

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, OCTOBER 20, 1977.

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The meeting was called to order at 1:00 P. M., by the presiding officer, Mayor Lila Cockrell, with the following members present: CISNEROS, WEBB, DUTMER, WING, EURESTE, ORTIZ, ALDERETE, PYNDUS, HARTMAN, STEEN, COCKRELL; Absent: NONE.

77-54 The invocation was given by Dr. Donald Anderson, Executive Director, Ecumenical Center for Religion and Health.

77-54 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

77-54 The minutes of the Meeting of October 13, 1977, were approved.

77-54 PROVIDENCE HIGH SCHOOL GOVERNMENT CLASS

Mayor Cockrell recognized a government class from Providence High School and welcomed them to the meeting.

77-54 LANIER-FOX TECH WEEK

Mayor Cockrell read a Proclamation proclaiming the week of October 23-29, 1977 to be:

"LANIER-FOX TECH WEEK"

Mayor Cockrell asked Mrs. Dutmer and Mr. Wing, both graduates of Tech High School, to assist her in presenting the Proclamation to representatives of both schools.

77-54 ZONING HEARINGS

1. CASE 6868 P.P. -- (NCB 11687) was postponed at the request of the applicant with the concurrence of the opponents.

3. CASE 7023 -- (Lots 1-3, Block 8, NCB 7930) was postponed at the request of the applicant with the concurrence of the opponent.

2. CASE 6988 - to rezone the west 45' of Lot 4 and the east 30' of Lot 5, Block 1, NCB 9850, 3811-3813 S. W. Military Drive, from "B-2" Business District to "I-1" Light Industry District, located on the north side of S. W. Military Drive, being 155' west of the intersection of Rolder Avenue and S. W. Military Drive, having 75' on S. W. Military Drive and a depth of 131.98'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. Mr. Camargo, at the request of the City Council, explained the reasons why the staff had recommended denial. Mr. Camargo further explained that since there is 20 percent opposition, nine (9) affirmative votes will be necessary to approve the rezoning.

Mrs. Mary Henderson, the applicant, 3811 S. W. Military Drive, stated that she lives on the subject property and gave a history of the past zoning as "J" since 1947. She stated that the rezoning of her property in March of 1977 has caused her to lose the use of her property as it had been zoned under "J". She also said that the opposition is mostly from renters who live in the area. She then described the area surrounding her property as being mostly commercial. She also stated that the Zoning Commission had approved her request

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and asked the Council to do likewise.

In response to Mrs. Dutmer's question, Mrs. Henderson stated that she has eight antique cars on the premises and wishes to keep all of them. She further responded that all of the cars are in operating condition.

Mayor Cockrell asked the staff to comment on the storage of vehicles.

Mr. Camargo stated that if there is a vehicle which is not currently state inspected, does not have a current license plate or is inoperative, then regardless of the zoning the vehicle would be in violation of a separate ordinance. Mr. Camargo further stated that there are two cases in court at the present time involving Mrs. Henderson's cars.

Mr. Wing stated he had investigated the property; and there are several cars which do not appear to be in the process of being repaired.

Mayor Cockrell then stated that a change of zone would still not permit the storage of the automobiles since this is handled under another section of the City Code.

Mr. Dan Henderson, the applicant's son, then addressed the Council. In response to Mr. Eureste, he stated that two out of the eight automobiles have current stickers and licenses. Four of the eight automobiles are in operating condition. He stated that the "I-1" zoning will permit them outside storage which, in his opinion, does not exclude automobiles. Again in response to Mr. Eureste, Mr. Henderson stated that the two adjacent properties are residential. He asked the Council to approve the recommendation of the Zoning Commission and grant the rezoning.

Mrs. Sadie Carson said that she had been a resident of the area for 47 years and stated that Mrs. Henderson is operating a junkyard which is an eyesore to the area. She asked Council to deny the request for rezoning.

Mr. C. A. Kelly, 3819 S. W. Military Drive, distributed pictures taken in July of 1977 of the subject property. He further stated that he is the property owner of the adjacent properties and encounters much difficulty in renting these homes because of the condition of Mrs. Henderson's property. He asked the Council to deny the zoning request.

Mrs. Arthur Erdman stated that she would read into the record a letter from Mr. James H. Godsey in opposition to the requested change in zone.

In rebuttal, Mrs. Henderson stated that Mrs. Carson does not live within the 200 foot radius. She also stated that the opponents are not opposed to the zoning but are just complaining against her personally. She stated that she could probably get permission from the courts to keep the cars with erection of a fence.

Mr. Hartman stated that the change of zone would not address the real problem and moved to deny the requested change. Mr. Pyndus seconded the motion based on the staff's recommendation.

Mr. Hartman then stated that the staff should enforce the existing ordinance on junk automobiles. Mr. Webb mentioned that he would be voting strictly on the zoning and the matter of inoperable cars should be addressed later.

On roll call, the motion to deny carried by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: None.

Case 6988 was denied.

Mayor Cockrell read the following Citation:

THE CITY OF SAN ANTONIO
(State of Texas)

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Hereby Presents This

CITATION

to

MRS. OLIVE JACKSON

IN RECOGNITION OF THE TIME AND EFFORT SHE EXERTED IN COORDINATING THE SPOUSES PROGRAM WHICH HELPED TO MAKE THE TEXAS MUNICIPAL LEAGUE'S 65TH ANNUAL CONFERENCE SUCH AN OUTSTANDING SUCCESS.

HER FAITHFUL SERVICE AND DEVOTION MERITS THE APPRECIATION OF THE COMMUNITY AND THE CITY COUNCIL COMMENDS HER FOR A JOB WELL DONE.

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Mayor Cockrell then presented the Citation to Mrs. Jackson, wife of City Clerk G. V. Jackson, Jr., and commended her on all the work she did in connection with the Spouses' program.

77-54 ZONING HEARINGS (Continued)

4. CASE 6794 - to rezone Lots 32 through 34, Block 33, NCB 8115, in the 1500 Block of Brady Blvd., from "B" Two Family Residential District to "I-1" Light Industry District, located on the north side of Brady Blvd., being 950' southeast of the intersection of Patton Blvd. and Brady Blvd., having 450' on Brady Blvd. and a maximum depth of 290'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be denied by the City Council.

Mr. Johnny Garcia, the applicant, stated that the Zoning Commission had recommended denial of his case and, in his opinion, it was due to the fact that they were under the impression that Brady Blvd. is a one-way street. He stated that his mother is the owner of the subject property, and they would like the requested change in zone in order to construct and operate a contractor's business with outside storage of trucks and equipment.

Mr. Pyndus asked the staff to comment on what uses would be feasible for the subject property.

Mr. Camargo responded that the staff was of the opinion that this area could be developed as a residential area. Any commercial or industrial development along Brady Blvd. would create non-residential traffic through the residential streets to the northwest in gaining access to General McMullen Drive.

Mr. Stewart Fischer, Director of Traffic and Transportation, then explained the traffic flow on Brady Blvd. which is a narrow two-way street.

In response to Mrs. Dutmer, Mr. Garcia stated that eight trucks would probably be parked on the subject property.

In response to Mr. Eureste, Mr. Camargo stated one zoning change will cause more zoning requests to be initiated and will set a pattern. He then described other property nearby which is partly zoned "I-1" and "B-3".

After consideration, Mr. Pyndus moved to deny the request for rezoning based on the Zoning Commission's recommendation and the staff's recommendation. Mr. Hartman seconded the motion.

No citizen appeared to speak in opposition.

Mr. Garcia stated that in the same area there is already "B-3" zoning as well as "I-1" zoning and asked the Council to approve his request.

Mr. Eureste then made a substitute motion to approve "I-1" zoning on Lot 34 only. Dr. Cisneros seconded the motion.

Mr. Pyndus and Mr. Hartman both spoke against the substitute motion.

Mrs. Dutmer stated she did not see the feasibility of the subject property becoming residential.

