

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 21, 1983.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Pro Tem Joe Webb, in the temporary absence of the Mayor, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS. Absent: NONE.

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83-34 The invocation was given by Mr. John Lowry, Northside Church of Christ.

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83-34 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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83-34 The minutes of the regular and special meeting of July 7, 1983 were approved.

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83-34 CONSENT AGENDA

Mr. Archer moved that items 5 - 10, constituting the consent agenda, be approved with the exception of item 5 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: Webb, Dutmer, Eureste, Harrington, Archer, Hasslocher; NAYS: None; ABSENT: Berriozabal, Wing, Thompson, Alderete, Cisneros.

AN ORDINANCE 57,284

ACCEPTING A \$1,360,000.00 GRANT FROM THE FEDERAL AVIATION ADMINISTRATION FOR TAXIWAY N CONSTRUCTION AND DRAINAGE IMPROVEMENTS AT INTERNATIONAL AIRPORT; PROVIDING A \$455,554 LOCAL MATCH; ACCEPTING THE BID OF MEADER CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$1,893,003.52 TO PERFORM SUCH WORK; APPROVING A CONTRACT; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 57,285

CLOSING AND ABANDONING A CUL-DE-SAC ADJACENT TO NEW CITY BLOCK 13494, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE THREE (3) QUITCLAIM DEEDS TO GEORGE L. WILLIAMS, ET AL, ADJACENT OWNERS, FOR A CONSIDERATION OF \$1.00.

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AN ORDINANCE 57,286

AUTHORIZING EXECUTION OF AN AGREEMENT FOR LEASE OF OFFICE SPACE IN THE HERITAGE PLAZA BUILDING FOR THE INTERNAL AUDIT OFFICE.

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AN ORDINANCE 57,287

ACCEPTING THE LOW QUALIFIED BID OF PAUL ANDERSON COMPANY TO FURNISH THE CITY OF SAN ANTONIO PERSONNEL DEPARTMENT WITH THE PRINTING OF POLICE RECRUITMENT BROCHURES FOR A TOTAL OF \$5,487.25.

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AN ORDINANCE 57,288

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

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83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,289

ACCEPTING THE PROPOSALS OF C. THOMAS KOCH & GLASS ENVIRONMENTAL CONSULTANTS TO CONDUCT AN ANALYSIS OF REGULATORY STANDARDS AND COSTS, PLUS OFFER RECOMMENDATIONS OF THE POSSIBLE ALTERNATIVES GOVERNING THE LEVELS OF WASTEWATER QUALITY THAT CAN BE DISCHARGED INTO THE SAN ANTONIO RIVER.

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

Mr. Terry Cassady, representing Alpha System, 11209 Thorny Brook Trail, Austin, Texas, requested that the Schrieber Aeration Process be included in the study for treatment systems now being proposed for the Dos Rios Treatment Plant. He spoke of the benefits that the City would derive were this system used.

In answer to a question by Mr. Webb, Mr. Frank Kiolbassa, Director of Public Works, noted that he was not familiar with the Schrieber Aeration Process nor had Mr. Cassady ever contacted anyone from his staff. He added that he will reserve his comments on this system until he has an opportunity to review the material regarding this process.

(At this time Mayor Henry Cisneros entered the meeting and presided.)

Mr. Eureste proposed that an analysis of the process be made and a presentation be scheduled before the City Council in a "B" session. He added that a time certain for this discussion be given at next week's Council meeting.

Mrs. Dutmer suggested that Mr. Cassady bring his presentation before 201 Commission for consideration. She also expressed her support of this Ordinance"

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, Cisneros; NAYS: None; ABSENT: None.

83-34 Mayor Cisneros recommended that Item No. 28 be set for a time certain in order that all interested parties could be present.

Mrs. Dutmer moved that consideration of Item No. 28 be set for 4:00 P.M. Mr. Thompson seconded the motion.

The motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: None.

ZONING HEARINGS

11. CASE 283135 - to rezone the remaining portion of Lots 5 thru 9, Block 1, NCB 3484, 107 Harriman Place (U.S. Hwy 90 West), from "B" Residence District to "B-3" Business District, located on the north side of Harriman Place (U.S. Hwy 90 West) being approximately 88.79' west of the intersection of Nogalitos Street and Harriman Place (U.S. Hwy 90 West), having 125.22' on Harriman Place (U.S. Hwy 90 West) and a maximum depth of 78.25'.

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

Mr. Ramon Guevara, 1721 Nogalitos, stated he was requesting the change of zoning in order to expand his present business located on adjacent property. He added that the Zoning Commission's reason for recommending denial is not accurate. He stated that Harriman Place is not a residential street as other businesses do exist on this street.

Mr. Joe Perales, COPS' representative, stated that the residents and homeowners in this area have lived there for many years and that Harriman Place is considered a residential street. He noted that a zoning change would be detrimental to the area citing infringement of traffic into the neighborhood and also noted the proximity of an elementary school.

Mr. Guevara, in rebuttal, reiterated his earlier statement that Harriman Place is not strictly residential in nature.

In response to a questions by Mr. Eureste, Mr. Perales stated that he would like the area to remain residential and Mr. Guevara stated he did not have the resources available to build an office building.

Noting that nine votes would be required to approve this zoning, Mr. Eureste moved that this zoning request be approved. Mr. Webb seconded the motion.

In reply to a question by Mrs. Dutmer, Mr. Guevara described the structure on the property and the kind of work that is being performed.

