

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 6, 1993.

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The meeting was called to order by the Presiding Officer, Mayor Pro Tem Solis, in the temporary absence of Mayor Wolff, with the following members present: PEREZ, PIERCE, BILLA BURKE, NIETO, SOLIS, AYALA, VERA, THORNTON, LABATT, WOLFF. Absent: LARSON.

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93-20 Invocation - Reverend Tony Nowak, Northridge Park Baptist Church.

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93-20 Pledge of Allegiance to the flag of the United States.

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93-20 Minutes of the April 8, 1993 Regular City Council Meeting were approved.

"KARATE KIDS/SAY NO TO DRUGS MONTH"

Mr. Eli Guerra, founder of Karate Kids of San Antonio, spoke to the proclamation received from Mayor Wolff at 11:00 A.M. today, and noted that this is the sixth consecutive year for such a proclamation. He stated that some 2,000 young people now take part in his program in San Antonio and South Texas, and spoke to details of a letter-writing campaign by these young people, aimed at their friends, asking them to "just say no to drugs". He then invited City Council members to a Sunday Mass to be held by Archbishop Patrick Flores, to celebrate the "just say no to drugs" campaign.

LIBRARY FOUNDATION MONTH

Mr. Perez read the official proclamation designating "Library Foundation Month" in San Antonio, and presented it to representatives of the San Antonio Library Foundation, present in the audience.

Ms. Debbie Prost, President of the Foundation, thanked the Mayor Pro Tem and members of City Council for the proclamation, and noted that details of Library Foundation Month are included in the most recent monthly billing statement mailed by City Public Service.

"BIG BROTHERS/BIG SISTERS VOLUNTEER APPRECIATION WEEK"

Mr. Pierce read the official proclamation designating "Big Brothers/Big Sisters Volunteer Appreciation Week" in San Antonio, and presented it to Ms. Sharon Baughman, Director of Big Brothers/Big Sisters, in San Antonio.

DR. KENNETH KIRLIN

Ms. Billa Burke then read the following Citation:

"Citation to
DR. KENNETH KIRLIN

for recently being named the 1993 National Big Brother by Big Brothers and Big Sisters of America, after successful competitions at the local and regional levels. His selection from among thousands of adults nationwide who volunteer quality time to girls and boys from single-parent families is proof of his commitment to the principles of this program. His dedication to his Little Brother, Larry Hernandez, his successful volunteer recruitment efforts and his overall exemplary service are worthy of commendation.

The Mayor and members of the City Council proudly recognize and congratulate Dr. Kenneth Kirlin for his signal achievement, and extend best wishes for continued success."

Ms. Billa Burke then presented the Citation to Dr. Kerlin, and congratulated him.

Ms. Baughman and Dr. Kirlin thanked the Mayor Pro Tem and City Council members for these presentations and recognitions.

ALAMODOME GRAND OPENING POSTER CONTEST

Ms. Carol Darby, Alamodome Manager, spoke to details of the poster contest and, together with Ms. Vera, formally presented City Council members with signed posters created by artist Kyle Derr.

SAN ANTONIO POLICE OFFICER MEMORIAL DAY

Ms. Ayala read the official Proclamation designating "San Antonio Police Officer Memorial Day" in San Antonio, and presented it to Captain Al Phillipus, representing the San Antonio Police Department, who thanked the City Council for this recognition.

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

Captain Phillipus stated that he was accepting the Proclamation on behalf of the officers of the Police Department and their families.

Mayor Wolff stated that every citizen appreciates the work of the officers of the San Antonio Police Department.

93-20 CONSENT AGENDA

Ms. Vera made a motion to approve Agenda Items 10 through 30c, constituting the Consent Agenda, with Item 24 having been pulled for individual consideration. Mr. Nieto seconded the motion.

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

AN ORDINANCE 77,861

ACCEPTING THE LOW QUALIFIED BID OF UNITED MEDICAL SUPPLY COMPANY TO FURNISH THE CITY OF SAN ANTONIO HEALTH DEPARTMENT WITH A COMBINATION POWER EXAM CHAIR/TABLE FOR OB/GYN PROCEDURES FOR A TOTAL OF \$11,564.00.

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AN ORDINANCE 77,862

ACCEPTING THE LOW QUALIFIED BID OF ANCIRA WINTON CHEVROLET, INC./GMAC TO FURNISH THE SAN ANTONIO POLICE DEPARTMENT WITH A STEP VAN FOR USE BY THE POLICE DEPARTMENT AUTO THEFT DIVISION FOR A TOTAL OF \$19,049.00.

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AN ORDINANCE 77,863 .

ACCEPTING THE LOW QUALIFIED BIDS OF TEXAS EQUIPMENT COMPANY AND CROFT TRAILER AND TRUCK EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH TRUCK BODIES AND ACCESSORIES TO BE INSTALLED ON EXISTING CITY TRUCKS FOR VARIOUS DEPARTMENTS FOR A TOTAL OF \$133,317.00.

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AN ORDINANCE 77,864 .

RATIFYING PAYMENT TO THE REFRIGERATION SERVICE COMPANY FOR THE EMERGENCY REPLACEMENT OF TWO HEATING AND AIR CONDITIONING UNITS AT THE NORMOYLE RECREATION CENTER FOR A TOTAL OF \$16,776.30.

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AN ORDINANCE 77,865 .

ACCEPTING A PROPOSAL FROM SOUTHWESTERN LABORATORIES TO PREPARE AN ASBESTOS ABATEMENT PLAN FOR A BUILDING LOCATED ON SAN ANTONIO INTERNATIONAL AIRPORT FOR A FEE NOT TO EXCEED \$3,975.00; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 77,866 .

