side of Joy Street, 312.4 feet west of the

intersection of McCullough Avenue and Joy Street, having a width of 50 feet and a depth of 107 feet.

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

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Wing, Ayala.

AN ORDINANCE 76,097

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 29 AND 30, BLOCK 15, NCB 7336 FROM "I-1" LIGHT INDUSTRY DISTRICT TO "I-1" CC LIGHT INDUSTRY DISTRICT WITH CITY COUNCIL APPROVAL FOR A CELLULAR TELEPHONE ANTENNA, 129 JOY STREET. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4B. CASE Z92074 - to rezone the east 104.85 feet of Lot 2, Block 7, NCB 16605 from "I-2" Heavy Industry District to "I-1" Light Industry District, 4849 Whirlwind Drive, located on the north side of Whirlwind Drive, 954.13 feet east of the intersection of Cobb Street and Whirlwind Drive, having 104.85 feet on Whirlwind Drive and a depth of 235.62 feet.

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

Mr. Larson made a motion to approve the recommendation of the Zoning Commission. Mr. Pierce seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

AN ORDINANCE 76,098

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 EAST 104.85 FEET OF LOT
BLOCK 7, NCB 16605 FROM "I-2" HEAVY INDUSTRY
DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, 4849
WHIRLWIND DRIVE. "THE PENALTY FOR VIOLATION IS A
FINE NOT TO EXCEED \$1,000.00."

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4C. CASE Z92079 - to rezone a 0.651 acre tract and a 0.917 acre tract out of NCB 12190 from temporary "R-1" Single Family Residence District to "B-3R" Restrictive Business District, 7500 Block of IH-35 North, located southeast of the intersection of N.E. Loop 410 Expressway and Galahad Drive, having 184.99 feet on both streets with a depth of 200 feet and southeast side of N.E. Loop 410, 555.99 feet southwest of the intersection of N.E. Loop 410 and Galahad Drive, having 35 feet on N.E. Loop 410 and a depth of 810 feet.

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

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

AN ORDINANCE 76,099

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 A 0.651 ACRE TRACT AND A 0.917 ACRE TRACT OUT OF NCB 12190 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, 7500 BLOCK OF IH-35 NORTH. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4D. CASE Z92086 - to rezone Lot 2, Block 2, NCB 17417 from temporary "R-1" Single Family Residence District to "B-2" Business District, 8725 Marbach Road, located 122 feet east and north of the intersection of Cable Ranch Road and Marbach Road, having 448.2 feet on Cable Ranch Road and 215.41 feet on Marbach Road.

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. Pierce seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

AN ORDINANCE 76,100

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 2, BLOCK 2, NCB 17417 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, 8725 MARBACH ROAD. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4E. CASE Z92049 - to rezone 2.24 acres of land out of NCB 8702 from "B-2" Business District and "B-3" Business District to "R-1" Single Family Residence District, 700 Block of Tuxedo Avenue, located northeast of the intersection of Forestshire and Tuxedo Avenue, having 523.92 feet on Tuxedo Avenue and 87.82 feet on Forestshire.

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

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Mr. Pierce seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

AN ORDINANCE 76,101

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 2.24 ACRES OF LAND OUT OF NCB 8702 FROM "B-2" BUSINESS DISTRICT AND "B-3" BUSINESS DISTRICT TO "R-1" SINGLE FAMILY RESIDENCE DISTRICT, 700 BLOCK OF TUXEDO AVENUE. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4F. CASE Z92076 - to rezone 37.8 acres out of NCB 17627 from "B-2" ERZD Business Edwards Recharge Zone District to "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, Lockhill Selma Road, located on the southwest side of Lockhill Selma Road, 175 feet northwest of the intersection of Lockhill Selma Road and Texas Elm, having 1,187.35 feet on Lockhill Selma Road and a depth of 988.45 feet.

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

Dr. Thornton made a motion to approve the recommendation of the Zoning Commission. Mr. Pierce seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala, Larson.

AN ORDINANCE 76,102

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 37.8 ACRES OUT OF NCB 17627 FROM "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "P-1(R-1)" ERZD PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT, LOCKHILL SELMA ROAD. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4G. CASE Z92077 - to rezone 25.431 acres out of NCB 17627 from "B-3" ERZD Business Edwards Recharge Zone District and "BP" ERZD Business Park Edwards Recharge Zone District to "R-7" ERZD Small Lot Residence Edwards Recharge Zone District, Rogers Parkway, located 200 feet southeast of the intersection of DeZavala Road and Rogers Parkway, having 60 feet on Rogers Parkway with a maximum width of 1700 feet and a depth of 1,080 feet.