After consideration the motion failed to pass by the following vote: AYES: None; NAYS: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; ABSENT: None.

Case 283135 was denied.

12. CASE 283149 - to rezone Lot 228, NCB 11985, 101 North Coulter Drive, from "A" Single Family Residence District to "R-3" Special Request for a day care center for the caring of over twenty (20) children, located northwest of the intersection of Heimer Road and N. Coulter Drive, having 199' on Heimer Road and 115' on N. Coulter Drive.

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

Mr. Charles K. Volz, 950 E. Bitters, stated that he is requesting the change of zone in order to construct a day care center. He noted that initially some of the residents of the neighborhood approved of the

proposed plan; however, eight of that street's thirteen residents have now signed agreements with Guy Chipman Realty Co. to sell their property for commercial development. He added that this is a transitional area although it is presently residential.

Mr. Edward Reed, 114 Coulter Drive, stated his opposition to this type of business because it would generate more traffic into the residential neighborhood.

Mr. Glynn Duff, 102 N. Coulter Drive, spoke against the zoning request because of the possible traffic problems and intrusion of business into a residential street.

Mr. Volz, in rebuttal, noted that there would be ample parking on the property and a drive-thru would be provided. He added that this business would not generate an increase in traffic because the center would be servicing people that already live in the neighborhood.

In reply to a questions by Mr. Harrington, Mr. Volz spoke to the number of area residents that concurred with this zoning request and Mr. Larry Hilliard, 101 N. Coulter, stated that a representative from Guy Chipman Realty Company had expressed interest in the properties.

Mr. Harrington stated that he had visited the area and noted that it is in a state of transition because of its proximity to business properties. He added that he felt the day care center would be a good project for this area.

Mr. Harrington then moved that the recommendation of the Zoning Commission be overruled and that the zoning be approved provided that a 3' solid screen masonry fence along Coulter Drive is erected, a non-access easement is established along Coulter Drive, a 6' solid screen fence is erected and maintained along the northwest property line, a 50' building setback is established from North Coulter Drive, and attractive landscaping between fence and street, to soften the area, be provided. Mr. Hasslocher seconded the motion.

Mr. Harrington cautioned Mr. Volz that, should something other than what has been proposed is built on the property, he will apply for downzoning.

Mr. Alderete reiterated Mr. Harrington's comments that the area is in a state of transition and complimented Mr. Volz on his presentation.

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

AN ORDINANCE 57,290

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 228, NCB 11985, 101 NORTH COULTER DRIVE, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT, SPECIAL REQUEST FOR A DAY-CARE CENTER FOR THE CARING OF OVER TWENTY (20) CHILDREN, PROVIDED THAT A 3-FOOT SOLID SCREEN MASONRY FENCE IS ERECTED AND MAINTAINED ALONG NORTH COULTER DRIVE, WITH ATTRACTIVE LANDSCAPING BETWEEN FENCE AND STREET; PROVIDED THAT A ONE-FOOT NON-ACCESS EASEMENT IS ESTABLISHED ALONG NORTH COULTER DRIVE; PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND

MAINTAINED ALONG THE NORTHWEST PROPERTY LINE; AND PROVIDED THAT A 50-FOOT BUILDING SETBACK BE ESTABLISHED FROM NORTH COULTER DRIVE.

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13. CASE Z83157 - to rezone Lots 40 thru 44, Block 7, NCB 11327, 431 Aldama, Street, from "B" Residence District to "B-3NA" Business District, Non-Alcoholic Sales, located on the northside of Aldama Street, being approximately 255' east of the intersection of Wescott Avenue and Aldama Street, having 125' on Aldama Street and a depth of 111'.

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

Mr. Andy Guerrero, Planner II, noted that this was a contested case and would require nine votes for passage.

Mr. Joe Gallegos, Jr., 2427 W. Magnolia, representing Mr. Manuel L. De La Rosa, presented petitions signed by neighborhood residents who favor the zoning change. He added that Mr. Manuel De La Rosa has operated a sewer contractor business in the area for approximately 15 years but has just recently been found in violation of zoning laws because he was operating a business on property zoned for residences. Mr. Gallegos stated that Mr. De La Rosa employs 16 employees and paid \$107,000 in salaries in 1982. He added that Mr. De La Rosa would agree to erect a 6' solid screen fence across his property line if directed.

Mr. Albert Avalos, 1338 Merida; Mr. Elias De La Rosa, 436 Aldama, and Ms. Esperanza Enriques, Merida Street resident, spoke in support of the requested zoning.

Ms. Helen Ayala, representing the COPS organization, spoke against mixed zoning and stated that this type of zoning would not occur if the Edgewood Independent School District area had a zoning master plan.

Mr. Adolfo Pena, 2702 Ceralvo, stated that Mr. De La Rosa's business is right in the middle of a residential neighborhood and that he does not maintain his property in a satisfactory manner. He spoke of the nuisance of having heavy equipment stored on the property.

Ms. Ayala stated that the COPS organization would willingly work with Mr. De La Rosa to find him a suitable location for his business and requested Council not consider the requested rezoning.

Mr. Gallegos noted that attempts by him to speak to Mr. Pena and a representative of the COPS organization had not been successful.

Mr. Thompson stated that he had visited the neighborhood and found Mr. De La Rosa's business to be located in the middle of a residential neighborhood; therefore, he urged his Council colleagues to consider this when voting.