AUTHORIZING THE COMMENCEMENT OF PHASE B OF A PROFESSIONAL SERVICES CONTRACT WITH DURAND-HOLLIS/KINNISON JOINT VENTURE TO PROVIDE ARCHITECTURAL SERVICES IN CONNECTION WITH THE AIRPORT MAINTENANCE FACILITY AT SAN ANTONIO INTERNATIONAL AIRPORT; APPROVING FEES IN AN AMOUNT NOT TO EXCEED \$124,000.00; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 77,867 .

ACCEPTING A PROPOSAL FROM RABA-KISTNER CONSULTANTS, INC., IN AN AMOUNT NOT TO EXCEED \$5,000.00, TO PERFORM INDUSTRIAL HYGIENE CONSULTANT SERVICES IN CONNECTION WITH THE ABATEMENT OF LEAD PAINT AND

ASBESTOS CONTAINING MATERIALS AT THE TERMINAL
BUILDING AT STINSON MUNICIPAL AIRPORT;
APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 77,868 .

ACCEPTING THE LOW, QUALIFIED BID OF JAVCO IN THE
AMOUNT OF \$43,249.66 IN CONNECTION WITH THE
PEDESTRIAN ACCESS PROGRAM, PHASE XXX (BARLITE/SOUTH
SAN AUGUSTINE SIDEWALKS) PROJECT; AUTHORIZING A
CONTRACT; REVISING THE PROJECT BUDGET; AUTHORIZING
\$4,805.34 FOR CONSTRUCTION CONTINGENCIES; AND
PROVIDING FOR PAYMENT.

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AN ORDINANCE 77,869 .

AUTHORIZING THE INSTALLATION OF A YELLOW BLINKING
LIGHT IN CONNECTION WITH THE BUFFALO/MALONE (YELLOW
BLINKING LIGHT) COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROJECT; AND REVISING THE PROJECT BUDGET.

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AN ORDINANCE 77,870 .

AUTHORIZING THE INSTALLATION OF A TRAFFIC SIGNAL IN
CONNECTION WITH THE S.W. MILITARY AT SOMERSET ROAD
LEFT TURN SIGNAL COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROJECT; AND REVISING THE PROJECT BUDGET.

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AN ORDINANCE 77,871 .

AWARDING A CONSTRUCTION CONTRACT IN THE AMOUNT OF
\$121,940.00 TO WINTERS CONSTRUCTION INC. AND
AUTHORIZING A CONTINGENCY FUND OF \$12,194.00 IN
CONNECTION WITH PHASE II RECONSTRUCTION OF THE
POLICE DEPARTMENT PROPERTY ROOM LOCATED AT 401 S.
FRIO STREET; AND APPROPRIATING SAID MONIES FROM THE
"CONFISCATED PROPERTY FUND".

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AN ORDINANCE 77,872

ACCEPTING THE BID OF RAMEX CONSTRUCTION COMPANY IN THE AMOUNT OF \$5,899,564.00 TO CONSTRUCT THE DRIFTWOOD PROJECT, PACKAGE B, AUTHORIZING A CONSTRUCTION CONTRACT AND PROVIDING FOR PAYMENT FROM 1987 GENERAL OBLIGATION DRAINAGE BOND FUNDS.

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AN ORDINANCE 77,873

ACCEPTING THE LOW QUALIFIED BID OF ROSSEN BUILDERS, INC., IN THE AMOUNT OF \$13,700.00 FOR REPAIRS TO BUILDING NUMBER 13 IN LA VILLITA; AUTHORIZING A CONSTRUCTION CONTRACT; AUTHORIZING \$2,000.00 CONTINGENCY EXPENSES; APPROPRIATING FUNDS; AND AUTHORIZING PAYMENT.

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AN ORDINANCE 77,874

ACCEPTING THE LOW QUALIFIED BID OF ROSSON BUILDERS, INC., AND AUTHORIZING A CONTRACT IN THE AMOUNT OF \$37,700.00 FOR DAMP-PROOFING WORK FOR LA VILLITA BUILDING NUMBER 23; AUTHORIZING A \$15,247.00 CONTINGENCY ACCOUNT; AUTHORIZING \$167.04 FOR PRINTING COSTS; TRANSFERRING FUNDS FROM THE SPECIAL REVENUE RESERVE FUND; APPROPRIATING FUNDS; AND AUTHORIZING PAYMENT.

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AN ORDINANCE 77,875

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$148,700.00 OUT OF GENERAL OBLIGATION BONDS AND ACQUIRING TITLE TO TWO PARCELS IN CONNECTION WITH THE F.M. 1517 (ECKHERT ROAD) PROJECT - S.H. 16 TO HUEBNER ROAD.

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AN ORDINANCE 77,876

RATIFYING THE SUBMISSION OF AN APPLICATION TO THE SMALL BUSINESS ADMINISTRATION THROUGH THE TEXAS FOREST SERVICE FOR A \$20,000.00 NATIONAL TREE PLANTING PROGRAM GRANT FOR MILAM PARK TO BE MATCHED

BY IN-KIND SERVICES PROVIDED BY THE PARKS AND RECREATION DEPARTMENT; DESIGNATING A CONTACT PERSON FOR GRANT ADMINISTRATION PURPOSES; AND PROVIDING ASSURANCES TO THE GRANTING AGENCY.

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AN ORDINANCE 77,877

AUTHORIZING PAYMENT IN THE AMOUNT OF \$10,000.00 FOR CO-SPONSORSHIP OF THE "SAN ANTONIO CONFERENCE ON MEXICO" PAYABLE TO THE CARIBBEAN/LATIN AMERICAN ACTION TO BE HELD IN SAN ANTONIO MAY 23 - 24, 1993.

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AN ORDINANCE 77,878

AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE CITY OF FAIR OAKS RANCH REGARDING THE RELEASE OF A PORTION OF THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION; LAND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DIETZ ELKHORN ROAD AND RALPH FAIR ROAD FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION.