On roll call, the substitute motion to approve the "I-1" zoning on Lot 34, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: Pyndus, Hartman; ABSENT: Webb.

AN ORDINANCE 48,606

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 34, BLOCK 33, NCB 8115, IN THE 1500 BLOCK OF BRADY BLVD., FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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5. CASE 7072 - to rezone Lots 16 and 17, Block 2, NCB 8053, in the 1000 Block of Leahy Street, from "B" Two Family Residential District to "B-2" Business District, located on the southeast side of Leahy Street between I. H. 35 Expressway and Shelby Drive; having 225' on Leahy Street, 30' on Shelby Drive and 175' on I. H. 35 Expressway.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo said that in this case the staff had recommended denial of this request as it was felt that commercial development adjacent to the freeway should be restricted to the major intersections only.

In answer to Mr. Wing's inquiry as to what use this odd-shaped tract could be put, Mr. Camargo said if the Council denied the rezoning, it could be used for single family residences or duplexes.

In response to Mr. Steen, Mr. Wing stated that he was present at the Zoning meeting when this case was heard and the Commission members took into consideration the fact that the minister of the church, which is adjacent to the subject property, appeared to speak in behalf of the applicant.

No citizen appeared to speak in opposition.

After consideration, Mr. Pyndus moved to uphold the recommendation of the Zoning Commission and grant the rezoning provided the property is replatted, if necessary. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Alderete, Ortiz, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: None.

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 16 AND 17, BLOCK 2, NCB 8053, IN
THE 1000 BLOCK OF LEAHY STREET, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT TO
"B-2" BUSINESS DISTRICT, PROVIDED THAT
THE PROPERTY IS REPLATTED, IF NECESSARY.

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6. CASE 7025 - to rezone Lot 11 and the east irregular 83.49' of the south 120' of Tract A, Block 12, NCB 7875, 5656 I. H. 35 Expressway, from "B" Two Family Residential District to "B-3" Business District, located northeast of the intersection of I. H. 35 Expressway and Fitch Avenue; having 136.21' on I. H. 35 Expressway and 132.19' on Fitch Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo then stated that the staff had recommended denial because it is their opinion that the strip zoning of residential size lots on one-way access roads in this area is not appropriate and recommended that the business node be established at the major intersection of I. H. 35.

Mr. Pyndus moved to deny the request based on staff's recommendation. The motion died for lack of a second.

Mr. Steen then moved to uphold the recommendation of the Zoning Commission and approve the rezoning provided that a six foot solid screen fence is erected and maintained along the east property line. Mr. Eureste seconded the motion.

Mr. Henry Benavides, the applicant, then addressed the Council. He stated that they are requesting a change in zone in order to build a sales office. He said that they need the "B-3" to have an outdoor display. He also stated that the residents of the area are in favor of the requested change.

No citizen appeared to speak in opposition.

Mr. Wing commented that a review of zoning classifications is underway and a public hearing is scheduled regarding the "B-3" use. He mentioned the concern of citizens regarding lounges being allowed in the "B-3" zone.

In response to Mr. Wing's question about a postponement of his case until the new classification is set up, Mr. Benavides stated he would be agreeable to a "B-2" zoning provided he can use the property for outside display.

A discussion then took place regarding outside storage and display allowed in a "B-3" zone.

Mr. Steen then moved the previous question. Mr. Alderete seconded the motion.

On roll call, the motion to approve, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: Pyndus; ABSTAIN: Dutmer; ABSENT: None.

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AN ORDINANCE 48,608

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 11 AND THE EAST IRREGULAR 83.49' OF THE SOUTH 120' OF TRACT A, BLOCK 12, NCB 7875, 5656 I. H. 35 EXPRESSWAY, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

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7. CASE 7040 - to rezone Lots 2-A, 3-A, and 4-A, Block 1, NCB 8737, in the 2300 block of Southcross Boulevard, from "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located southeast of the intersection of Southcross Boulevard and Gifford Street; having 150' on Southcross Boulevard and 161' on Gifford Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo said that nine (9) affirmative votes would be required to approve rezoning in this case as more than 20 percent of the affected property owners had objected. He said that this property had been included in the March 17, 1977, rezoning of a large area in southwest San Antonio. Prior to that rezoning, this property had been zoned "C" Apartment District.

After the property had been rezoned, a building permit for construction of an eight unit apartment was applied for and granted. The error occurred because the official zoning map had not been brought up to date because of the time element. When this violation was brought to the attention of the City, the project was halted until such time as the zoning could be corrected.

Mr. Mike Masters, representing the applicant, said that an honest mistake was made. He displayed all of the necessary permits that had been issued to his client. He described the project and the surrounding area. He asked that the Council approve the request for rezoning so that the project could be completed.

Father Mike Haynie, representing St. Joseph's C.O.P.S. Organization, spoke in opposition to the project claiming that "R-3" zoning would be a threat to the single family residential area. He expressed the fear that property values might be affected and that traffic in the area would be increased.

Mrs. Mary Alice Klein also spoke in opposition.

Speaking in rebuttal, Mr. Masters said that there will only be eight apartment units and that it would not destroy the integrity of the neighborhood.

After discussion, Councilman Alderete moved to overrule the recommendation of the Zoning Commission and deny the rezoning. The motion was seconded by Councilman Cisneros.

Mr. Pyndus and Mrs. Dutmer spoke in opposition to the motion.

In response to Mr. Steen's question, Assistant City Attorney Tom Finlay said that the City could be liable for its errors and omissions and, in this case, could be sued if the rezoning were denied.

After further consideration, the motion by Mr. Alderete to deny the rezoning was passed and approved by the following roll call vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Cockrell; NAYS: Dutmer, Pyndus, Hartman, Steen; ABSENT: None.

The rezoning for Case 7040 was denied.

Following the vote, Mr. George Vann, Director of Building and Zoning, said:

Madam Mayor, I didn't want to make this statement until you voted on the zoning; but I have to defend my staff on this one.

There were over 30,000 parcels of property that we had to post. So it was not a blunder. It was an oversight or a mistake. We are human and we make these errors; and we will continue to make them. If we are not doing any work, certainly we are not making any errors.

Mayor Cockrell replied, "Thank you, Mr. Vann, I think we understand that."

8. CASE 7033 - to rezone the east 92.27' of the north 85' of Lot 21, Block 9, NCB 8778, 302 Price Avenue, from "R-1" Single Family Residential District and "R-3" Multiple Family Residential District to "B-3" Business District, located southwest of the intersection of Price Avenue and Kelsey Avenue; having 85' on Price Avenue and 97.27' on Kelsey Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

Mr. Jose Lopez, the applicant, spoke in Spanish, saying that he is requesting the rezoning so that he can enlarge his business.

Mr. Pyndus said that in view of the fact that the Zoning Commission is working on an Ordinance which would restrict the sale of alcoholic beverages, he would move that the case be postponed 60 days. There was no second to his motion.

No one spoke in opposition.

After consideration, Dr. Cisneros made a motion that the recommendation of the Zoning Commission be approved, provided a six foot solid screen fence is erected and maintained along the west and south property lines. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Hartman, Cockrell; NAYS: Dutmer, Pyndus; ABSENT: Alderete, Steen.

AN ORDINANCE 48,609

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE EAST 97.27' OF THE NORTH 85' OF LOT 21, BLOCK 9, NCB 8778, 302 PRICE AVENUE, FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST AND SOUTH PROPERTY LINES.

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9. CASE 6902 - to rezone Parcel 47, NCB 13664, in the 2600 Block of Babcock Road, from Temporary "R-1" and Temporary "A" Single Family Residential Districts to "R-3" Multiple Family Residential District, located west of the intersection of Babcock Road and Rowley Drive; having 457.24' on Babcock Road and 2319.92' on Rowley Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that an additional 30' of right-of-way is provided on the southeast portion of the property along Rowley Road and that a 60' right-of-way is provided along Lamb Drive as a part of the required platting. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Alderete, Steen.