Stating that this zoning would require nine votes for passage, Mr. Thompson moved that the recommendation for denial by the Zoning Commission be overruled and that the zoning be approved. Mr. Hasslocher seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Gallegos stated that Mr. De La Rosa does not have the financial resources to relocate his business.

Ms. Berriozabal urged Mr. De La Rosa to work with the COPS organization to find land suitable for relocating his business.

Mr. Eureste noted that the business is already located in the area and would not constitute introducing a new business to the area. He also spoke of the economic consequences for the owner if his request for a

00533

change in zoning is denied. He stated his support of the requested rezoning.

Mrs. Dutmer stated that another property in the neighborhood had been allowed "B-1" zoning recently.

Mr. Alderete urged Ms. Ayala to work with Mr. De La Rosa to help him find suitable property on which to relocate his business.

Mr. Hasslocher spoke of supporting staff recommendation for denial on this case.

After consideration, the motion to rezone failed to carry by the following vote: AYES: Dutmer, Eureste; NAYS: Berriozabal, Webb, Wing, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros.

Case Z83157 was denied.

83-34

APPEAL OF MR. JUAN J. GARZA FROM THE SUSPENSION
OF HIS TAXICAB DRIVERS LICENSE

Mayor Cisneros declared the hearing to be open.

Mr. Roger Ibarra, Supervisor of Public Utilities, reported on the recommendation for a sixty day suspension of Mr. Juan J. Garza's license for misconduct. He added that an appeal before the City Manager which was held on March 30, 1983 had upheld the suspension. He cited an incident between Mr. Garza and Mr. James Davie, the complainant, in which Mr. Garza had been verbally abusive to Mr. Davie, had physically threatened him and had discharged him from his vehicle before arriving at Mr. Davie's destination. Mr. Ibarra further added that Mr. Garza has a record of reported misconduct from his passengers and the public.

Mr. Jim Davie, P. O. Box 32366, San Antonio, TX 78216, read from a letter he had written to Mr. Warren K. Huel, Transportation Inspector, City of San Antonio, in which he related an incident between Mr. Garza and himself which occurred on March 1, 1983 (a copy of this letter is on file with the papers of this meeting). Mr. Davie suggested that the City Council consider requiring cab drivers to display a plaque with the driver's name, license number and photo so that customers can easily identify their driver.

Mr. Juan Garza stated that on the day of the incident Mr. Davie had been verbally abusive to him and that he had warned him to cease his verbal attack or he would be discharged from his cab. He added that he himself did not use abusive language except to defend himself.

In reply to a questions by Mr. Thompson, Mr. Garza noted that he had been driving a cab a total of approximately five years and that he had made the decision to ask Mr. Davie to get out of his cab rather than risk escalation of the incident.

Mr. Thompson moved that the 60-day suspension action be upheld. Mr. Webb seconded the motion.

Mr. Ibarra advised Mr. Eureste that the decision to suspend Mr. Garza was based on the incident with Mr. Davie and similar past incidents in which Mr. Garza had been involved.

In reply to questions by Mr. Eureste, Mr. Garza explained reasons why he felt other passengers had filed complaints against him and the reason why he was forbidden to drive onto Fort Sam Houston.

Ms. Berriozabal voiced her concurrence with the 60-day suspension.

In response to a question by Mr. Alderete, Mr. Ibarra noted that

a driver's record is taken into consideration when making a decision in an appeal hearing.

Mr. Hasslocher noted he supported the suspension.

Mr. Eureste expressed concern that this suspension was extreme in light of the fact that there were no witnesses to the incident and no one to corroborate the statements of the complainant.

Mrs. Dutmer noted that this case could be pursued further in court and that she would vote to uphold the suspension.

A brief discussion followed on the circumstances which led to Mr. Garza being barred from entering the Fort Sam Houston Military Installation.

After discussion, the motion to uphold the 60-day suspension prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: Eureste; ABSENT: None.

ZONING CASES (CONTINUED)

14. CASE 283214 - to rezone the south 50' of Lot 10, and the remaining portion of Lot 11, Block 22, NCB 13037, 734 Sprucewood Lane, from "A" Single Family Residence District to "B-3NA" Business District, Non-Alcoholic Sales, located on the west side of McAllister Expressway (281 North) being 60' south of Sprucewood Lane, having 50' on McAllister Expressway (281 North) and a depth of 95'.

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

Mr. John Filios requested that consideration of this case be postponed to a later date.

It was Council concensus that because opposition was present the case be heard today.

Mr. Filios explained that the Drury Hotel is difficult to locate, and this proposed sign would assist visitors in finding it more easily. He further stated that there are already a number of other billboards in this expressway area.

Ms. Jean Boehe, 722 Sprucewood, stated that most of the area residents are opposed to the rezoning in a residential area, and noted her belief that there are already too many billboards in the vicinity.

Mr. Filios stated that this is the only available billboard site in this area.

Mr. Archer spoke against the request, noting that this is a predominantly residential area. He further stated his belief that a billboard advertising the location of the hotel should be located perhaps at Loop 410.

After discussion, Mr. Archer moved that the recommendation of the Zoning Commission to deny this request be approved. Ms. Berriozabal seconded the motion.

Mr. Thompson spoke against the general usage of billboards.

The motion to thus deny the rezoning request prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste.

Case Z83214 was denied.