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AN ORDINANCE 77,879

AUTHORIZING THE RECORDS MANAGER TO DESTROY AVIATION DEPARTMENT PARKING DIVISION RECORDS FROM 1985-12/1988 AND PUBLIC WORKS-WAGE & HOUR OFFICE CAPITAL IMPROVEMENTS PROJECTS PAYROLL RECORDS FROM 1986-87 PURSUANT TO SECTION 202.001(3) OF THE LOCAL GOVERNMENT RECORDS ACT, SUBJECT TO THE APPROVAL OF THE TEXAS STATE LIBRARY AS PROVIDED FOR IN THE LOCAL GOVERNMENT RECORDS ACT; AND DECLARING AN EMERGENCY.

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AN ORDINANCE 77,880

APPOINTING COLONEL MAURY HOLDEN TO THE AFFIRMATIVE ACTION ADVISORY COMMITTEE TO REPLACE JUDITH SANDERS CASTRO FOR A TERM OF OFFICE TO EXPIRE ON JANUARY 31, 1994 (NOMINATED BY MAYOR).

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AN ORDINANCE 77,881

APPOINTING HELEN JOSHUA TO THE HIGHER EDUCATION BOARD TO REPLACE SISTER MARGARET SLATTERY FOR A TERM OF OFFICE TO EXPIRE ON DECEMBER 15, 1994 (NOMINATED BY MAYOR).

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AN ORDINANCE 77,882

APPOINTING DONNA CLINE TO THE DISABILITY ACCESS ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE ON JUNE 30, 1995 (NOMINATED BY DISTRICT 10 REPRESENTATIVE).

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93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,883

ACCEPTING THE PROPOSALS OF ADVANTAGE-CMS-SAN ANTONIO AUTO RENTAL JOINT VENTURE NO. 2, ALAMO RENT-A-CAR, INC., DOLLAR OPERATIONS, INC., JIM DUNWORTH, INC. DBA NATIONAL CAR RENTAL, HAYES LEASING COMPANY, INC. DBA AVIS RENT A CAR, THE HERTZ CORPORATION, THRIFTY RENT A CAR SYSTEM, INC. AND SATRAC, INC. DBA BUDGET RENT A CAR AND DIRECTING THE EXECUTION OF AGREEMENTS PURSUANT THERETO FOR THE CAR RENTAL CONCESSIONS AT SAN ANTONIO INTERNATIONAL AIRPORT FOR A THREE YEAR TERM AND PROVIDING FOR ANNUAL PAYMENT TO THE CITY OF THE GREATER OF A SPECIFIED MINIMUM ANNUAL GUARANTEE OR NINE PERCENT OF GROSS RECEIPTS GENERATED THEREUNDER PLUS AN ADDITIONAL ONE PERCENT OF GROSS RECEIPTS UNTIL SUCH TIME AS RENTAL FOR COUNTER SPACE SHALL BE REMITTED.

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

Mr. Mike Kutchins, Director of Aviation, explained the proposed ordinance for car rental concessions at International Airport.

Mr. John Harris, owner of Budget Rent-A-Car San Antonio franchise, stated that, as a small business owner, he is asking City Council to consider re-evaluation of the requirements for workers compensation coverage for the lease involved. He noted that three of the rental car companies involved in the last group of leases at the airport have gone out of business, and only eight firms have sought leases at International Airport this time, although nine slots are open. He then noted that several other Texas cities do not require workers compensation coverage, and stated that San Antonio's requirement for such coverage would cause him to certify coverage 100 times more than the amount of money he paid out in workers compensation claims last year. He asked for the opportunity to negotiate with the City to provide an option that will protect the City and at the same time save him money.

Mr. Robert Conine, representing Dollar Rent-A-Car, spoke to the background of his rental car operations at International Airport, in regard to workers compensation coverage requirements. He stated his belief that it will cost him some \$40,000.00 a year for such required coverage.

Mayor Wolff spoke to the experience of many of the rental car firms around the state in this matter, and stated his belief that the City of San Antonio should come up with help for small businesses in the matter of bonding and workers compensation coverage requirements. He further stated his belief that the City could help out, in this regard.

Mr. Mark Persson, Risk Manager, Finance Department, spoke to the need for the City to investigate possible alternative plans before endorsing them, and addressed some major exclusions in many such policies.

Mr. Harris and Mr. Conine stated that the question is whether or not the City of San Antonio has any exposure under workers compensation for rental car companies operating at International Airport. Both stated their opinions that the City does not have such exposure.

Mayor Wolff urged the Risk Manager to look into what other Texas cities are doing in this area, and spoke to the need to seek other alternatives.

Mr. Lloyd Garza, City Attorney, noted that the City can be exposed, legally, because it is the owner of International Airport. He further stated that the important part of this issue is to insure that the City is protected.

Mayor Wolff again urged the City to work this matter out with the franchisees.

Mr. Perez also urged that something be worked out. He also spoke to the need to be cautious because of the matter of liability.

Mr. Garza spoke to the possible new wording that would require 'workers compensation or its equivalent', and spoke to the need to ascertain what level of coverage is to be required.

Mr. Thornton addressed his concern that the City should not be erecting barriers to small business operations.

Mayor Wolff noted that should City Council approve the ordinance today, City staff should seek agreement on having franchises provide for 'equitable coverage'.

Mr. Labatt made an amendment to insert new wording into the appropriate requirement, requiring workers compensation coverage OR an alternative. Mr. Perez seconded the amendment.

Mr. Alex Briseno, City Manager, stated that City staff will seek to develop an alternate system.

After consideration, the amendment to insert new wording into the appropriate requirement prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Nieto, Vera, Thornton, Labatt, Wolff; NAYS: None; ABSENT: Larson, Solis, Ayala.