AN ORDINANCE 48,610

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PARCEL 47, NCB 13664, IN THE 2600 BLOCK OF BABCOCK ROAD, FROM TEMPORARY "R-1" AND TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICTS TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT AN ADDITIONAL 30' OF RIGHT-OF-WAY IS PROVIDED ON THE SOUTHEAST PORTION OF THE PROPERTY ALONG ROWLEY ROAD AND THAT A 60' RIGHT-OF-WAY IS PROVIDED ALONG LAMB DRIVE AS PART OF THE REQUIRED PLATTING.

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10. CASE 7015 - Lot 8, Block 2, NCB 11975, 2651 Danbury Drive, from "B" Two Family Residential District to "O-1" Office District, located north of the intersection of Danbury Drive and Nacogdoches Road; having 221.5' on Danbury Drive and 98' on Nacogdoches Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

Mr. Camargo reminded the Council that this case had been postponed to allow time for a traffic study to be made to see if the requested signal light at the intersection of Nacogdoches Road and Danbury was justified. He said that nine (9) affirmative votes would be required to approve the rezoning.

Mr. Eugene Wegman, the applicant, spoke and described the intended use of the property for offices. He urged the Council to approve the request.

Mr. Stewart Fischer, Director of Traffic and Transportation, reported that a complete investigation of the situation had been made and that installation of the requested signal light at Danbury and Nacogdoches could not be justified. He said that even with construction on Broadway and Perrin-Beitel diverting traffic onto Danbury there still is not justification. (A copy of the Traffic Study is included with the papers of this meeting.)

Opponents of the rezoning said that their objections would be withdrawn provided that the traffic light is installed at the Danbury intersection.

After discussion, Mr. Hartman moved that the recommendation of the Zoning Commission be adopted and the rezoning approved provided that the staff is instructed to install a traffic signal at the intersection of Nacogdoches Road and Danbury. The motion was seconded by Mr. Eureste.

Mr. Pyndus offered a substitute motion to approve the rezoning without issuing any instruction regarding a signal light. The motion was seconded by Mrs. Dutmer and failed to carry on the following roll call vote: AYES: Dutmer, Wing, Pyndus; NAYS: Cisneros, Webb, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; ABSENT: None.

After further consideration, the original motion by Mr. Hartman was passed and approved by the following roll call vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: Dutmer, Pyndus; ABSENT: None.

AN ORDINANCE 48,611

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 8, BLOCK 2, NCB 11975, 2651 DANBURY DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST PROPERTY LINE.

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77-54 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Eureste presided.

11. CASE 7044 - to rezone the south 120' of Lot 25, Block 47, NCB 7961, in the 5700 Block of S. Zarzamora Street, from "B-1" Business District to "B-2" Business District, located northwest of the intersection of Zarzamora Street and Milvid Avenue; having 120' on Zarzamora Street and 70' on Milvid Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo said that the staff's recommendation did not coincide with the recommendation of the Zoning Commission. The staff had recommended keeping "B-1" zoning on this property.

Mr. Pyndus moved that rezoning be denied based on the staff's recommendation. The motion died for lack of a second.

Mr. Heriberto Rios, the applicant, spoke in favor of the rezoning. He pointed out that he owns the north half of this block as well and it is zoned "B-2". They wish to build a small strip center on the entire block and "B-2" zoning is needed.

Mrs. Socorro Alvarado spoke in opposition to the rezoning. She said that she has not seen any plans for the property. She said that she would be satisfied if the owner agreed to put a six foot solid screen fence on his east property line.

Mr. Rios agreed also that the screen fence would run along the east property line of Lot 9 as well as the west property line of Lot 25.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the west property line and along the north property line that adjoins single family residential property; and also, that a six foot solid screen fence is erected and maintained along the east property line of Lot 9. Mr. Ortiz seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Pyndus; NAYS: None; ABSENT: Dutmer, Hartman, Steen, Cockrell.

AN ORDINANCE 48,612

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 120' OF LOT 25, BLOCK 47, NCB 7961, IN THE 5700 BLOCK OF SOUTH ZARZAMORA STREET, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST PROPERTY LINE AND ALONG THE NORTH PROPERTY LINE THAT ADJOINS SINGLE FAMILY RESIDENTIAL PROPERTY; AND ALSO, THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE OF LOT 9.

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12. CASE 7055 - to rezone the south 70.6' of Lots 6 and 7, Block 7, NCB 2228, 500 Block of Las Moras Street, from "B-1" Business District to "B-3" Business District, located on the west side of Las Moras Street, being 92.3' south of the intersection of Morales Street and Las Moras Street; having 70.6' on Las Moras Street and a depth of 88.1'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo stated the staff recommended denial of the request.

Mr. Max Martinez, the applicant, spoke to the Council. He stated that he is the owner of the subject property and is requesting a change in zone for the purpose of building an eight stall garage and car wash in conjunction with their existing business.

No one spoke in opposition.

Dr. Cisneros moved to approve the recommendation of the Zoning Commission and grant the request. The motion died for lack of a second.

Mr. Ortiz expressed concern over the Historic Impact Statement included in the report.

Dr. Cisneros stated that he is very familiar with this area since this is in his district and commented that this business has been in the area for many years and has been an asset to the community.

After further discussion, Dr. Cisneros moved to approve the recommendation of the Zoning Commission and grant the rezoning provided that a five foot solid screen fence is erected and maintained along the north property lien. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Eureste, Ortiz, Alderete, Pyndus; NAYS: None; ABSTAIN: Dutmer; ABSENT: Wing, Hartman, Steen, Cockrell.

AN ORDINANCE 48,613

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 70.6' OF LOTS 6 AND 7, BLOCK 7, NCB 2228, 500 BLOCK OF LAS MORAS STREET, FROM "B-1" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A FIVE FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

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13. CASE 6943 - to rezone Lots 8 through 12, Block 2, NCB 15853, in the 12000 Block of West Avenue, from "B-3" Business District to "I-1" Light Industry District, located on the southwest side of West Nakoma Drive between West Avenue and Persuasion Drive, having 136.02' on West Nakoma Drive, 549.38' on West Avenue and 556.25' on Persuasion Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

Mr. Jim Uptmore, the applicant, described the surrounding area and the commercial zoning. He said that changing the "B-3" zoning to "I-1" zoning would be compatible with the area. He intends to put in light manufacturing warehouse-type facilities. The property lies in direct line with the International Airport runway.

No citizens spoke in opposition.

Mr. Pyndus said that present zoning has a buffer along West Avenue which would be removed with "I-1" zoning. He expressed his opposition to the proposed rezoning.

The matter of traffic and screening of outside storage was discussed.

Dr. Cisneros moved to accept the recommendation of the Zoning Commission and approve the rezoning. The motion was seconded by Mrs. Dutmer.

Mr. Pyndus offered a substitute motion to deny the rezoning as recommended by the staff. The motion was seconded by Mr. Alderete and on roll call, failed to carry by the following vote: AYES: Wing, Eureste, Alderete, Pyndus; NAYS: Cisneros, Webb, Dutmer, Cockrell; ABSTAIN: Ortiz; ABSENT: Hartman, Steen.

After discussion, the original motion by Dr. Cisneros to approve the zoning failed to carry by the following roll call vote: AYES: Cisneros, Webb, Dutmer, Ortiz, Cockrell; NAYS: Wing, Eureste, Alderete, Pyndus; ABSENT: Hartman, Steen.

Following the vote, Mrs. Dutmer made the following statement:

Madam Mayor, this is a statement that I just have to get off my chest.

We are taking into consideration people's future lives and, yet, the Council is never here for a vote when we do have a full Council that has been elected. I just don't think that it's right to keep voting these important zoning cases with a bob-tailed Council.

At this point, Mr. Pyndus said that he would have no objection to summoning the two absent Councilmen and permitting them to vote on this case.