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

Dr. Thornton made a motion to approve the recommendation of the Zoning Commission. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala, Larson.

AN ORDINANCE 76,103

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 25.431 ACRES OUT OF NCB 17627 FROM "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT AND "BP" ERZD BUSINESS PARK EDWARDS RECHARGE ZONE DISTRICT TO "R-7" ERZD SMALL LOT RESIDENCE EDWARDS RECHARGE ZONE DISTRICT, ROGERS PARKWAY. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4H. CASE Z92088 - to rezone a 3.33 acre tract of land out of NCB 11929 from "R-3" Multiple Family Residence District to "B-2" Business District, Treeline Park, located approximately 475 feet southeast of the intersection of Sunset Road and the Union Pacific Railroad right-of-way, being 600 feet south of Sunset Road, having a width of 568.07 feet and a depth of 566.38 feet.

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

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala, Larson.

AN ORDINANCE 76,104

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 A 3.33 ACRE TRACT OF LAND OUT OF NCB 11929 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, TREELINE PARK. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4I. CASE Z92089 - to rezone a 9.92 acre tract of land out of NCB 11929 from "R-3" Multiple Family Residence District to "B-2" Business District, 700 Block of Basse Road, located northwest of the intersection of Treeline Park and Basse Road, having 800.36 feet on Treeline Park and 389.08 feet on Basse Road.

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

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala, Larson.

AN ORDINANCE 76,105

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 A 9.92 ACRE TRACT OF LAND OUT OF NCB 11929 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, 700 BLOCK OF BASSE ROAD. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4J. CASE Z92090 (CC) - to rezone a 69.55 acre tract of land out of NCB 8702 from "R-3" Multiple Family Residence District, "(P-1)R-5" Planned Unit Development Single Family Residence District and "(P-1)R-6" Planned Unit Development Townhouse District to "R-3" CC Multiple Family Residence District with City Council approval for a golf course, Basse Road, located 735 feet east and 500 feet south of Basse Road, being a tract of land having 1,635 feet in length and 2,200 feet in width.

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

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Dr. Thornton seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

AN ORDINANCE 76,106

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 A 69.55 ACRE TRACT OF LAND OUT OF NCB 8702 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT, "(P-1)R-5" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT AND "(P-1)R-6)" PLANNED UNIT DEVELOPMENT TOWNHOUSE RESIDENCE DISTRICT TO "R-3" CC MULTIPLE FAMILY RESIDENCE DISTRICT WITH CITY COUNCIL APPROVAL FOR A GOLF COURSE, BASSE ROAD. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,107

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 1 IN THE AMOUNT OF \$47,514.64 TO THE CONTRACT WITH CYS, CO., INC.; ACCEPTING A CONTRIBUTION IN THE AMOUNT OF \$47,514.64 FROM THE CITY OF LEON VALLEY; AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR COOPERATIVE CONTRACTING FOR A SINGLE COURSE BITUMINOUS SLURRY SEAL STREET MAINTENANCE PROJECT BETWEEN THE CITY OF LEON VALLEY AND THE CITY OF SAN ANTONIO; AND PROVIDING FOR PAYMENT IN CONNECTION THEREWITH.

* * * *

Mr. Pierce made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Mr. Joe Rodriguez, Acting Director of Public Works, explained the field alteration and the cooperative agreement with Leon Valley for slurry seal street maintenance project, and spoke to the advantages of allowing the City of Leon Valley to "piggyback" the City's contract for street work in the area.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Wing, Ayala.

92-29 The Clerk read Agenda Item 30 being a proposed ordinance authorizing the City Manager or his designee to negotiate a professional services contract with EPIC, U.S.A. for communication consultant services on the Alamodome Facility Project.

Ms. Vera made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Mr. Gabriel Perez, Dome Development Office, explained the review and recommendation of communications consultant services for the Alamodome.

Ms. Susan Martin, 411 East Roosevelt, Boerne, representing Marcom Engineering Company, spoke in opposition to the staff recommendation, noting that her firm, one of the three finalists, is both local and woman-owned, and she addressed the specifics of the Request for Proposal involved in this issue.