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

Ms. Nora Chavez, Director of Finance, stated that her staff would explore possible alternatives, but noted that those alternatives may not necessarily be 'equivalent' to the workers compensation requirement in the present lease language.

Mayor Wolff spoke to the need for a proper 'cap' to protect against major losses, but which will require a reasonable premium to purchase.

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93-20 ZONING HEARINGS

4A. CASE Z93042 - to rezone THE NORTHWEST 70 FEET OF THE NORTHEAST 100 FEET OF LOT 5, BLK 11, NCB 12361, 1246 BABCOCK ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3NA" NON-ALCOHOLIC SALES DISTRICT.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

Mr. Heber Guajardo, Jr., 1246 Babcock Road, explained his request to allow a tire shop on the subject property.

Mr. David Ricker, attorney representing Mr. Greg Lyssy, asked that the request be denied, and spoke to the problems with having a tire shop located on the property.

Mr. Guajardo noted that all work will be performed inside the building.

Mr. Labatt made a motion to approve the recommendation of the Zoning Commission. Ms. Billa Burke seconded the motion.

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

AN ORDINANCE 77,884

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTHWEST 70 FEET OF THE NORTHEAST 110 FEET OF LOT 5, BLK 11, NCB 12361, 1246 BABCOCK ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3NA" NON-ALCOHOLIC SALES DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4B. CASE Z93050 - to rezone 27.753 ACRES OUT OF NCB 16325 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT, LOCATED ON THE SOUTHWEST SIDE OF VISTA DEL NORTE DRIVE, BEING 1,114.90 FEET SOUTHEAST OF THE INTERSECTION OF VISTA DEL NORTE DRIVE AND VISTA DEL MUNDO, HAVING 1,101.03 FEET ON VISTA DEL NORTE DRIVE AND A MAXIMUM LENGTH OF 2,184 FEET.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

Mr. Thornton described the work being done to protect the neighborhoods traversed by the Wurzbach Parkway.

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

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

AN ORDINANCE 77,885

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 27.753 ACRES OUT OF NCB 16325 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT, LOCATED ON THE SOUTHWEST SIDE OF VISTA DEL NORTE DRIVE, BEING 1,114.90 FEET SOUTHEAST OF THE INTERSECTION OF VISTA DEL NORTE DRIVE AND VISTA DEL MUNDO, HAVING 1,101.03 FEET ON VISTA DEL NORTE DRIVE AND A MAXIMUM LENGTH OF 2,184 FEET. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4C. CASE Z93032 - to rezone LOTS 1 AND 2, BLOCK 3, NCB 18573, 7992 MAINLAND DRIVE, FROM "I-1" LIGHT INDUSTRY DISTRICT TO "B-3" BUSINESS DISTRICT, LOCATED SOUTH OF THE INTERSECTION OF MAINLAND DRIVE AND SAND PEBBLE, HAVING 195 FEET ON MAINLAND DRIVE AND 139 FEET ON SAN PEBBLE.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

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

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

AN ORDINANCE 77,886

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 AND 2, BLOCK 3, NCB 18573, 7992 MAINLAND DRIVE, FROM "I-1" LIGHT INDUSTRY DISTRICT TO "B-3" BUSINESS DISTRICT, LOCATED SOUTH OF THE INTERSECTION OF MAINLAND DRIVE AND SAND PEBBLE, HAVING 195 FEET ON MAINLAND DRIVE AND 139 FEET ON SAN PEBBLE. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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4D. CASE Z93021 - to rezone PARCELS 4-A AND 16-A, NCB 14915 AND PARCELS 16D, 23 AND 30, NCB 17640, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND TO REZONE PARCELS 1, 2-F, 2-G, 2-K, 2-J, 2-L, 9-G, 10-A, 12, 12-A, AND 13-B, NCB 14914, PARCEL 10, NCB 14915, LOT 1, BLK 1, NCB 17647, AND PARCEL 4-B, NCB 17648 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "ED" ENTERTAINMENT DISTRICT.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

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

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

AN ORDINANCE 77,887

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PARCELS 4-A AND 16-A, NCB 14915 AND PARCELS 16D, 23 AND 30, NCB 17640, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND TO REZONE PARCELS 1,

2-F, 2-G, 2-K, 2-J, 2-L, 9-G, 10-A, 12, 12-A, AND
 13-B, NCB 14914, PARCEL 10, NCB 14915, LOT 1, BLK 1,
 NCB 17647, AND PARCEL 4-B, NCB 17648 FROM TEMPORARY
 "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "ED"
 ENTERTAINMENT DISTRICT. "THE PENALTY FOR VIOLATION
 IS A FINE NOT TO EXCEED \$1,000.00."

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4E. CASE Z93022 - to rezone:

NCB 15007, PARCELS 71, 71E, 71F, 71G 71K AND 92A.
 NCB 15008, PARCELS 74, 74A, 74B, 74D, 74E, 74F, 74G, 74J, 75,
 75C, 75B, 76E, AND 76G.
 NCB 15008, PARCELS 86A, 114, 121, 126, AND 126A.
 NCB 15008, A 37.78 ACRE TRACT OF LAND OUT OF PARCEL 118 BEING
 FURTHER DESCRIBED BY FIELD NOTES.
 NCB 15008, A 27.04 ACRE TRACT OF LAND OUT OF PARCEL 118A BEING
 FURTHER DESCRIBED BY FIELD NOTES.
 NCB 18309, PARCEL 111 (2.373 ACRES).
 NCB 18310, PARCEL 111G (2.73 ACRES).
 NCB 18311, PARCEL 92D (1.962 ACRES).
 NCB 18314, THE SOUTH 195 FEET OF PARCEL 93.
 NCB 18536, BLOCK 1, ALL OF NCB.
 NCB 18537, BLOCK 2, ALL OF NCB.
 NCB 18538, BLOCK 3, ALL OF NCB.
 NCB 18539, BLOCK 4, ALL OF NCB.
 NCB 18540, BLOCK 5, ALL OF NCB.
 NCB 18541, BLOCK 1, ALL OF NCB.
 NCB 18542, BLOCK 2, ALL OF NCB.
 NCB 18543, BLOCK 3, ALL OF NCB.
 NCB 18544, BLOCK 4, ALL OF NCB.
 NCB 18545, BLOCK 5, ALL OF NCB.
 NCB 18546, BLOCK 6, ALL OF NCB.
 NCB 18547, BLOCK 7, ALL OF NCB.
 NCB 18548, BLOCK 8, ALL OF NCB.
 NCB 18549, BLOCK 9, ALL OF NCB.
 NCB 18550, BLOCK 10, ALL OF NCB.
 NCB 18551, BLOCK 11, ALL OF NCB.
 NCB 18552, BLOCK 12, ALL OF NCB.
 NCB 18553, PARCEL 123.
 NCB 18553, BLOCK 1, ALL OF NCB.
 NCB 18554, BLOCK 2, ALL OF NCB.
 NCB 18555, BLOCK 2, ALL OF NCB.
 NCB 18555, BLOCK 3, ALL OF NCB.
 NCB 18556, BLOCK 4, ALL OF NCB.
 NCB 18557, PARCELS 2, 3, 4, 4A, 4B, 90, 91 AND 92.
 NCB 18557, PARCELS 72, 72C AND 115A.
 NCB 18570, PARCEL 100B (2.066 ACRES).

NCB 18570, PARCEL 100C (1.780 ACRES).
NCB 18577, BLOCK 1, ALL OF NCB.
NCB 18578, BLOCK 2, ALL OF NCB.
NCB 18579, BLOCK 3, ALL OF NCB.
NCB 18639, BLOCK 1, ALL OF NCB.
NCB 18640, BLOCK 2, ALL OF NCB.
NCB 18666, BLOCK 3, ALL OF NCB.
NCB 18667, BLOCK 4, ALL OF NCB. FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENCE DISTRICT TO "R-1" SINGLE FAMILY RESIDENCE
DISTRICT;

NCB 18668, BLOCK 5, ALL OF NCB.
NCB 18669, BLOCK 6, ALL OF NCB. FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENCE DISTRICT TO "R-2" TWO FAMILY RESIDENCE
DISTRICT;

NCB 18557, PARCEL 115.
NCB 18570, LOT 3.
NCB 18630, BLOCK 1. LOT 1. FROM TEMPORARY "R-1" SINGLE FAMILY
RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT;

NCB 15007, THE NORTHWEST 75 FEET OF PARCEL 72B.
NCB 15007, THE NORTH 75 FEET OF PARCEL 72D.
NCB 15007, THE NORTHWEST 75 FEET OF PARCEL 72E.
NCB 18580, BLOCK 1, THE NORTHWEST 75 FEET OF LOTS 1, 2, & 3.
NCB 18590, BLOCK 1, THE SOUTH 75 FEET OF LOT 1. FROM TEMPORARY
"R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS
DISTRICT;

NCB 15007, PARCEL 72B, SAVE AND EXCEPT THE NORTHWEST 75 FEET.
NCB 15007, PARCEL 72D, SAVE AND EXCEPT THE NORTH 75 FEET.
NCB 15007, PARCEL 72E, SAVE AND EXCEPT THE NORTHWEST 75 FEET.
NCB 18580, BLOCK 1, LOT 1, SAVE AND EXCEPT THE NORTHWEST 75
FEET.
NCB 18580, BLOCK 1, LOT 2, SAVE AND EXCEPT THE NORTHWEST 75
FEET.
NCB 18580, BLOCK 1, LOT 3, SAVE AND EXCEPT THE NORTHWEST 75
FEET.
NCB 18590, BLOCK 1, LOT 1, SAVE AND EXCEPT THE SOUTH 75 FEET.
FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "I-1"
LIGHT INDUSTRY DISTRICT LOCATED TARGET AREA IS BOUNDED ON THE
NORTH BY GUILBEAU ROAD, ON THE EAST BY LOW BID LANE AND THE
1992 CITY LIMITS, ON THE SOUTH BY THE 1992 CITY LIMITS AND ON
THE WEST BY TEZEL ROAD AND THE 1992 CITY LIMITS.

* * * *

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

Mr. Andy Guerrero, Land Development Services, stated that the City of San Antonio is seeking this rezoning in order to comply with annexation policies.

Mr. Ernani C. Falcone, 9322 Beowulf, Vice-President, Braun Station Homeowners Improvement Association, noted that the Great Northwest Homeowners Association had sent a letter to the Zoning Commission, relative to this rezoning request, and asked that the letter be read for the record.

Mr. Guerrero explained the two areas of objection brought up by the Great Northwest Homeowners Association.

Mr. Falcone spoke in opposition to certain zoning classifications that allow for certain 'objectionable' zoning uses that he feels would make the area what he described as a "gasoline alley".

Mr. Guerrero spoke to the two separate areas of this rezoning that were pulled by the Zoning Commission for further consideration, including the proposed B-3 areas along Tezel Road that are being objected to by Mr. Falcone.

Mr. Thornton clarified the areas being removed from the rezoning request at this time.

Mr. Thornton made a motion to approve, on condition that the proposed R-3 and R-6 areas be rezoned to R-1 at this time. Mr. Labatt seconded the motion.