Mr. Hartman and Mr. Steen then entered the room.

Mr. Pyndus moved that the Council reconsider its action on Zoning Case 6943. The motion was seconded by Mr. Eureste and passed unanimously.

Dr. Cisneros moved to accept the recommendation of the Zoning Commission and approve the request for rezoning. The motion was seconded by Mr. Hartman.

Mr. Eureste offered a substitute motion to deny the rezoning. The substitute motion was seconded by Mr. Pyndus and failed on the following roll call vote: AYES: Wing, Eureste, Alderete, Pyndus; NAYS: Cisneros, Webb, Dutmer, Ortiz, Hartman, Steen, Cockrell; ABSENT: None.

After consideration, the original motion by Dr. Cisneros to approve the rezoning was passed and approved by the following roll call vote: AYES: Cisneros, Webb, Dutmer, Ortiz, Hartman, Steen, Cockrell; NAYS: Wing, Eureste, Alderete, Pyndus; ABSENT: None.

AN ORDINANCE 48,614

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 8 THROUGH 12, BLOCK 2, NCB 15853, IN THE 12000 BLOCK OF WEST AVENUE, FROM "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

77-54 The meeting recessed at 5:10 P. M. and reconvened at 5:15 P.M.

77-54 THE BLACK-OUT
A REPORT BY THE CITY PUBLIC SERVICE BOARD

The following conversation took place:

MAYOR LILA COCKRELL: Let me advise the members of the Council that I had asked Mr. Spruce from the City Public Service Board to be prepared to give a report to the Council on the progress of the investigation that the City Public Service Board is conducting of the stoppage in the electrical service last Sunday evening.

They have been standing by and I have been waiting for the appropriate moment to ask them to come forward. I am advised that some of the staff with Mr. Spruce will not be able to stay later.

May I ask if you would like to hear this at this time? Is that agreeable? All right, Mr. Spruce, we'll call upon you then to give a report to the Council.

MR. JACK SPRUCE: It will be brief. Thank you, Mayor. We have a diagram prepared showing what the area looked like where we had the trouble and, also a schematic of some of the control systems to help explain what happened and where we are, as you say, in the investigation.

As you have already stated, the outage occurred last Sunday evening. People who were in their homes or were watching television or had lights on noticed the dimming of the lights for possibly half a minute or so; and, then at 7:06, we lost all electrical power to the City of San Antonio. The control center at Jones Avenue also went completely in the black which was something that was not ever expected could happen because of the backup systems that we had over there.

Would you put that first chart up, please, Mr. McCullough? This first chart that we're putting up here is a general layout of the City Public Service Board electric transmission system; and you can see a large sort of outer loop going around the City. What that is, is a, in most cases, double circuit 138,000 volt transmission line that completely encircles the City and intrudes into various places and the little dots on there, which may be rather hard for you to see from where you are sitting, are substations. There are some 60 of these in the service area.

The very large, heavy red line on the right side of the chart represents our 345,000 volt tie-line which terminates into the City Public Service System at only one point; and that is what we call skyline, which is in the northeast part of the service area, right up there to the left of those little placards that say "LCRA." The reason there are two of those there, there's another line besides the 345,000 volt line that goes to LCRA and that is a 138,000 volt circuit.

The one down here to the lower right, "CPL", that's the other end of the 345 or rather the other point where it leaves our service area and goes to the south and ties into Central Power and Light with headquarters in Corpus Christi, Texas. So, we're a part of a 345 loop that goes to the northeast through Austin and ties to Texas Power and Light. Other systems then tie into Houston. This one goes through us on to Central Power and Light and they tie back into Houston, completing the loop. However, we only can contact that 345 line at skyline.

Now, we also have other interconnects. You notice farther down to the lower right CPL, that 138,000 volt line that goes through Floresville, Kenedy and on down into the Corpus area. There's another one that goes down through Pleasanton, about in the lower center. Then there's a 138,000 line that goes to the northwest, again tying to LCRA in the Comfort area. There's another line that goes out toward Hondo, a 69,000 volt line, sort of an "L" shape in the lower lefthand corner. It may be hard for you to see. That's one that we are in the process of converting also to 138,000 volts.

Now, the trouble occurred on the system down in the lower right, where you see three heavy blue bands down there. Those have been exaggerated to show the three circuits that are on a common transmission tower; and one of those is the one that got in trouble. Now, what happened at that point was that a static line for some reason failed on one of those three transmission lines.

Bob, would you put the next chart up there, please? This is just a sketch to show you what that system looked like out there and to help identify exactly what happened.

Let's assume that this largest tower to the left side is the one on which the trouble occurred. At the very top of that is a red line. There are two red lines, and those are called static lines. They're 3/8 inch galvanized steel cables. They are grounded at each of those towers and the purpose is to provide lightning protection for

the conductors which are suspended on the insulators down below. Each one of those circuits has three large conductors on there. They are 1590 circular mils, about the same size as a golf ball. They are all aluminum and they are capable of carrying a large amount of current.

The static wire is fastened on top by what is a suspension shoe and there is a little sketch of that, what it looks like. Incidentally, we have the very parts that were removed from that tower and from that static line after it failed. For some reason, the static line broke. We have not yet completely concluded whether the static line broke and fell into the live conductors or whether some live circuitry got on the tower and moved up into the static wire and burned it in two. The two ends that were fastened in that suspension shoe are there on the table in front of Councilman Ortiz. Now, when that happened, the static wire severed and the two parts fell to the ground. One fell back toward one tower and one fell back to the other. Now, we don't know whether they fell simultaneously or whether one fell and then the other one burned and fell. Nevertheless, they did fall. That's when the people out there in that area begin to report seeing fire on the transmission line. People also heard a sound which was the steam relief valve at the power plant releasing steam after the power plant had disengaged itself from this system.

When this fire occurred here and when the static wire separated is when the lights went out in San Antonio. Now, the lights in San Antonio should not have gone out from that occurrence because that system is backed up by relays that should open up in such an instance. There are six relays associated with this transmission system originating at the Braunig Power Plant and terminating in three other substations. Five of those circuit breakers opened up as they should have. One of them did not. There was a demand on the system at that time of over 600 megawatts; and we had about 1200 megawatts of generating capacity in operations.

Units one and two at the Sommers Plant were running and unit three at the Braunig Power Plant was running. They were on-line and the load was distributed between them. The Deely Plant, at that time, was not in operation. So, we had about twice as much capacity as we would have required and that was to compensate for overloads and extra conditions. But, once this fault occurred, up here where the red mark shows across those three lines, as I mentioned all the breakers opened up except the center one down there at the Braunig Plant. Those three opened, the two outside ones opened, the center one did not.

Now, once that happened, the generators then plus the supply of power from the Texas Interconnected System, which is the 138,000 volt lines and the 345,000 volt lines, all of those systems continued to pour energy into the system. Power was being drained off. Very high amperage was occurring at the point of the fall and it could not disengage. The protective schemes are set up to clear the generators in such an instance because the generator would tend to try to continue to supply amperage to that fault and eventually would burn up the generator. So, the generator breaker saw that situation and saw that if they continued to try to supply that, they were going to damage themselves, so they cut out. Those relays also worked. The Texas Interconnected System is also programmed the same way. They also were feeding power into them. It was a hopeless thing. It was obviously no way that much power could be supplied without damaging the other system too, so they disengaged. All of this occurs automatically. All of this took place in a period of about a minute or a minute and a half.

Once we were in the dark then, of course, our people at the control lost contact with the computers and with the system telling them what was happening and our best source of information at that time was from reports from citizens and from the Fire Department and the Police Department that people had seen fire out on that line. We

were aware then that something had occurred out in that area. People responded very quickly as far as coming down to the center and going to the construction center. We had a crew going out there. We dispatched men to the different substations because after something like this happens, you cannot pick up all that load at one time. It is going to have to be picked up in increments because all the motors and everything that have died, when they come back on are going to make a heavy demand on the system for starting current.