In response to a question by Mr. Solis, Mr. Roland Lozano, Director of Dome Development, spoke to details of the 12 proposals received and the selection of six finalists, from which the three firms to be interviewed were selected. He addressed specifics of the RFP and the decision to recommend EPIC U.S.A. He then spoke to the matrix developed to evaluate each of the final three proposals.

Mr. Solis voiced his concern that the City's established goals for utilization of small and minority business firms is not being followed in the staff's recommendation, and stated that he would be voting against the issue.

Mr. Lozano noted that more than 70 per cent of the \$100 million in Alamodome work already awarded has gone to local firms, and expressed his belief that, on the basis of the interviews conducted, the proposal of EPIC U.S.A. was the best.

In response to a question by Councilman Perez, Mr. Lozano discussed the availability of personnel in each RFP to perform all aspects of the contract.

Mr. Wing stated that he would be supporting the staff recommendation and the procedures for the RFP, agreed to by the City Council.

Ms. Vera spoke to her concern with not awarding the contract to a local firm that fits the City's SMBE goals.

Mr. Edward C. Garcia, Director of Convention Facilities, addressed the specifications which he, as a member of the review panel involved, considered in recommending EPIC U.S.A. as the best of the three firms interviewed.

(At this point, Mayor Wolff was obliged to leave the meeting. Mr. Larson presided.)

Mr. Solis made a substitute motion to award the contract to Marcom Engineering Company. Dr. Thornton seconded the motion.

Dr. Thornton noted that the City staff feels that all three finalists were qualified; therefore, he will support awarding the bid to the local firm in order to build local expertise in this area.

Mr. Perez and Mr. Solis both spoke in support for the substitute motion.

After consideration, the substitute motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Wing, Ayala, Wolff.

After consideration, the main motion, as substituted, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Wing, Ayala, Wolff.

AN ORDINANCE 76,108

AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE A PROFESSIONAL SERVICES CONTRACT WITH MARCOM ENGINEERING FOR COMMUNICATION CONSULTANT SERVICES ON THE ALAMODOME FACILITY PROJECT.

* * * *

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,109

AUTHORIZING THE ACCEPTANCE OF \$442,174.00 IN JTPA 8 PERCENT EDUCATION COORDINATION FUNDS FROM THE TEXAS DEPARTMENT OF COMMERCE AND ALLOCATING THE FUNDS TO AACOG, S.A. 70001, PROJECT SER, BEXAR COUNTY OIC, BEXAR COUNTY DETENTION CENTER, COMMUNITIES IN SCHOOLS (TEXAS FAMILY LITERACY CENTERS), DEPARTMENT OF COMMUNITY INITIATIVES AND PLACING \$45,000.00 IN AN UNALLOCATED ACCOUNT AS APPROVED BY THE SAN ANTONIO WORKS BOARD.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Pierce seconded the motion.

Mr. Kevin Moriarty, Director of Community Initiatives, briefly explained details of the ordinance.

Mr. Pierce spoke to the importance of adding \$442,000 to the literacy work in the San Antonio area.

at this point, Mr. Perez replaced Mr. Larson as presiding officer, in absence of Mayor Wolff.)

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Ayala, Wolff.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,110

AUTHORIZING THE ISSUANCE OF PERMITS TO OPERATE TOUR VEHICLES FOR HIRE ON CITY STREETS.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Captain W.C. Smith, San Antonio Police Department, Commander of the Ground Transportation Division, explained the recommendations process and requirements to be met by applicants.

Mr. Mario Zamora, representing Fiesta City Fun Tours, thanked the City staff, and the Mayor and Council, for action in this area.

Mr. Leon Martinez, speaking on behalf of his own tour firm, addressed the fact that his vehicle had passed state inspection, and he addressed reasons why he feels his vehicle is qualified to operate on City streets under permit.

In response to a question by Mr. Wing, Captain Smith explained why the Transportation Advisory Board would not recommend a permit for Mr. Martinez's modified vehicle, speaking to the question of safety and structural integrity.

Dr. Thornton spoke of his concerns for the safety of passengers in the modified vehicle in question, especially those in the rearmost seats.

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

In response to a question by Mr. Solis, Captain Smith noted that the TAB questioned the safety of the modified vehicle, as well, and noted that the permits being awarded today are good only for one year.

A discussion then took place concerning modifications to other vehicles and the possibility that the city might be liable for injuries to passengers of modified vehicle, as a result of permitting them for passenger use on City streets.