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

15. CASE Z83185 - to rezone Lot 85, Block 3, NCB 11260, 612 Briggs Ave., from "B" Residence District to "R-4" Mobile Home Residence District, located on the southside of Briggs Ave., being approximately 1360' east of the intersection of Quintana Road and Briggs Avenue, having 100' on Briggs Avenue and a depth of 359'.

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

Mr. Fidencio Cantu, 612 Briggs Avenue, the proponent, briefly stated the reason for his request.

Mr. Wing spoke against the request, stating that the property is too small for mobile home park zoning.

Mr. Andy Guerrero, Planner II, stated that under present zoning, the proponent cannot locate a mobile home on this property because it does not meet City Code requirements for location of a mobile home there.

After discussion, Mr. Wing moved that the recommendation of the Zoning Commission to deny the request be approved. Mr. Hasslocher seconded the motion.

On voice vote, the motion to deny prevailed by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Archer, Hasslocher; NAYS: None; ABSENT: Berriozabal, Eureste, Cisneros.

Case Z83185 was denied.

16. CASE Z83160 - to rezone Lots 4 and 5, NCB 12633, 4111 E. Houston Street, from "R-3" Multiple Family Residence District and "B-2" Business District to "B-3NA" Business District Non-Alcoholic Sales, located on the northside of E. Houston Street, being approximately 500' east of the intersection of I.H. 10 East (U.S. Hwy. 90 East) Expressway and E. Houston Street, having 300.68' on E. Houston Street and a depth of 150'.

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

Mr. Tomas Moreno, representing the proponent, stated that the rezoning would improve the neighborhood, since the property currently is vacant land. He also stated that some of the neighbors approve of the requested rezoning, and briefly described plans for use of the property.

After discussion, Mrs. Dutmer moved that the recommendation of the Zoning Commission to deny the request be approved. Mr. Hasslocher seconded the motion.

On voice vote, the motion to deny prevailed by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Harrington, Archer, Hasslocher; NAYS: None; ABSENT: Berriozabal, Eureste, Alderete, Cisneros.

Case Z83160 was denied.

17. CASE Z83221 - to rezone a 2.286 acre tract of land out of Lot 1, Block 1, NCB 12696, being further described by field notes filed in the Office of the City Clerk, from "F" Local Retail District to "B-3NA"

Business, Non-Alcoholic District, and a 4.046 acre tract of land out of Lot 1, Block 1, NCB 12696, being further described by field notes filed in the Office of the City Clerk, from "F" Local Retail District to "I-1" Light Industry District, located southeast of the intersection of U.S. Highway 90 West Expressway and General McMullen Drive, having approximately 220' on U.S. Highway 90 West Expressway and approximately 670' on General McMullen Drive.

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

Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved provided that a one-foot non-access easement is established along the east property line; further provided that proper access and off-street parking are provided. Mrs. Dutmer seconded the motion.

In response to a question by Mr. Thompson, Mr. Joe Nix, W. F. Castella and Associates, Engineers, briefly explained plans for use of the property.

Mr. Thompson stated his belief that this is a good use for this property.

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

AN ORDINANCE 57,291

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 2.286 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, NCB 12696, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "F" LOCAL RETAIL DISTRICT TO "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES AND A 4.046 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, NCB 12696, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT A ONE-FOOT NON-ACCESS EASEMENT IS ESTABLISHED ALONG THE EAST PROPERTY LINE; FURTHER PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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18. CASE 283198 - to rezone a 10.37 acre tract of land out of NCB 15268, being further described by field notes filed in the Office of the City Clerk, in the 5800 block of Medina Base Road, from Temporary "R-1" One Family Residence District to "B-2" Business District, located southeast of the intersection of Medina Base Road and Five Palms Drive having 1200' on Medina Base Road and 450' on Five Palms Drive.

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

Mr. Herb Quiroga, representing Ray Ellison Industry, noted that the requested change of zoning is required in order to construct a convenience store in the area.

Mr. Alfonso Huerta, 6007 Middlefield, noted that businesses already exist in the area and he opposed any further business development

because of the increased traffic they would generate.

Mr. Quiroga noted that with 15,000 homes in the area he felt there existed a tremendous amount of need for commercial development.

Mr. Thompson stated that there is an abundance of convenience stores in the area and expressed concern that the area may already be saturated with these types of businesses. He added he shared Mr. Huerta's concern.

Mr. Thompson moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided, and that a 6-foot solid screen fence is erected and maintained along the south and east property lines adjacent to the single-family and "R-3" development. Mr. Hasslocher 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, Thompson, Harrington, Hasslocher; NAYS: None; ABSENT: Eureste, Alderete, Archer, Cisneros.

AN ORDINANCE 57;292

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 10.37 ACRE TRACT OF LAND OUT OF NCB 15268, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 5800 BLOCK OF MEDINA BASE ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED, AND THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH AND EAST PROPERTY LINES ADJACENT TO THE SINGLE-FAMILY AND "R-3" DEVELOPMENT.

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19. CASE 283227 - to rezone Lots 2 and 3, NCB 8618, 5963 Padre Drive, from Historic "B" Two Family Residence District to Historic "B-3R" Restrictive Business District, located on the southwest side of Padre Drive, being approximately 127' northwest of the intersection of E. White Road and Padre Drive, having 110' on Padre Drive and an approximate depth of 150'.

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

No citizen appeared to speak in opposition.

Mr. Wing moved that the recommendation of the Zoning Commission be overruled and the request for rezoning be approved. Mr. Hasslocher seconded the motion.