This is the scheme of the power supply to the control center at Jones Avenue. We felt that it was adequate up until this time and then when we needed it, it did not work. In the upper left-hand corner, you see a sketch there showing two sources. Each of those sources has access from more than one circuit at other substations. But, basically, there are two lines that come into the control center from complete independent points. However, they are supplied from the central distribution system. In addition, in case those should fail over here on the right is a backup diesel generator which is supposed to crank in and supply emergency power for the control center only in the event the power fails on those other systems.

In addition, there is a fourth system where you see on the right that says "battery." That is really not enough to supply any power, but it would keep the service center--should have kept the service center alive until the generator could come on. It only has about possibly ten minutes of power for the center at best. It would not accommodate the lights or any of the other major systems in there. Now, in addition, there's some other miscellaneous load and, over on the left, there is another power supply to the Univac computer which is the one on which our business transactions are accommodated in customer service records and so on.

Our people went immediately to the diesel generator which is on the ground over there at Jones Avenue and they could not make it start. They worked on it. They finally had to disengage the normal automatic control. Finally, by taking the battery over there and putting some jumpers on it, they got it going.

MAYOR COCKRELL: Did they kick it?

MR. SPRUCE: Madam?

MAYOR COCKRELL: Did they kick it?

MR. SPRUCE: They got it going. It came on at 8:06, which was one hour after the complete blackout. Now, all of that hour, there's various assessments about how much time this particular thing cost.

There were some things that were done during that hour even though it was growing dark that probably needed to be done anyway. Such as sending people to some of the stations and to the power plants, getting in readiness to bring the systems back on. The generators, by this time, you see, are coasting down. The boilers are cooling off. So, we don't really believe we lost a whole hour there; but, if that thing had operated, it would have been invaluable in permitting us to restore power much more promptly than we did. At 8:06, we did get it on; we got power back into the control room. Question, sir?

DR. HENRY CISNEROS: Power to what, again?

MR. SPRUCE: To the control center only. At 8:06, we had lights in the control center. We had power to the computer. I might say, at this point, that some of you probably, if you were in San Antonio, saw lights around at different places. The emergency generator in the Tower of the Americas came on. The emergency generators in other public buildings and hospitals. San Antonio Portland Cement out on Jones-Maltsberger Road generates electricity with their own system. Their lights were on. A lot of people saw that and couldn't understand it. They were not being supplied by electricity from us. Gas, yes, but not electricity.

So, as we got the system up, the people in charge of the operation analyzed--they had been analyzing--but they got their maps back out and they saw what they thought the system could accommodate picking up from the interconnected system from the outside power because we had no generation of our own. We were going to have to have power even to get our own generators back on restart. We had immediate communications with the other utilities. We talked to the Central Power and Light people in the control center in Austin which is in LCRA headquarters and told them to prepare for a sudden surge on their lines. By then, we had a man out at our skyline substation. We picked up about 30 or 40 percent of our system in one fell swoop by closing in two breakers out there at once. Probably neither one of those breakers in itself would carry the surge but operating them simultaneously our people did restore service then to about the north 35 percent of the service area. And, of course, it had to be done in that order because the failure was on the south side and the power supply was from the north.

Once that was established we got power back into the power plants and began to bring them back up. In the interim, cutting in the substations as quickly as we could to the rest of the service area. All customers were back on by 10:02, the City Public Service generation system was back up and operating by 12:00 midnight.

Some of the little towns didn't go out. Elmendorf, Atkins, Hondo, Somerset, Lytle and Floresville stayed on. Castroville, being on our distribution system, did go out. For some reason or other, the CPL lines through Pleasanton kicked out and they had about a thirty minute outage.

Immediately after this, in discussions with various other Board members, Mr. Berg told me that he wanted to have an outside investigation of this power outage. We, of course, had already begun to plan to initiate an investigation of our own, with our own staff. It was decided to engage Southwest Research Institute to manage the investigation and Southwest Research Institute told us that they did not feel they had in their staff, locally, a person with the high expertise that they felt would be required to evaluate this. In some ways, possibly, it's more comfortable to bring in someone who is completely independent from the outside to take a look at this system.

So, they engaged Mr. Charles Concordia, who is an internationally recognized power systems analyst. He lives in Florida and has substantial professional credentials. He also participated in the review of the New York blackout. He's an expert on control systems and protective systems. He is in town with us looking at this with our people now.

We found several things that are questionable. We found several things that just obviously should have worked that didn't work. We know some of the reasons. The other reasons, we don't. People have brought in fragments and bits and pieces. We're trying to put all those together. We're interviewing people who have worked on this equipment before the trouble and people who worked on it during and since the trouble. A complete, full public report will be published.

We have been questioned as to whether we need to engage an outside consultant, could we not have done it on our own? I think the answer is "yes," we could have done it on our own. However, after something of this dimension, of this grave concern, we felt that because of the diverse interest involved, it would be better to get an outside analyst to come in and take a look at it, that possibly there are some broader overviews that would be valuable to us. We are required to and have already made reports to the Federal Power Commission and to the Public Utilities Commission. They're both expecting to receive full reports from us when our investigation is completed.

We would like to say that the reaction by the public has been magnificent. Much, much more consoling to us than we could have possibly expected. The Public Works people, the Fire Department, the Police Department all did their part. We've seen a lot of things that we need to clean up. For example, we really found out that we didn't have as good a communication system with the other public authorities as we need. We're going to brush that up. The media gave us a lot of help. Those stations that were on the air. We got our people in touch with them and we told them that we're going to set up a better way to communicate with them in the event of an emergency.

We hope we don't ever have one this grave again. We want to thank you for your consideration. The probe will probably last another week or so. We'll get all this down on paper. Some people have asked about the cost of the investigation. The cost is unknown; but Mr. Lyle Donaldson, who's Senior Vice President of Southwest Research, is here with us in case anybody would like to ask him any questions. He and I have talked about it and we think that the cost of the thing is going to be very nominal, maybe like five or six thousand dollars, certainly, no more than ten, which would certainly be a very reasonable cost to us for thorough professional investigation with recommendations.

DR. CISNEROS: Jack, will that include the outside consultant?

MR. SPRUCE: Yes, that includes the outside consultant that was engaged by Southwest Research.

MAYOR COCKRELL: That would be in the range, in other words, you think it would range between five and ten thousand dollars for the complete Southwest Research Study including the outside consultant.

MR. SPRUCE: Yes.

MAYOR COCKRELL: Yes, thank you, I think that at least gives us a range. Yes, Mr. Hartman.

MR. GLEN HARTMAN: Jack, you identified several areas of system failure. Were there areas of human error? I mean, were there--can you identify any human errors that were committed?

MR. SPRUCE: We, yes, there's been, I think that some of that will be shown. Now, we, obviously one of the first things you think of is was there some deliberate misdeed or some wrong doing. Because of the widely dispersed places that this took place, it seems very hard for us to understand that. Now, the procedures that our workmen have when they handle equipment are set up to prevent such a thing. There's been some, there is a particular switch that's had a lot of attention and questions focused on. After everything cleared away, we found a small toggle switch which carries a lowgrade DC current that provides power to some of the controls on the breaker was in an incorrect position. We have not yet completely satisfied ourselves as to how it got that way. Whether somebody, a workman doing the job there on a normal routine couldn't have left it off because they have to check the breaker when he leaves. Now, maintenance people could go in there and flip it. Now, let me explain that these are controlled areas. They are under lock and key and only certain qualified people have permission to go in there. However, there are people who do go in there and have to go in there for several different reasons. We have battery maintenance people, we have operation people and we have maintenance people. From time to time at a power plant substation, power plant people have to go in there. So, we're interviewing all of those. This particular switch, there's, I guess, three possibilities. A guy left it open inadvertently, somebody went in there and deliberately opened it or it operated when somebody was trying to check out the breaker to find out why it didn't work after we lost power on the system. That's one of the areas that is under investigation.