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

AN ORDINANCE 77,888

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS NCB 15007, PARCELS 71, 71E, 71F, 71G 71K AND 92A. NCB 15008, PARCELS 74, 74A, 74B, 74D, 74E, 74F, 74G, 74J, 75, 75C, 75B, 76E, AND 76G. NCB 15008, PARCELS 86A, 114, 121, 126, AND 126A. NCB 15008, A 37.78 ACRE TRACT OF LAND OUT OF PARCEL 118 BEING FURTHER DESCRIBED BY FIELD NOTES. NCB

15008, A 27.04 ACRE TRACT OF LAND OUT OF PARCEL 118A BEING FURTHER DESCRIBED BY FIELD NOTES. NCB 18309, PARCEL 111 (2.373 ACRES). NCB 18310, PARCEL 111G (2.73 ACRES). NCB 18311, PARCEL 92D (1.962 ACRES). NCB 18314, THE SOUTH 195 FEET OF PARCEL 93. NCB 18536, BLOCK 1, ALL OF NCB. NCB 18537, BLOCK 2, ALL OF NCB. NCB 18538, BLOCK 3, ALL OF NCB. NCB 18539, BLOCK 4, ALL OF NCB. NCB 18540, BLOCK 5, ALL OF NCB. NCB 18541, BLOCK 1, ALL OF NCB. NCB 18542, BLOCK 2, ALL OF NCB. NCB 18543, BLOCK 3, ALL OF NCB. NCB 18544, BLOCK 4, ALL OF NCB. NCB 18545, BLOCK 5, ALL OF NCB. NCB 18546, BLOCK 6, ALL OF NCB. NCB 18547, BLOCK 7, ALL OF NCB. NCB 18548, BLOCK 8, ALL OF NCB. NCB 18549, BLOCK 9, ALL OF NCB. NCB 18550, BLOCK 10, ALL OF NCB. NCB 18551, BLOCK 11, ALL OF NCB. NCB 18552, BLOCK 12, ALL OF NCB. NCB 18553, PARCEL 123. NCB 18553, BLOCK 1, ALL OF NCB. NCB 18554, BLOCK 2, ALL OF NCB. NCB 18555, BLOCK 2, ALL OF NCB. NCB 18555, BLOCK 3, ALL OF NCB. NCB 18556, BLOCK 4, ALL OF NCB. NCB 18557, PARCELS 2, 3, 4, 4A, 4B, 90, 91 AND 92. NCB 18557, PARCELS 72, 72C AND 115A. NCB 18570, PARCEL 100B (2.066 ACRES). NCB 18570, PARCEL 100C (1.780 ACRES). NCB 18577, BLOCK 1, ALL OF NCB. NCB 18578, BLOCK 2, ALL OF NCB. NCB 18579, BLOCK 3, ALL OF NCB. NCB 18639, BLOCK 1, ALL OF NCB. NCB 18640, BLOCK 2, ALL OF NCB. NCB 18666, BLOCK 3, ALL OF NCB. NCB 18667, BLOCK 4, ALL OF NCB. FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "R-1" SINGLE FAMILY RESIDENCE DISTRICT;

NCB 18668, BLOCK 5, ALL OF NCB. NCB 18669, BLOCK 6, ALL OF NCB. FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "R-2" TWO FAMILY RESIDENCE DISTRICT;

NCB 18557, PARCEL 115. NCB 18570, LOT 3. NCB 18630, BLOCK 1. LOT 1. FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT;

NCB 15007, THE NORTHWEST 75 FEET OF PARCEL 72B. NCB 15007, THE NORTH 75 FEET OF PARCEL 72D. NCB 15007, THE NORTHWEST 75 FEET OF PARCEL 72E. NCB 18580, BLOCK 1, THE NORTHWEST 75 FEET OF LOTS 1, 2, & 3. NCB 18590, BLOCK 1, THE SOUTH 75 FEET OF LOT 1. FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT;

NCB 15007, PARCEL 72B, SAVE AND EXCEPT THE NORTHWEST 75 FEET. NCB 15007, PARCEL 72D, SAVE AND EXCEPT THE NORTH 75 FEET. NCB 15007, PARCEL 72E, SAVE AND EXCEPT THE NORTHWEST 75 FEET. NCB 18580, BLOCK 1, LOT 1, SAVE AND EXCEPT THE NORTHWEST 75 FEET. NCB 18580, BLOCK 1, LOT 2, SAVE AND EXCEPT THE NORTHWEST 75 FEET. NCB 18580, BLOCK 1, LOT 3, SAVE AND EXCEPT THE NORTHWEST 75 FEET. NCB 18590, BLOCK 1, LOT 1, SAVE AND EXCEPT THE SOUTH 75 FEET. FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, LOCATED TARGET AREA IS BOUNDED ON THE NORTH BY GUILBEAU ROAD, ON THE EAST BY LOW BID LANE AND THE 1992 CITY LIMITS, ON THE SOUTH BY THE 1992 CITY LIMITS AND ON THE WEST BY TEZEL ROAD AND THE 1992 CITY LIMITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

4F. CASE Z93023 - to rezone:

- NCB 15009, PARCELS 1-D, 4, 6, 6-A, 7, 7-A, 7-B, 7-C, 8 AND 8-A.
 NCB 15010, ALL OF NCB, SAVE AND EXCEPT PARCELS 1-E AND 12.
 NCB 15011, PORTION OF PARCEL 1-C THAT IS SOUTH OF SALADO CREEK.
 NCB 17857, ALL OF NCB.
 NCB 18900, ALL OF NCB.
 NCB 18901, ALL OF NCB.
 NCB 18902, ALL OF NCB.
 NCB 18903, ALL OF NCB.
 NCB 18904, ALL OF NCB.
 NCB 18908, ALL OF NCB. FROM "TEMP. R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "P-1 R-1 ERZD" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;
- NCB 15009, PARCEL 1-A, SAVE AND EXCEPT A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.
 NCB 15009, PARCEL 1-D, SAVE AND EXCEPT THE NORTH 600 FEET AND A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.
 NCB 15010, PARCEL 1-E AND ALSO PARCEL 12, SAVE AND EXCEPT THE NORTH 400 FEET.
- NCB 15011, PARCELS 1-A AND 1-B, SAVE AND EXCEPT THE NORTH 400 FEET. NCB 15011, PORTION OF PARCEL 1-C THAT IS NORTH OF SALADO CREEK. FROM "TEMP. R-1 ERZD" TEMPORARY SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;

NCB 15009, A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT. FROM "TEMPORARY R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-3 ERZD" MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;

NCB 15009, PARCELS 1-B, 2-D AND THE NORTH 600 FEET OF 1-D, SAVE AND EXCEPT A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

NCB 15010, THE NORTH 400 FEET OF PARCEL 12.