Mrs. Dutmer stated she favored the rezoning request because although this property was in the zoning plan of the missions, it would not interfere with the Mission Plan.

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

AN ORDINANCE 57,293

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 2 AND 3, NCB 8618, 5963 PADRE DRIVE, FROM HISTORIC "B" TWO-FAMILY RESIDENCE DISTRICT TO HISTORIC "B-3R" RESTRICTIVE BUSINESS DISTRICT.

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83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,294

AUTHORIZING SUBMISSION OF AN APPLICATION FROM AND ACCEPTANCE OF A GRANT OF \$80,000.00 FROM THE ENERGY TASK FORCE FOR THE URBAN CONSORTIUM UNDER THE FIFTH YEAR URBAN ENERGY TECHNOLOGY PROGRAM.

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Mr. Hasslocher moved that the Ordinance be approved. Ms. Berriozabal 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, Harrington, Hasslocher; NAYS: None; ABSENT: Eureste, Thompson, Alderete, Archer, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,129

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF APPROXIMATELY + 309 ACRES MORE OR LESS, OF LAND, GENERALLY REFERRED TO AS THE DYM PROPERTY, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO; AND APPROVING A SERVICE PLAN FOR SAID TERRITORY.

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

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,130

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF APPROXIMATELY + 64 ACRES MORE OR LESS, OF LAND, GENERALLY REFERRED TO AS THE MEYERS PROPERTY, WHICH

SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO; AND APPROVING A SERVICE PLAN FOR SAID TERRITORY.

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Mr. Harrington moved that the Ordinance be approved. Mrs. Dutmer 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, Harrington, Hasslocher; NAYS: None; ABSENT: Eureste, Thompson, Alderete, Archer, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,131

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF APPROXIMATELY + 35 ACRES MORE OR LESS, OF LAND, GENERALLY REFERRED TO AS THE MERCADO SQUARE MALL PROPERTY, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO; AND APPROVING A SERVICE PLAN FOR SAID TERRITORY.

* * * *

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

Mr. Isarias L. Diaz, President of the Market Square Association, expressed concern that local citizens as well as tourists may confuse Mercado Square Mall with the downtown El Mercado. He stated that lawyers for the Mall have assured the Association that there will be a name change; however, he added that if the name was neither changed nor modified they would return to Council for assistance.

Mr. Hasslocher, as chairman of the Council Annexation Committee, assured Mr. Diaz that favorable action for El Mercado would be taken.

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

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,132

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF APPROXIMATELY + 25 ACRES MORE OR LESS, OF LAND, GENERALLY REFERRED TO AS THE MARBACH SQUARE AND CORUM/HANDY DAN PROPERTY, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO; AND APPROVING A SERVICE PLAN FOR SAID TERRITORY.

* * * *

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

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,295

NAMING THE CITY-OWNED LAS PALMAS YWCA BUILDING AS THE OLGA H. MADRID CENTER.

* * * *

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

Ms. Bonnie Symonds, representing the Y.W.C.A., thanked the Council for consideration of this Ordinance.

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

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,296

AMENDING ORDINANCE NO. 57134 OF JUNE 16, 1983 REGULATING HUMAN DISPLAY ESTABLISHMENTS; PROVIDING FOR PERMITS; ESTABLISHING MINIMUM HEALTH AND SAFETY REQUIREMENTS; ESTABLISHING HOURS OF OPERATION; REQUIRING THE KEEPING OF CERTAIN RECORDS; PROVIDING A PENALTY FOR ANY VIOLATION BY A FINE OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) AND SUSPENSION OR REVOCATION OF THE ESTABLISHMENT'S OPERATING PERMIT; AND PROVIDING FOR SEVERABILITY.

* * * *

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

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,297

APPROVING A MANAGEMENT MEMORANDUM AGREEMENT OF EMPLOYMENT WITH LOUIS J. FOX CONCERNING HIS BENEFITS AND DUTIES AS CITY MANAGER.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Eureste 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, Harrington, Archer, Hasslocher; NAYS: None; ABSENT: Thompson, Alderete, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,298

APPOINTING MEMBERS TO SERVE ON THE SAN ANTONIO CONVENTION AND VISITORS BUREAU ADVISORY COMMITTEE AS SET FORTH IN ORDINANCE NO. 57217 PASSED AND APPROVED ON JUNE 30, 1983. (APPOINTED: SALLY BUCHANAN, K. W. HOUSTON, SARAH WIPFF, KAY WALKER, PEGGY HOOD, MARTIN WEISS, ART ABBOTT, LEW DEMENT, JOE SEITERLE, ERNESTO PONCE DELEON, JACK WYSOKI, JUAN PATLAN, SIEFRIED RICHTER, JAKE FLORES, ART WELCH, RUSSELL KYSE, JON LINDSKOG, MARIA ANTNNIETTA BERRIOZABAL, JAMES C. HASSLOCHER)

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Eureste 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, Archer, Hasslocher; NAYS: None; ABSENT: Thompson, Alderete, Harrington, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,299

REAPPOINTING AND APPOINTING MEMBERS TO SERVE ON THE ZONING COMMISSION FOR A TERM TO EXPIRE JUNE 30, 1985. (REAPPOINTED: JESSE OVIEDO, JOE MEZA, ELIZABETH DAVIES, CLIFTON MCNEEL; APPOINTED: E. RUBEN RODRIGUEZ, JOHN H. SMALL)

* * * *

Mr. Archer moved that the Ordinance be approved. Mr. Hasslocher 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, Archer, Hasslocher; NAYS: None; ABSENT: Thompson, Alderete, Harrington, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,300

WAIVING THE FEE FOR USE OF BEETHOVEN HALL BY PLAZA MEXICO ON FIVE DATES. (OCTOBER 9 & 23, 1983; NOVEMBER 6 & 20, 1983; AND DECEMBER 4, 1983)

* * * *

Mr. Archer moved that the Ordinance be approved. Ms. Berriozabal 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, Archer, Hasslocher; NAYS: Dutmer; ABSENT: Thompson, Alderete, Harrington, Cisneros.