MAYOR COCKRELL: Let me just say we do have to wind this down because we've got to finish the zoning cases and we've got citizens, so...

MR. HARTMAN: Madam Mayor, if I may. With regard to the diesel auxiliary power units, does this seem to be strictly equipment malfunction or lack of maintenance?

MR. SPRUCE: It was not lack of maintenance. We are homing in on that and it looks like some of the programming logic in the automatic start possibly could have been there for some time. We operate that thing routinely. We check to log, it has been run and it has always come on every time they tested it. So, it was really not a maintenance problem. After we got this other thing cleared up, the breaker operated okay. Incidentally, the only line that fell was the static wire onto the conductors.

MAYOR COCKRELL: Will you tell us again the time frame, when you think you'll have completion from the report from Southwest Research and when we'll have some kind of a final...

MR. SPRUCE: Yes, ma'am.

MAYOR COCKRELL: Bottom line on the whole thing.

MR. SPRUCE: Let's say two weeks...I think we better say three weeks.

MAYOR COCKRELL: Okay, three weeks before we get the final report.

MR. SPRUCE: I think he's given himself adequate time, yes, madam.

MR. FRANK WING: Did I understand you correctly, when you had that diagram on the board, that you had three main trunk lines and all the backups are tied to just those three? In other words...

MR. SPRUCE: Oh, no, no, that's just, that's just part of what comes out of one substation. You're talking about those three lines that we showed, that we talked on. No, sir, we just picked out a little bit, just a small part of the system. There're other lines that go out to the Braunig Station. This is the one here, Bob, that I think he's talking about.

MR. WING: What I'm talking about is why you weren't able to bypass and isolate the problem.

MR. SPRUCE: Because the way those relays are programmed, that particular relay controlled that circuit and that circuit shorted out and that relay wouldn't let it go and everything else was feeding into it. And...

MR. WING: Don't you isolate the problem and it will bypass the area with the problem.

MR. SPRUCE: If we had control. We've never had one that didn't kick out automatically before, there're all programmed to kick out just in milliseconds.

MR. WING: What I'm getting at, is that, you know, this looks like a series, you know, "things that just had to happen" everything would happen at the right time...

MR. SPRUCE: I think that is a correct...

MR. WING: You tie into some of the military bases. I don't know if there, the possibility of someone deliberately sabotaging it.

MR. SPRUCE: We are certainly considering that possibility. Up till now we have no reason really to believe that exists. If it hadn't happened in this particular sequence, we wouldn't have had a blackout. Because we've had...we have things hit those lines all the time. Some of you remember when the plane hit one out here about two

5A7

or three years ago on Highway 90 and, of course, we just lost that one circuit and that's what should have happened here. This one should have just dropped out that one piece of transmission line.

DR. CISNEROS: Mayor, I think as everybody has said this week that City Public Service is basically running a very good system. I guess maybe one of the good things that happened was that the system eventually did work. And within a couple of hours, the system was back up, which exactly didn't happen in the New York incident when they had a loss of power. I think on the whole it's good. And the responses to it, which is to get an investigation, an honest, sincere, open and public investigation and to identify the fault. I simply, on behalf or rather ask the City, the City Manager's Office and the City staff, that there were two concerns that came to my attention, within the City's domain, or perhaps...the City's domain. On the emergency response side of the question, and I wonder if it might not be appropriate on the part of the Council to get a similar kind of review that they are doing...

Those two questions are these: 1) I talked to police officers on the street who felt that they had lost, know that they had lost two communications channels. I don't know exactly what the problem was. I wrote a memo and haven't gotten an answer yet from the Manager and I didn't do that publicly; but I think there's a question there as to whether or not when we need the most communication, we can afford to have two channels go out. So, that's one part of it. 2) The second thing is the questions that have been raised about the ... (inaudible) ... to communicate with our emergency forces, but to communicate with the public. There was one station that was on the air and it was something like 20 minutes before the second station came on the air. During that period of time, there was not good information being fed to the public or it was the best information that one station could get, that they were competing with the rest of the public to get the information. What I'm suggesting is that the City government might want to initiate, to develop an emergency communications system, either by working with a single radio station or single media outlet, the way the old Conelrad program used to work. So, Mayor, what I'm simple suggesting is that...

MAYOR COCKRELL: Just one second, we had a point of order called, state your point.

MR. PHIL PYNDUS: The Mayor has asked that we address the citizens on zoning and that the report be received as briefly as possible by the Council members. I would move that we address, go back to the citizens and take up the subject of zoning. They've been here from twelve to six, Mayor.

MAYOR COCKRELL: Actually, we are going to let the speaker conclude his statement and then I know we'll be ready to go on.

DR. CISNEROS: There are ways to do that. It has been brought to my attention, for example, there is a network that deals with national weather service, VHF radio station. All I'm saying is that they are really doing a good job on their side, there are several questions that have come up that are within our domain, hopefully, we will initiate some sort of a formal analysis of our emergency communication...

MAYOR COCKRELL: Good, I'll share with the Council some of the request. I have a memo in to the Manager, and I know you had one, too; but at this point, we'll thank Mr. Spruce and we will conclude this report.

MR. SPRUCE: Thank you, Mayor, we apologize for those people who had to wait for us. Thank you very much.

14. CASE 7061 - to rezone Lots 30 and 31, Block 1, NCB 6096, in the 100 Block of Groveland Place from "B" Residential District to "R-6" Townhouse District, located on the southside of Groveland Place, being 614.6' east of the intersection of Broadway and Groveland Place; having 100' on Groveland Place and a depth of 108'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,615

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 30 AND 31, BLOCK 1, NCB 6096, IN THE 100 BLOCK OF GROVELAND PLACE, FROM "B" RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

15. CASE 7060 - to rezone Lots 6 and 7, Block 44, NCB 8928, in the 900 Block of King Avenue, from "R-1" Single Family Residential and "R-2" Two Family Residential Districts to "R-3" Multiple Family Residential District, located on the south side of King Avenue, being 110' east of the intersection of Bynum Avenue and King Avenue; having 100' on King Avenue and a depth of 140'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,616

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 6 AND 7, BLOCK 44, NCB 8928, IN THE 900 BLOCK OF KING AVENUE, FROM "R-1" SINGLE FAMILY RESIDENTIAL AND "R-2" TWO FAMILY RESIDENTIAL DISTRICTS TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

16. CASE 7039 - to rezone Lot 9, Block 47, NCB 8937, 402-406 Bynum Avenue, from "R-2" Two Family Residential District to "B-2" Business District, located southeast of the intersection of Mayfield Boulevard and Bynum Avenue; having 60' on Mayfield Boulevard and 140' on Bynum Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Cisneros, Dutmer, Steen.