A discussion also took place concerning the hiring of a consultant to study the ground transportation matter, with a report from that consultant due by about November of this year.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,111

AUTHORIZING THE ISSUANCE OF PERMITS TO OPERATE LIMOUSINES FOR HIRE ON CITY STREETS.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Captain W.C. Smith, San Antonio Police Department, Ground Transportation Division, noted that 14 of the 19 applicants involved have been found qualified for limousine operating permits, noting that none was rejected for safety reasons.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 Agenda Item 34, being a proposed ordinance amending provisions of the Multi-Purpose Facility Scoreboard and Concessions License Agreement with San Antonio Concessions, Inc. (SACI), authorized pursuant to ordinances numbered 72279 and 72334, to (i) increase the license fee payable to the City of San Antonio from the sale of food and beverage concessions, and (ii) provide for construction of concession stands by the City of San Antonio and payment to SACI of an equipment allowance; and declaring an emergency, was temporarily bypassed for consideration later in this meeting.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,112

AS REQUESTED BY COUNCILMEMBER WING, AUTHORIZING THE TRANSFER OF DISTRICT 4 DISCRETIONARY FUNDS IN THE

AMOUNT OF \$1,000.00 TO THE DISTRICT 5 DISCRETIONARY ACCOUNT.

* * * *

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

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 The Clerk read the following Resolution:

A RESOLUTION NO. 92-29-24

AS REQUESTED BY COUNCILMEMBER AYALA, AMENDING RESOLUTION NO. 87-30-48 OF JUNE 18, 1987, BY SETTING OUT PROCEDURES FOR THE APPOINTMENT PROCESS FOR CERTAIN AT-LARGE BOARDS.

* * * *

Ms. Billa Burke made a motion to approve the proposed Resolution. Ms. Ayala seconded the motion.

Ms. Ayala spoke to her committee's recommendations for appointment procedures relative to selected City boards and commissions.

A discussion then ensued concerning clarification of certain specifics of the committee's recommendations.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,113

AUTHORIZING PAYMENT IN THE AMOUNT OF \$15,000.00 IN THE SETTLEMENT OF CAUSE NO. 90-CI-11253, STYLED JACKIE GRAHAM V. THE CITY OF SAN ANTONIO.

* * * *

Ms. Billa Burke 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: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,114

AUTHORIZING PAYMENT OF A JUDGMENT IN THE CASE STYLED LOUIS BOTELLO V. VIA METROPOLITAN TRANSIT AUTHORITY AND THE CITY OF SAN ANTONIO IN AN AMOUNT OF \$13,632.50 PLUS PRE-JUDGMENT AND POST JUDGMENT INTEREST, AND ONE HALF OF COURT COSTS.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Wolff; NAYS: Larson; ABSENT: None.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,115

AUTHORIZING PAYMENT IN THE AMOUNT OF \$18,200.00 IN THE SETTLEMENT OF CAUSE NO. 87-CI-08534, STYLED HECTOR BURCIAGA & FRANCISCO CAMPA VS. CITY OF SAN ANTONIO, NOBLE OZMENT AND T. RIVERA IN THE 57TH JUDICIAL DISTRICT COURT, BEXAR COUNTY, TEXAS.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Pierce seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: None.

92-29 City Council recessed its regular meeting at 3:17 P.M. in order to convene in Executive Session to consider the following:

A) Briefing on the status of contract negotiations with the Spurs Professional Basketball Club, Ltd. and San Antonio Concessions, Inc.

B) Briefing on the redistricting plan adopted by the City Council, its submission to the Justice Department, and related actions bearing on the matter.

C) Discussion regarding an offer for land acquisition for a baseball stadium.

D) Briefing on the purchase of real property for a parking structure.

City Council adjourned its Executive Session and reconvened in regular meeting at 5:45 P.M. at which time the Mayor announced that the City Council had been briefed on the above stated items except for Item B.

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92-29

CITIZENS TO BE HEARD

MRS. LINDA A. GARCIA

Mrs. Garcia expressed concern about the number of EMS units in the City of San Antonio. She then related a specific case involving the transporting of her son to the North Central Baptist Hospital which refused her son's admission. She then read a prepared statement to the Council, a copy of which is on file with the papers of this meeting.

Mayor Wolff asked that the staff respond to the questions set out in Mrs. Garcia's letter.

Mr. Travis Bishop, Assistant to the City Manager, stated that the Fire Department will be responding to the points raised by Mrs. Garcia.