83-34 The Clerk read the following Ordinance:

AN ORDINANCE 57,301

WAIVING THE FEE FOR USE OF SPACE IN THE CONVENTION CENTER FOR A PHONE BANK TO BE USED DURING THE LABOR DAY WEEKEND IN CONNECTION WITH THE JERRY LEWIS MUSCULAR DYSTROPHY TELETHON.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Ms. Berriozabal seconded the motion.

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

83-34

CITIZENS TO BE HEARD

MANUEL MUNOZ, JR.

Mr. Manuel Munoz, 902 Brady Blvd., addressed the Council regarding problems residents of his neighborhood are experiencing with the work being done on the 19th and Brady Drainage Project. He noted that the contractor had torn up the street and, with the recent rains, their streets were impassable forcing residents to park in a parking lot away from their homes.

In reply to questions by Mr. Eureste, Mr. Frank Kiolbassa, Director of Public Works, noted that the firm Pengelley Construction Company had been declared in default, noting that this is one of the most massive defaults that had occurred in many years. He added that steps are being taken to take more active measures in the future on contractors that do not live up to their contracts. He further added that once a contractor is declared in default, bonding companies will not bond them.

Mr. Kiolbassa noted that City crews are presently working to maintain accessibility by residents to their homes.

(At this point, Mayor Cisneros returned to the meeting and presided.)

Mr. Munoz expressed concern that, with school starting next month, the street should be made passable as soon as possible.

In response to a question by Mr. Eureste, Mr. Kiolbassa stated that he would correspond with residents of the neighborhoods affected by the contractor's default.

Ms. Berriozabal expressed concern that the contractor had been allowed to dig up such a large area of the street at once rather than in stages. She asked Mr. Kiolbassa to find out why this was allowed.

* * * *

UNITED STATES FOOTBALL LEAGUE

Ms. Sally Buchanan, Chairman of the River Road Neighborhood

Association, requested that a building permit not be issued for work on Alamo Stadium until traffic problems that will be created by the usage of the Stadium by the United States Football League (USFL) are studied.

Mayor Cisneros stated that installation of astroturf at the Stadium must begin soon in order for work to be completed prior to its use for high school football games.

Mr. Louis J. Kocaret, Jr., 108 Thelma Drive, requested public hearings be held to advise Alamo Stadium area residents of the status of the proposed use of the Stadium. He stated he had received numerous calls from residents concerned with the increased traffic in the area once the Stadium is used by the USFL.

Mr. Hasslocher expressed concern that possible consideration by professional league teams for relocation to San Antonio may be affected because of the problems experienced thus far in bringing the USFL to San Antonio.

Mr. Archer urged Mayor Cisneros to use his influence to prevent installation of astroturf at the Stadium. He added that, in his opinion, high school students should not play on it.

* * * *

JANE NIEL

Ms. Jane Niel, 4610 Torelei Drive, spoke of hedges in her front yard for which she had been cited because they were on City property. She noted that a neighbor's report to authorities subsequently led to her being requested to remove the hedges.

Mr. Louis J. Fox, City Manager, confirmed Ms. Niel's statement that he had received letters from her next door neighbor complaining of his lack of visibility to the street caused by Ms. Niel's hedges.

Mr. Frank Kiolbassa, Director of Public Works, added that the complainant stated he lacked visibility when backing out of his driveway. Mr. Kiolbassa noted that he had met with all the parties involved but the problem had not been resolved. He spoke of possible options left towards resolving Ms. Niel's problem.

* * * *

GEORGE A. MARIN

Mr. George A. Marin, 629 E. Thompson Place, addressed the Council requesting permission to conduct a business in which he paints house numbers on curbs in front of people's homes with their permission. He noted that he had been informed that this type of activity would require City Council approval for him to continue as curbs are City property.

Mrs. Dutmer stated that she had received complaints from homeowners in her district who were being harrassed into paying for this type of work although they had not requested it.

Mr. Eureste noted that other companies are also conducting this type of business.

Mr. Tom Finlay, Assistant City Attorney, stated that in the past this type of activity has been discussed but has not been allowed.

Mayor Cisneros requested staff study this procedure and make its recommendation at a future "A" session.

Mr. Eureste then moved that staff meet with Mr. George Marin to develop an ordinance granting permits to individuals to paint house numbers on curbs and return to Council in an "A" session in two weeks. Mr. Hasslocher seconded the motion.

After discussion, the motion prevailed by the following vote:
AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete,
Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Archer.

* * * *

MARIA DOMINGUEZ

Mrs. Maria Dominguez spoke to the recent meeting held by the Women's Political Caucus in San Antonio and of the criticism that had been directed at them and Ms. Jane Macon, City Attorney, in the media. She added that Ms. Macon should be commended for bringing this meeting to San Antonio because of the money it generated for San Antonio during their convention.