NCB 15011, THE NORTH 400 FEET OF PARCELS 1-A AND 1-B.

NCB 16334, PARCELS 1, 4, 5 AND 9.

NCB-17701, PARCELS 4 AND 33. FROM "TEMPORARY R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-2 ERZD" BUSINESS EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT THE ENVIRONMENTAL PROTECTION OFFICER'S RECOMMENDATIONS ARE ADHERED TO.

* * * *

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

Mr. Andy Guerrero, Land Development Services, noted that this case excludes that portion of the Inwood area which is the subject of current litigation over annexation.

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

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

AN ORDINANCE 77,889

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS NCB 15009, PARCELS 1-D, 4, 6, 6-A, 7, 7-A, 7-B, 7-C, 8 AND 8-A. NCB 15010, ALL OF NCB, SAVE AND EXCEPT PARCELS 1-E AND 12. NCB 15011, PORTION OF PARCEL 1-C THAT IS SOUTH OF SALADO CREEK. NCB 17857, ALL OF NCB. NCB 18900, ALL OF NCB. NCB 18901, ALL OF NCB. NCB 18902, ALL OF NCB. NCB 18903, ALL OF NCB. NCB 18904, ALL OF NCB. NCB 18908, ALL OF NCB. FROM "TEMP. R-1 ERZD" SINGLE

FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "P-1 R-1 ERZD" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;

NCB 15009, PARCEL 1-A, SAVE AND EXCEPT A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT. NCB 15009, PARCEL 1-D, SAVE AND EXCEPT THE NORTH 600 FEET AND A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT. NCB 15010, PARCEL 1-E AND ALSO PARCEL 12, SAVE AND EXCEPT THE NORTH 400 FEET. NCB 15011, PARCELS 1-A AND 1-B, SAVE AND EXCEPT THE NORTH 400 FEET. NCB 15011, PORTION OF PARCEL 1-C THAT IS NORTH OF SALADO CREEK. FROM "TEMP. R-1 ERZD" TEMPORARY SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;

NCB 15009, A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT. FROM "TEMPORARY R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "R-3 ERZD" MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT;

NCB 15009, PARCELS 1-B, 2-D AND THE NORTH 600 FEET OF 1-D, SAVE AND EXCEPT A 14.9486 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT. NCB 15010, THE NORTH 400 FEET OF PARCEL 12. NCB 15011, THE NORTH 400 FEET OF PARCELS 1-A AND 1-B. NCB 16334, PARCELS 1, 4, 5 AND 9. NCB-17701, PARCELS 4 AND 33. FROM "TEMPORARY R-1 ERZD" SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-2 ERZD" BUSINESS EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT THE ENVIRONMENTAL PROTECTION OFFICER'S RECOMMENDATIONS ARE ADHERED TO. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

4G. CASE Z93052 - to rezone AN 84.2 ACRE TRACT OF LAND OUT OF CB 4548, 4721 AND 4725, NCB 14859, IN THE 6700 BLK OF CAMP BULLIS ROAD, FROM TEMP. "R-1" SINGLE FAMILY RESIDENCE DISTRICT AND TEMPORARY "R-1" UC-1 SINGLE FAMILY RESIDENCE URBAN CORRIDOR DISTRICT TO "ED" ENTERTAINMENT DISTRICT AND "ED" UC-1 ENTERTAINMENT URBAN CORRIDOR DISTRICT; AND TO REZONE AN 213.5 ACRE TRACT OF LAND OUT OF CB 4548,

4721 AND 4725, NCB 14859, IN THE 17000 BLK OF BABCOCK ROAD, FROM TEMPORARY "R-1" ERZD SINGLE FAMILY EDWARD RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARD RECHARGE ZONE DISTRICT, LOCATED ON THE EAST SIDE OF BABCOCK ROAD AND THE SOUTH SIDE OF CAMP BULLIS ROAD, BEING 1100 FEET SOUTH AND 2260 FEET EAST OF THE INTERSECTION OF BABCOCK ROAD AND CAMP BULLIS ROAD, HAVING 1882.79 FEET ON BABCOCK ROAD, 1143.12 FEET ON CAMP BULLIS ROAD AND A DEPTH OF 2943.22.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

Mr. Andy Guerrero, Land Development Services, noted that a petition has been received containing some 164 signatures in opposition to the rezoning request.

Mr. Doug Leonhardt, representing La Cantera Development Company, asked that this case and the two following rezoning cases be addressed together, inasmuch as they are integral to the La Cantera development. He further acknowledged that each case must be voted upon, separately, by the City Council.

Mr. Guerrero then briefly described the three rezoning requests in general.

Mr. Leonhardt then explained the three rezoning requests on behalf of La Cantera Development Company in more detail, and spoke to how they interrelate with each other and the Fiesta Texas area. He stated that approval of the cases would effectively extend the "Entertainment District" designation to more than 1,200 acres, and he spoke to the overall multi-purpose plans for development of the entire area, including leisure/entertainment resort uses. He then spoke to the continuing success of Fiesta Texas.