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MR. MARIO ZAMORA

Mr. Zamora of Fiesta City Fun Tours suggested several changes in traffic and directional signs around the downtown area in order to better serve the public.

Mayor Wolff advised Mr. Zamora to turn in his request to the City Clerk in order to process his request through the proper City department.

MR. ROGER BOLADO

Mr. Bolado stated that he had wanted his application for a limousine permit considered but was advised that he was late turning it in for consideration by the City Council.

Captain W.C. Smith advised the Council that Mr. Bolado will need to apply for a permit from the Transportation Advisory Board which will then make their recommendation to the City Council.

MRS. MARIA DOMINGUEZ

Mrs. Dominguez asked that the "B" Sessions be televised so that interested citizens won't have to come to City Hall in person.

92-29 The meeting was recessed at 6:15 P.M. for dinner and reconvened at 6:50 P.M.

92-29 PUBLIC HEARING AND CONSIDERATION OF ORDINANCE

The City Clerk read the following Ordinance:

AN ORDINANCE 76,116

AMENDING THE UNIFIED DEVELOPMENT CODE, ARTICLE III, SO AS TO ADOPT AMENDMENTS AS RECOMMENDED BY THE ZONING COMMISSION, TO REQUIRE SPECIAL CITY COUNCIL APPROVAL FOR SPECIFIED LAND USES IN CERTAIN PRE-1965 ZONING DISTRICTS, BEING LAND USES FOR CERTAIN INDUSTRIAL, CHEMICAL AND EXPLOSIVE MANUFACTURE AND STORAGE, JUNK AND SALVAGE OPERATIONS, AND INSTITUTIONS FOR CARE OF MENTAL, ALCOHOLIC, OR CERTAIN OTHER PATIENTS OR FOR CORRECTIONAL PURPOSES, REDUCE THE TIME FOR FORWARDING A PROPOSED ZONING CHANGE TO CITY COUNCIL FROM THE ZONING COMMISSION, AMEND THE PERMITTED LOCATIONS FOR MUSEUMS, ADD THE R-8 ZONING DISTRICT TO THE LISTS OF SINGLE FAMILY DISTRICTS FOR SPECIAL EXCEPTIONS FOR NON-COMMERCIAL PARKING LOTS, PROVIDE FOR ESTABLISHMENT OF NON-CONFORMING RIGHTS WHEN THE CITY REZONES PROPERTY, PROVIDE FOR APPROVAL OF CERTAIN TEMPORARY USES ON AN ADMINISTRATIVE BASIS, CHANGE THE SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES IN CERTAIN PRE-1965 ZONING DISTRICTS, ESTABLISH A \$75.00 ZONING VERIFICATION FEE, ALLOW SMALL MACHINE SHOPS IN THE B-3 ZONING DISTRICT, AND PROVIDE A NEW DEFINITION

FOR RESIDENTIAL ZONING DISTRICTS; AND PROVIDING A PENALTY FOR VIOLATIONS HEREOF OF A FINE NOT TO EXCEED \$2,000.00 WITH A MINIMUM FINE OF NOT LESS THAN \$100.00, WITH HIGHER MINIMUM FINES FOR SECOND AND THIRD CONVICTIONS.

* * * *

Mayor Wolff declared the Public Hearing to be open.

Ms. Rebecca Q. Cedillo, Director of Planning, explained the proposed ordinance, including the Zoning Commission recommendation to require a three-fourths majority of City Council to override a zoning commission recommendation for denial of a rezoning case.

The following persons appeared to speak:

Ms. Paula Piper, representing San Antonio Conservation Society, spoke in support for an amendment to allow museums to be located in residential districts, subject to City Council approval.

Mr. Carolene Zehner, representing the King William Association, spoke to a proposal for allowing museums to be located in residential areas, and addressed certain problems that might occur in such a proposal.

There being no further citizens registered to speak to this matter, Mayor Wolff declared the Public Hearing to be closed.

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Pierce seconded the motion.

Mr. Wing spoke against the proposed requirement for a three-fourths vote of City Council members to override a Zoning Commission recommendation for case denial. He also questioned a proposed amendment to the Unified Development Code that would permit temporary uses in certain areas, with approval of the Director of Building Inspections.

Mr. Gene Camargo, Director of Building Inspections, explained the handling of requests for temporary uses for such things as religious services, currently restricting them to commercial areas.