Mrs. Dominguez also questioned the need for large groups to travel at City expense to meetings and conventions. She cited the recent trip to San Francisco, California by the Mayor and City staff.

* * * *

LILA LANDEZ

Ms. Lila Landez, Southwest Concerned Citizens, spoke of extensive damage done to a church in her neighborhood by Pengelley Construction Company. She noted that this construction company has been declared in default.

* * * *

NELLIE GUFFY

Ms. Nellie Guffy, 5043 Round Table, spoke of a drainage problem that exists at her home and showed pictures of her yard after the recent heavy rains. She added that she had placed a retaining wall to keep the the water out of her yard which had held up until these last rains.

Mr. Webb noted that Ms. Guffy lives in his district and stated the problem was being addressed.

Mr. Guffy noted that heavy machinery was in the area today.

Mr. Frank Kiolbassa, Director of Public Works, stated that the drainage channel next to Ms. Guffy's property is being cleaned out and that staff is aware that additional work must be done. He added that budget constraints will necessitate the additional work to be performed on the channel next year.

* * * *

AMERICAR LIMOUSINE SERVICE

Mr. Robert Gonzales, representing United Cab Drivers of San Antonio, spoke to a proposed ordinance coming up for consideration in which Americar Limousine Service has requested shorter arrival and departure schedules. He added that Americar's request should not be considered because of their consistent practice of violating their contractual agreement with the City.

Mr. Robert Morales, 4338 Roark, reiterated Mr. Gonzales' statement. He added that Americar should be made to comply with their contract or be put on notice that the contract will be cancelled.

Mr. Richard Jameson, a member of United Cab Drivers of San Antonio, added that he had to wait up to two hours to load passengers at the San Antonio International Airport while Americar Limousine presently has to wait only 30 minutes.

Mr. Louis J. Fox, City Manager, stated that an ordinance regarding this issue would be on next week's agenda.

Mr. Thompson noted that this has been an ongoing problem and that those who wish will be afforded an opportunity to speak at next week's meeting when the ordinance is considered.

Several council members spoke to issues and problems related to taxicab versus limousine companies and possible inequities in the manner in which the problems are handled.

* * * *

IVAN BOGACHOFF

Mr. Ivan Bogachoff, representing HRH Carriage Tours, stated that they had applied for a carriage permit and been told by the Public Utilities Commission that a 6-month grace period was needed to study the proposal. He added that he was requesting that their application for a permit be approved stating that they could be operational in five days.

Mr. Louis J. Fox, City Manager, stated that this issue would be taken up by the Transportation Committee next week.

Mr. Thompson stated that only 15 carriages are presently permitted to operate and that three companies were issued five permits each. He added that the Transportation Committee will consider issuance of temporary permits at next week's meeting and the criteria to be used to determine need.

* * * *

RUTH JANET RINDOFF

Ms. Ruth J. Rindoff, 235 Lansing Lane, requested permission to keep a 3' fence on City right of way in order to keep her neighbors from transpassing onto her property. She added that she has been told that this fence must be removed as children in the neighborhood could get hurt.

Mr. Louis J. Fox, City Manager, stated that staff could meet with Ms. Rindoff to reconsider her request.

Mr. Eureste moved that staff return to Council with recommendation on a waiver of the staff denial of the 3' fence. Mr. Webb seconded the motion.

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

* * * *

83-34

AIRPORT FOOD AND BEVERAGE CONCESSION CONTRACT

Mr. Michael J. Kutchins, Director of Aviation, noted that in January the Council had approved a concession policy for the airport and after extensive deliberations the firms of Sky Chefs, Inc. and Host International, Inc. had been selected for presentation to the Council as finalists for the food and beverage concession at the Airport. He noted that the Concession Selection Committee recommended Host International be chosen as the Food and Beverage Concessionaire; however, the Airport Advisory Board did not concur with the Committee and recommended Sky Chefs instead.

In response to a question by Mayor Cisneros, Mr. Kutchins explained the steps that were taken to arrive at the two finalists from all the firms that had submitted proposals.

Mayor Cisneros asked Mr. John Peveto, who was present in the audience and a member of the Airport Advisory Board, to look into the major problem with the limousine and cab companies at the Airport.

Mr. John Peveto noted that the proposals from Host International and Sky Chefs were very much alike; however, from the staff's point of view Sky Chefs' proposal was the better. He recommended Sky Chefs' proposal be approved.

Mr. J. J. O'Neill, President of Sky Chefs, gave a brief presentation comparing Sky Chefs to Host International. He spoke of scholarship programs offered, employer's percentage of contributions, benefits to employees and financial evaluations.

Mr. O'Neil stated that Sky Chefs' proposal offers about \$1.7 million more to San Antonio over the term-life of the contract, with an estimated \$11 million paid to International Airport by the concessionaire. He also noted that the Airport Advisory Committee had recommended accepting Sky Chefs' proposal.

Mr. Roy Barrera, Sr., Chairman, Amistad Associates, introduced several representatives of Host International, present in the audience as well as other associates of Amistad Associates.

Mayor Cisneros welcomed Mr. J. W. Marriott, Sr. to San Antonio and thanked him for his firm's investment of two hotels in the economy of San Antonio.

Mr. J. W. Marriott, Sr., provided a brief background description of Marriott, noting that his firm is the leading airport food concessionaire in the nation. He spoke of several examples of the firm's advancement of employees and of the advantages of his firm's proposal as food concessionaire to International Airport, stating his belief that his proposal would return the most in revenues to San Antonio, over the contract period.