AN ORDINANCE 48,617

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 9, BLOCK 47, NCB 8937, 402-406 BYNUM AVENUE, FROM "R-2" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

17. CASE 7047 - to rezone the south 175' of Lot 7, NCB 14009, in the 9400 block of Perrin-Beitel Road, from "B-2" Business District to "B-3" Business District, located on the east side of Perrin-Beitel Road, being 200' south of the intersection of Perrin-Beitel Road and Sun Gate Drive; having 175' on Perrin-Beitel Road and a depth of 150'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the east property line. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,618

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 175' OF LOT 7, NCB 14009, IN THE 9400 BLOCK OF PERRIN-BEITEL ROAD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERRECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

18. CASE 7046 - to rezone Lots 41, 42 and the east 35' of Lot 43, Block 26, NCB 8949, in the 1200 Block of S. W. Military Drive, from "E" Office District to "B-2" Business District, located northwest of the intersection of S. W. Military Drive and Garnett Avenue; having 135' on S. W. Military Drive and 152.5' on Garnett Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the north property line. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,619

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 41, 42 AND THE EAST 35' OF LOT 43, BLOCK 26, NCB 8949, IN THE 1200 BLOCK OF S. W. MILITARY DRIVE, FROM "E" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

* * * *

19. CASE 7058 - to rezone the north 90.27' of Circle 29, Block 3, NCB 495, and the south 68.77' of Circle 30 and the west 60.52' of the south 90.27' of Circle 29, Block 2, NCB 495, in the 1600 Block of N. E. Panam Expressway, from "C" Apartment District to "I-1" Light Industry District, located 85.52' east and 111.17' south of the intersection of Panam Expressway and Olive Street; having 85.52' on Paname Expressway and 68.77' on Olive Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,620

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS

THE NORTH 90.27' OF CIRCLE 29, BLOCK 3, NCB 495 AND THE SOUTH 68.77' OF CIRCLE 30, AND THE WEST 60.52' OF THE SOUTH 90.27' OF CIRCLE 29, BLOCK 2, NCB 495, IN THE 1600 BLOCK OF N. E. PANAM EXPRESSWAY, FROM "C" APARTMENT DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

20. CASE 7059 - to rezone Lots 10, 11 and 12, Block 11, NCB 15701, in the 12700 Block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the northwest side of Nacogdoches Road; northwest of the intersection of Bell Drive and Nacogdoches Road, having 76.5' on Bell Drive, 50' on Nacogdoches Road and 25' on the cutback.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,621

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 10, 11 AND 12, BLOCK 11, NCB 15701, IN THE 12700 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

21. CASE 7052 - to rezone Parcel 1, NCB 15686, 11600 Block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located northeast of the intersection of Nacogdoches Road and Bulverde Road; having 546.53' on Nacogdoches Road and 572' on Bulverde Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Alderete, Steen, Dutmer.

AN ORDINANCE 48,622

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PARCEL 1, NCB 15686, 11600 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

22. CASE 6952 - to rezone the southeast 190' of Tract 13-D, Block B, NCB 11609, 2450 Babcock Road, from Temporary "A" Single Family Residential District to "O-1" Office District, located on the southwest side of Babcock Road, being 606.18' northwest of the intersection of Babcock Road and Snowden Road, having 190' on Babcock Road and a depth of 287.6'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,623

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTHEAST 190' OF TRACT 13-D, BLOCK B, NCB 11609, 2450 BABCOCK ROAD FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

23. CASE 7036 - to rezone Parcel 36 and Parcel 36-E, NCB 15324, in the 5000 Block of Pearsall Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the southside of Medina Base Road between Holm Road and Pearsall Road; having 1204.12' on Medina Base Road, 2169.29' on Holm Road and a total of 3183.43' on Pearsall Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

In response to Mr. Ortiz, Mr. Camargo explained that the staff had recommended approval of the "I-1" zoning because of the several residential-type uses already in the area including the landfill to the east and the City Public Service Board site.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,624

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PARCEL 36 AND PARCEL 36-E, NCB 15324, IN THE 5000 BLOCK OF PEARSALL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

24. CASE 7014 - to rezone Lots 4 and 9, and a 5.846 acre tract of land out of Block H, NCB 11644, in the 3200 and 3100 Block of Stonehaven Road, from "A" Single Family Residential District to "P-1(R-1) Planned Unit Development Single Family Residential District, located on the southwest side of Stonehaven Road, between Stevenwood Drive and Callaghan Road; having 696.4' on Stonehaven Road, 556' on Stevenwood Drive and 233' on Callaghan Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved, provided the property is replatted, if necessary. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,625

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 4 AND 9, AND A 5.846 ACRE TRACT OF LAND OUT OF BLOCK H, NCB 11644, IN THE 3200 AND 3100 BLOCK OF STONEHAVEN ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE RESIDENTIAL DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

25. CASE 7049 - to rezone Lot 115, Block 6, NCB 15623, 5434 Hillburn Drive, from Temporary "R-1" Single Family Residential District to "B-1" Business District, located on the southside of

Hillburn Drive, being 258.01' east of the intersection of Pearsall Road and Hillburn Drive; having 70' on Hillburn Drive and a depth of 135'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided a six foot solid screen fence is erected and maintained along the east property line. Mr. Wing seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,626

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 115, BLOCK 6, NCB 15623, 5434 HILLBURN DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

27. CASE 7038 - to rezone a 6.708 acre tract of land out of NCB 15684, being further described by field notes, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located 320' south of the intersection of Burt Drive and Naco-Perrin Boulevard and being 230' northwest of Wye Drive; being an irregular tract of land, having 960' in length and a maximum width of 495';

and, to rezone a 10.311 acre tract of land out of NCB 15684, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located 320' south of the intersection of Promeneade Drive and Naco-Perrin Boulevard and being 290' north-east of Iota Drive; being an irregular tract of land having a maximum length of 1070' and a maximum depth of 915'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

October 20, 1977
nr

-26-

AN ORDINANCE 48,627

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 6.708 ACRE TRACT OF LAND OUT OF NCB 15684, LOCATED 320' SOUTH OF THE INTERSECTION OF BURT DRIVE AND NACO-PERRIN BOULEVARD AND BEING 230' NORTHWEST OF WYE DRIVE; BEING AN IRREGULAR TRACT OF LAND, HAVING 960' IN LENGTH AND A MAXIMUM WIDTH OF 495', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND a 10.311 ACRE TRACT OF LAND OUT OF NCB 15684, LOCATED 320' SOUTH OF THE INTERSECTION OF PROMENEADE DRIVE AND NACO-PERRIN BOULEVARD AND BEING 290' NORTHEAST OF IOTA DRIVE; BEING AN IRREGULAR TRACT OF LAND HAVING A MAXIMUM LENGTH OF 1070' AND A MAXIMUM DEPTH OF 915', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

27. CASE 7031 - to rezone the west 41' of Lot 33 and the east 25' of Lot 34, Block 2, NCB 8674, in the 1000 Block of Parkridge Drive, from "A" Single Family Residential District to "B-3" Business District, located 6.97' east of the intersection of W. McAllister Freeway and Parkridge Drive; having 66' on Parkridge Drive and a depth of 222.60'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided the property is replatted, if necessary. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,628

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE WEST 41' OF LOT 33 AND THE EAST 25' OF LOT 34, BLOCK 2, NCB 8674, IN THE 1000 BLOCK OF PARKRIDGE DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

28. CASE 7045 - to rezone the remaining portion of Lots 42 and 43, Block 2, NCB 8674, in the 900 Block of Parkridge Drive, from "A" Single Family Residential District to "B-3" Business District, located northwest of the intersection of W. McAllister Freeway and Parkridge Drive; having 65' on Parkridge Drive and 150' on W. McAllister Freeway.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Cisneros made a motion that the recommendation of the Zoning Commission be approved. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

ORDINANCE 48,629

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE REMAINING PORTIONS OF LOTS 42 AND 43, BLOCK 2, NCB 8674, IN THE 900 BLOCK OF PARKRIDGE DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

77-54

CITIZENS TO BE HEARD

MRS. LILA LANDEZ

Mrs. Lila Landez, representing the Southwest Concerned Citizens, thanked the City Council for the resurfacing of the streets in their area. She then spoke to the Council regarding the past assurances given by the City Public Service Board that no blackout would ever occur in San Antonio. She stated that this proves that transmission lines such as the ones proposed to be erected on Zarzamora Street are hazardous. She asked Council for a definite answer to the question of the proposed route on Zarzamora Street.

Mayor Cockrell stated that a joint meeting will be scheduled by the City Council and City Public Service Board of Trustees. She then stated that Mrs. Landez will be advised of this meeting. She assured the citizens that the City Public Service Board of Trustees will not act on the City Public Service Board staff's recommendation until this joint meeting takes place. She then asked the City Council Policy and Objectives Committee to discuss this at their next meeting which will be next Thursday and schedule the joint meeting as a "B" Session item.