Mr. Wing made an amendment to the motion to delete the recommendation in Section 1, dealing with requirement of a three-fourths vote on City Council to override a case-denial recommendation by the Zoning Commission. Mr. Solis seconded the motion.

In response to a question by Mr. Perez, Mr. Michael O'Neal, Planning Department, responded with details to questions on several sections of the proposed ordinance, including the increased fee for zoning verifications.

Ms. Ayala voiced her concern with an increased fee for zoning verification.

Dr. Thornton spoke to his concern for the law which allows the State Department of Human Services to arbitrarily place "for-profit" "half-way houses" in residential areas without notification to area residents.

Ms. Cedillo noted that state legislation permits this.

Mr. Lloyd Garza, City Attorney, noted that this also is the result of a Supreme Court ruling against the use of zoning laws to prohibit placement of "half-way houses" in residential areas.

Dr. Thornton noted that citizens feels that this is wrong to do so, without notice to those being affected.

After consideration, the amendment, to the motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Vera.

After consideration, the main motion, as amended, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Vera.

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92-29

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BASEBALL STADIUM
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Mayor Wolff spoke to recent actions concerning a possible new baseball stadium for San Antonio, and he addressed the matter of land having been offered to the City of San Antonio by Levi Strauss Company on Highway 90 West, across from Camargo Park, at a cost of some \$650,000.00.

Ms. Ayala stated that she welcomes development such as this on the city's west side.

Ms. Ayala moved to direct City Staff to explore the Levi Strauss site in detail, initiate a complete perform, initiate talks with the San Antonio Missions baseball club, start a preliminary design for a stadium, including an environmental study, set up a Public Hearing next week at 4:00 P.M. during the City Council meeting, identify other governmental agency participation and investigate other possible funding sources for the land. Mr. Solis seconded the motion.

Ms. Virginia Ramirez, representing Communities Organized for Public Service, stated that her organization recommends (1) support for the Edgewood ISD site; (2) involvement of the community and COPS in the matter; and (3) analysis of costs and the economic impact involved.

Mr. Larson made an amendment to the motion to direct City staff to also study and review any other possible sites for a baseball stadium which might be submitted, with a deadline of next Tuesday. Ms. Billa Burke seconded the motion.

Mayor Wolff spoke to the eight different sites proposed this far for this stadium location, and distributed to Council members a paper that identifies all eight sites and speaks to access, cost, infrastructure costs, advantages and disadvantages of each. A copy of this comparison is made a part of the papers of this meeting.

Dr. Thornton noted that many cities have constructed baseball stadiums as a factor of economic development for the community.

Mr. Solis noted that the motions on the floor only call for studies of the site, and that a final decision might not come for several weeks. He urged the public to submit pertinent data on this matter to their City Council representative, who in turn will hand this material over to Assistant City Manager Rolando Bono.

After consideration, the amendment, to the motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Vera.

After consideration, the main motion, as amended, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Vera.

92-29 The Clerk read the following Ordinance:

AN ORDINANCE 76,117

AMENDING PROVISIONS OF THE MULTI-PURPOSE FACILITY SCOREBOARD AND CONCESSIONS LICENSE AGREEMENT WITH SAN ANTONIO CONCESSION, INC. (SACI) AUTHORIZED PURSUANT TO ORDINANCES NUMBERED 72279 AND 72334, TO (i) INCREASE THE LICENSE FEE PAYABLE TO THE CITY OF SAN ANTONIO FROM THE SALE OF FOOD AND BEVERAGE CONCESSIONS, AND (ii) PROVIDE FOR CONSTRUCTION OF CONCESSION STANDS BY THE CITY OF SAN ANTONIO AND PAYMENT TO SACI OF AN EQUIPMENT ALLOWANCE; AND DECLARING AN EMERGENCY.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Mr. Roland Lozano, Director of Dome Development, explained details of City Council direction concerning City construction of Alamodome concession stands and areas, and noted that architectural

plans will be forthcoming in the next few weeks. He further noted that doing this project will require the City to sell some \$8.5 million in Certificates of Obligation, to be repaid by the increase in concessions fees from 38 per cent to 40 per cent.