Mr. Arthur Spring, Senior Vice-President, Host International, spoke to the background and details of the selection procedures used in this matter and of his firm's proposal. He noted that the Concession Selection Committee had recommended Host International even though the Airport Advisory Board had recommended Sky Chefs. He then spoke to questions on the accuracy of the 'fact sheet' distributed by Sky Chefs concerning their proposal, then spoke of the pride his firm has in its minority employment and affirmative action program, speaking of the percentage of minorities employed by the Marriott operations in San Antonio.

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

Mr. Feltar Ward, Atlanta, Georgia, spoke of his association with Marriott and their commitment toward furthering minority participation with their corporation.

(Mayor Cisneros returned to the meeting and presided.)

Mayor Cisneros noted that he had consulted with City Attorney Jane Macon regarding his association with one of the interested parties in this food and beverage concession, Mr. Martin Weiss. He added that although Mr. Weiss has assisted him in his continuing efforts to pay off the \$60,000.00 debt for Expo de San Antonio, the City Attorney stated that this did not constitute grounds that would necessitate an abstention from this vote.

Mrs. Dutmer, stating that Marriott Host offered the City of San Antonio the best and most responsible bid, moved that the Council award the airport concession to Host International, Inc. based on their ability to give the City of San Antonio the best return on their dollar. Mr.

Hasslocher seconded the motion.

In reply to questions by Mr. Alderete, Mr. Kutchins reiterated the steps taken to determine the two finalists for this contract and added that the Council had the option to approve the recommendations or override them and pick another concessionaire.

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

A brief discussion followed between Mr. Alderete, Mr. O'Neill, Sky Chefs, and Mr. Spring, Host International, Inc., on when each of their companies expected to exceed their minimum annual guarantee.

(Mayor Cisneros returned to the meeting and presided.)

Mr. Hasslocher noted that, after reviewing both proposals very carefully and studying the guarantees each offered, it was his opinion that the Marriott Host proposal was superior and he would support it.

83-34

MUNICIPAL COURT JUDGE INTERVIEWS

Mayor Cisneros stated that, because of the lateness of the hour and the continued discussion on the airport concession contract, he would entertain a motion to postpone the interviews of the candidates for the Municipal Court Judge positions.

Mr. Alderete moved that interviews of the Municipal Court Judge candidates be postponed until next week. Mr. Hasslocher seconded the motion.

On voice vote, the motion to postpone prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: None.

83-34

AIRPORT FOOD AND BEVERAGE CONCESSION CONTRACT
(CONTINUED)

In response to a question by Mr. Thompson, Mr. Tom Finlay, Assistant City Attorney, stated that the selection process by which the two finalists had been determined was reviewed and found to be in line with policy. He added that it was the prerogative of the Airport Advisory Board to make known its views.

In reply to questions by Mr. Thompson, Mr. Spring noted that employee pay and benefits had been mentioned in Sky Chefs' presentation, however, these items were not listed as part of the selection criteria. He added that salary and benefits comparisons, therefore, were not accurate because Marriott Host had not submitted this type of information. He further added that Marriott has the reputation of offering the best fringe benefits in the industry.

Mr. Thompson then stated, that after careful consideration, it was his opinion that Sky Chefs' proposal is of greater value to the City of San Antonio.

Mr. Harrington spoke in favor of the Marriott Host proposal.

Mr. Webb stated that, although he would like to see both companies come back with new proposals, he would make a substitute motion that Sky Chefs, Inc. be awarded the food and beverage concession at San Antonio's International Airport. Mr. Alderete seconded the motion.

Ms. Berriozabal stated that she was satisfied that nothing

inappropriate had taken place in the selection of the two finalists for this contract and, after careful review, she would support the motion to award the contract to Sky Chefs. Ms. Berriozabal requested Mr. Finlay insure that an affirmative action plan be included in the contract.

Mr. Wing stated that he would vote for approval of the Sky Chefs proposal.

The substitute motion to award the contract to Sky Chefs, Incorporated prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Thompson, Alderete, Cisneros; NAYS: Dutmer, Harrington, Archer, Hasslocher; ABSENT: None.

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

AN ORDINANCE 57,302

ACCEPTING THE BID OF SKY CHEFS, INC. FOR A FOOD & BEVERAGE CONCESSION AT INTERNATIONAL AIRPORT.

* * * *

83-34 The Clerk read the following Letter:

July 14, 1983

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

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

July 11, 1983

Petition submitted by Ms. Aurora Reyna and other petitioners requesting that the Mayor and the City Council close and quitclaim a portion of Ella Street for the purpose of cleaning and maintaining a portion of Ella Street.

* * * *

July 12, 1983

Petition submitted by Mr. Henry Molina requesting that traffic adjacent to 112 Auditorium Circle be blocked from 3:00 P.M. to 8:00 P.M. for the purpose of their Grand Opening Reception on Monday, July 25, 1983.

* * * *

July 12, 1983

Petition submitted by Mr. George E. Cook on behalf of Prestige Ltd. Limousine Service requesting that City Council grant them a license to operate their limousine service in the City of San Antonio.

* * * *

/s/Norma S. Rodriguez
City Clerk

00550

There being no further business to come before the Council, the meeting was adjourned at 10:00 P.M.

A P P R O V E D

Henry Casimiro
M A O R

ATTEST: *Norma S. Rodriguez*
C I T Y C L E R K