MR. DAN HENDERSON

Mr. Dan Henderson stated that the flags in the Council Chamber obstruct the audience's view of some of the Council members. He then spoke of the zoning case heard earlier in the meeting which was denied by the Council. (Mr. Henderson's mother was the applicant in this case.) He stated that the City tends to perpetuate junkyards by selling junk autos to junk dealers. He also stated that he will have to go to court in order to keep the antique cars on their premises.

PETITION SUBMITTED BY REV. WESLEY SCHULZE

Dr. Cisneros presented a petition to be made a matter of record which was submitted by Rev. Wesley Schulze. The petition is in support of the forthcoming Capital Improvements Bond Issue and lists drainage improvements as top priority. (A copy of the petition is on file with the papers of this meeting.)

77-54 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete, Steen.

AN ORDINANCE 48,630

AUTHORIZING PAYMENT OF THE SUM OF \$12,489.00 TO THE MEXICAN FOREIGN TRADE INSTITUTE FOR SECURITY SERVICES REQUIRED FOR MEXFAIR '77.

* * * *

AN ORDINANCE 48,631

AUTHORIZING THE CITY MANAGER TO EXECUTE A PERFORMANCE AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE JOSE GRECO DANCE COMPANY AND CHUCK DAVIS DANCE COMPANY, SUCH PERFORMANCES TO BE HELD AT THE CARVER COMMUNITY CULTURAL CENTER; ACCEPTING GRANTS FROM THE TEXAS COMMISSION ON THE ARTS AND HUMANITIES FOR THE SUPPORT OF SAID PERFORMANCES; ESTABLISHING A FUND AND ACCOUNTS AND AUTHORIZING PAYMENT FOR SAID AGREEMENTS.

* * * *

77-54

AQUIFER MORATORIUM LITIGATION

The Clerk read the following Ordinance:

AN ORDINANCE 48,632

AMENDING ORDINANCE NO. 48187 PASSED ON JUNE 23, 1977, INCREASING THE AMOUNT PROVIDED IN THE GENERAL FUND AQUIFER MORATORIUM LITIGATION TO PAY FOR THE COSTS OF LEGAL COUNSEL RETAINED BY THE CITY COUNCIL IN SUITS RESULTING FROM THE CITY'S AQUIFER MORATORIUM ORDINANCE AND AUTHORIZING EXPENDITURE OF SAID AMOUNT.

* * * *

Dr. Cisneros moved to approve the Ordinance. Mr. Webb seconded the motion.

In response to Mr. Pyndus, City Attorney Jane Macon explained that the bills which have actually been received total \$20,430.67. The \$50,000 which is allocated in this Ordinance should cover this amount plus estimated future costs.

In response to Mr. Hartman, City Attorney Macon stated that he was right in his assumption that these costs relate only to legal defense, none of which relate to the advisory function of the law firm of Ross Hardies with regard to planning efforts.

Mr. Pyndus expressed concern over the escalating costs and asked if the City Attorney's Office could handle some of this litigation.

City Attorney Macon stated that they will review the projected workload in this Office and report to the Council.

After consideration, the motion to approve, carrying with it the passage of the Ordinance prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Hartman, Cockrell; NAYS: Pyndus; ABSTAIN: Alderete; ABSENT: Dutmer, Steen.

77-54 Item XI, being a proposed Ordinance evidencing the determination of the City Council that the applicant for rezoning and building permit, Lubel-Wish Investments, being a 0.803 acres of land out of G. Kotara Survey No. 360, CB 4991, Bexar County, Texas, and being within the corporate limits of the City of San Antonio, does not have vested rights under the provisions of Article 3 of Ordinance No. 48484 and directing the appropriate departments of the City of San Antonio to deny the issuance of permits, was withdrawn from consideration at the request of the City Manager.

77-54 Item XII, being a proposed Ordinance amending Section 204 of the Uniform Building Code by enlarging the membership of the Board of Examiners and Appeals from five to eleven members; and appointing and re-appointing individuals to said Board, was withdrawn from consideration at the request of the City Council.

77-54 Item XIII, being a proposed Ordinance amending Article III of Chapter 12 of the City Code by enlarging the membership of the Electrical and Supervising Board from nine to eleven members; amending the composition of said Board; and appointing and re-appointing individuals to said Board, was withdrawn from consideration at the request of the City Council.

77-54 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Hartman, seconded by Dr. Cisneros, was passed and approved by the following vote: AYES: Cisneros, Webb, Eureste, Alderete, Pyndus, Hartman, Cockrell; NAYS: None; ABSENT: Dutmer, Wing, Ortiz, Steen.

AN ORDINANCE 48,633

AUTHORIZING EXECUTION OF AN AGREEMENT WITH BEXAR COUNTY AND THE METROPOLITAN TRANSIT AUTHORITY PROVIDING FOR COMBINING THE CONFIRMATION AND TAX ELECTION WHICH HAS BEEN CALLED BY THE METROPOLITAN TRANSIT AUTHORITY WITH THE ELECTION SCHEDULED FOR THE PURPOSE OF PRESENTING SEVEN PROPOSED CONSTITUTIONAL AMENDMENTS FOR RATIFICATION; SAID COMBINED ELECTION TO BE HELD NOVEMBER 8, 1977.

* * * *

77-54 REQUEST FOR RESOLUTION REGARDING AMENDMENT 4 ON THE NOVEMBER 8 BALLOT

Councilman Hartman asked for Council consensus to place a Resolution on the Council's Agenda next week supporting Amendment 4 on the November 8 ballot having to do with tax relief to preserve certain cultural, historical or natural history resources.

Council concurred with Mr. Hartman's request.

77-54 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Eureste presided.

77-54 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Alderete, Pyndus, Hartman; NAYS: None; ABSENT: Dutmer, Ortiz, Steen, Cockrell.

AN ORDINANCE 48,634

ACCEPTING THE RESIGNATION OF MR. JOSE F. CENTENO FROM THE ZONING COMMISSION AND APPOINTING MR. JOE GALLEGOS AS A REPLACEMENT.

* * * *

AN ORDINANCE 48,635

APPOINTING MR. GEORGE URIAS TO A VACANT SEAT ON THE CITY OF SAN ANTONIO PUBLIC LIBRARY BOARD OF TRUSTEES.

* * * *

77-54 Item XVI-C, being a proposed Ordinance appointing members to the Fort Sam Houston Gateway Neighborhood Project Advisory Committee, was postponed at the request of the City Council.

77-54 The following Resolution was read by the Clerk and after consideration, on motion of Mr. Alderete, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Webb, Wing, Eureste, Alderete, Pyndus, Hartman; NAYS: None; ABSENT: Cisneros, Dutmer, Ortiz, Steen, Cockrell.

A RESOLUTION
NO. 77-54-70

OPPOSING THE ISSUANCE OF A SEWAGE DISCHARGE PERMIT TO KUPER PROPERTIES BY THE TEXAS WATER COMMISSION.

* * * *

77-54 The Clerk read the following letter:

October 14, 1977

Honorable Mayor and Members 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.

October 12, 1977

Petition of Mr. Frank Manupelli, requesting the City of San Antonio to de-annex approximately 398 acres of land located in the northeast section of the City.

October 13, 1977

Petition of Mr. Theo Dyer, requesting the City of San Antonio change the name of Commercial Street to Henry B. Gonzalez Dr.

October 20, 1977
nr

October 14, 1977

Petition submitted by Dr. A. G. Bradford, Jr., requesting permission to erect a ten foot fence around his tennis court located at 3510 Mary Mont and also to erect an eight foot fence along his west property line.

/s/ G. V. JACKSON, JR.
City Clerk

* * * *

There being no further business to come before the Council, the meeting was adjourned at 6:45 P. M.

A P P R O V E D

Lila Cockell

M A Y O R

ATTEST:

G. V. Jackson, Jr.
C i t y C l e r k