Mr. Ebb Francis, Attorney, Groce Locke and Hebdon, discussed the various aspects of the changes being recommended to the prevailing contracts with San Antonio Concessions, Inc. concerning concessions operations in the Alamodome, noting that "soft concessions" fee will be 40 per cent, while "hard concessions" fee will be 15 per cent. He then spoke to location of the concessions areas and the "cap" placed on the City's total costs for concessions equipment at \$2.7 million. He then addressed the "poison pill" provisions of the contract, should the Spurs basketball team leave San Antonio and terminate their Alamodome lease to play in that facility, or simply elect not to play in the Alamodome. He spoke to the putout provisions on certain concessions equipment.

Mr. Clifton Hodge, National Association for the Advancement of Colored People (NAACP) Economic Development Committee, noted that he had spoken out against granting the concessions contract when it was first drafted in 1990, and addressed his concerns with the concessionaire's record in minority hiring. He stated his belief that the question of concessions in the Alamodome should be reopened for all, and addressed his concern that the current concessionaire might balk at the terms of the proposed amendment, and thus hold the City hostage.

Mayor Wolff reiterated the history of the Spurs contract and the inclusion of an increased return to the City in the newest amendment to the contract. He also spoke to the estimated \$2.7 million concessions equipment costs.

In response to a question by Mr. Larson, Mr. Lozano addressed the advantages of allowing San Antonio Concessions, Inc. to purchase the concessions equipment by negotiation, rather than having to go through the bid process, as the City would be required by law to do.

Mr. Larson made an amendment to the motion to delete from the amendments any mention of the City constructing the "hard concessions" (novelty booths) for San Antonio Concessions, Inc. in the Alamodome. Mr. Solis seconded the motion.

Dr. Thornton spoke to the Spurs' high gate receipts, as compared to other clubs in the National Basketball Association, to illustrate San Antonio's fan support for the Spurs, and stated his opinion that these proposed amendments to the concessions contract is putting the City of San Antonio back in control of the Alamodome, again.

A discussion then took place concerning equipment costs for the concessions areas, and why the estimates of such costs have more than doubled from earlier estimates.

Mr. Lozano discussed negotiations over concessions equipment with SACI, and noted that nine of the concessions areas are set aside for different minority and women-owned operations.

A discussion ensued concerning the interrelation of the concessions leases for the Alamodome and the Arena.

After consideration, the amendment, to the motion, failed by the following vote: AYES: Perez, Pierce, Billa Burke, Larson; NAYS: Wing, Solis, Ayala, Vera, Thornton, Labatt, Wolff; ABSENT: None.

After consideration, the main motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Vera, Thornton, Labatt, Wolff; NAYS: Larson; ABSENT: None.

92-29 The Clerk read the following Resolution:

A RESOLUTION NO. 92-29-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FROM THE PRIOR LAWFUL EXPENDITURE OF FUNDS FROM THE PROCEEDS OF THE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH.

* * * *

Ms. Billa Burke made a motion to approve the proposed Resolution. Mr. Solis seconded the motion.

Mayor Wolff noted that the portions of the proposed Resolution dealing with baseball and basketball operations have already been discussed.

Ms. Dana Hickey, Parking Division, Public Works Department, explained the request to purchase the Mid-City Garage, including its street-level shops, and she briefly described the facility.

Mr. Perez spoke in favor of the purchase, noting that it will bring lower parking rates to the facility and upgrade it, as well, with more parking accessible.

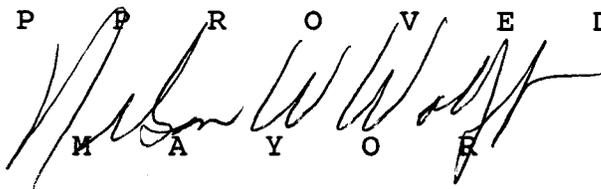
Ms. Nora Chavez, Director of Finance, explained the proposed Resolution in detail, noting that it is a formality needed to give notice of the City's intentions to issue Certificates of Obligation. She spoke to the good bond market, at present, currently indicating interest rates in the area of 6.2 per cent on some bonds.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Ayala, Thornton, Labatt, Wolff; NAYS: Vera; ABSENT: Larson.

92-29 City Council recessed its regular meeting at 9:18 P.M. to convene in informal "B" Session for a Presentation of Actuarial Study of the Police Officers' and Firefighters' pre-Funded Retiree Health Program, reconvening in regular session at 9:54 P.M.

92-29 There being no further business to come before the Council, the meeting was adjourned at 9:55 P.M.

A P P R O V E D



M A Y O R

Attest: 
C I T Y C L E R K