Mr. Gene Dawson, Sr., Pape-Dawson Engineers, expounded upon previous comments, in more detail, noting the planned development of a new resort hotel and golf course, the latter of which is proposed to be located adjacent to the Crownridge subdivision homes, next door. He then spoke to the compromise worked out in negotiations with the neighbors.

Mr. Gene Dawson, Jr., Pape-Dawson Engineers, spoke to the environmental considerations designed to protect the Edwards Aquifer recharge zone areas, including development of a Water Pollution Abatement Plan.

Mr. Wade E. Firmin, 6722 Washita Way, spoke to his requests to abate certain facets of the noise problem in the area, asking that a 70 decibel level maximum be applied to all development areas, as a reasonable solution.

Mr. Leonhardt disagreed with the 70 db level for all areas of the development, only to the area adjacent to the Crownridge subdivision.

Mr. Thornton spoke to the development's long-term economic impact upon San Antonio, and spoke to the proposed expansion of the "Entertainment District" area and noise concessions being made to residents in the Crownridge subdivision. He then addressed the fiscal advantages to the City of development of this area, which he noted was annexed voluntarily into the City of San Antonio.

Ms. Billa Burke spoke to the advantages of living adjacent to a golf course.

In response to a question by Mr. Solis, Mr. Guerrero explained that certain uses of the property concerned would have to come back before City Council for approval.

Mr. Roy Block, 6706 Washita Way, President of the Board of Directors of the Crownridge Homeowners Association, spoke in support for the new plans for the La Cantera development.

Mr. Thornton made a motion to approve the recommendation of the Zoning Commission. Ms. Ayala seconded the motion.

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

AN ORDINANCE 77,890

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS AN 84.2 ACRE TRACT OF LAND OUT OF CB 4548, 4721 AND 4725, NCB 14859, IN THE 6700 BLK OF CAMP BULLIS ROAD, FROM TEMP. "R-1" SINGLE FAMILY RESIDENCE DISTRICT AND TEMPORARY "R-1" UC-1 SINGLE FAMILY RESIDENCE URBAN CORRIDOR DISTRICT TO "ED" ENTERTAINMENT DISTRICT AND "ED" UC-1 ENTERTAINMENT URBAN CORRIDOR DISTRICT; AND TO REZONE AN 213.5 ACRE TRACT OF LAND OUT OF CB 4548, 4721 AND 4725, NCB 14859, IN THE 17000 BLK OF

BABCOCK ROAD, FROM TEMPORARY "R-1" ERZD SINGLE FAMILY EDWARD RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARD RECHARGE ZONE DISTRICT, LOCATED ON THE EAST SIDE OF BABCOCK ROAD AND THE SOUTH SIDE OF CAMP BULLIS ROAD, BEING 1100 FEET SOUTH AND 2260 FEET EAST OF THE INTERSECTION OF BABCOCK ROAD AND CAMP BULLIS ROAD, HAVING 1882.79 FEET ON BABCOCK ROAD, 1143.12 FEET ON CAMP BULLIS ROAD AND A DEPTH OF 2943.22. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

4H. CASE Z93063.- to rezone:

A 27.490 ACRE TRACT OF LAND OUT OF NCB 14859, OLD FREDERICKSBURG ROAD, FROM TEMPORARY "R-1" ERZD UC SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT. LOCATED WEST OF THE INTERSECTION OF FREDERICKSBURG ROAD AND IH-10 EXPRESSWAY, HAVING A COMBINED TOTAL OF 1909.55 FEET ON IH-10 EXPRESSWAY AND OLD FREDERICKSBURG ROAD AND A DEPTH OF 600 FEET.

THE 0.993 ACRE TRACT OUT OF NCB 14859 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT, LOCATED ON THE WEST SIDE OF OLD FREDERICKSBURG ROAD, 1372.12 FEET SOUTHWEST OF THE INTERSECTION OF IH-10 EXPRESSWAY AND OLD FREDERICKSBURG ROAD, HAVING 131.61 FEET ON OLD FREDERICKSBURG ROAD AND A DEPTH OF 367.72 FEET.

1.365 ACRE TRACT OF LAND OUT OF NCB 14883, IH-10 EXPRESSWAY, FROM "B-3" ERZD UC BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED AT THE INTERSECTION OF OLD FREDERICKSBURG ROAD AND IH-10 EXPRESSWAY, HAVING 392.59 FEET ON OLD FREDERICKSBURG ROAD, 408.31 FEET ON IH-10 EXPRESSWAY AND 245.64 FEET BETWEEN THESE TWO RIGHT-OF-WAYS.

139.570 ACRES OUT OF NCB 14859, LOOP 1604, FROM TEMPORARY "R-1" ERZD UC SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT, "B-3" ERZD UC BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED NORTHWEST OF THE INTERSECTION OF OLD FREDERICKSBURG ROAD AND LOOP FM 1604, HAVING 694.07 FEET ON OLD FREDERICKSBURG ROAD 4,562.81 FEET ON LOOP FM 1605 AND A DEPTH OF 1,617.17 FEET.

* * * *

The Zoning Commission has recommended³⁰⁶ that this request of change of zone be approved by the City Council.

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

Mr. Thornton made a motion to approve the recommendation of the Zoning Commission. Ms. Billa Burke seconded the motion.

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

AN ORDINANCE 77,891

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 27.490 ACRE TRACT OF LAND OUT OF NCB 14859, OLD FREDERICKSBURG ROAD, FROM TEMPORARY "R-1" ERZD UC SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT. LOCATED WEST OF THE INTERSECTION OF FREDERICKSBURG ROAD AND IH-10 EXPRESSWAY, HAVING A COMBINED TOTAL OF 1909.55 FEET ON IH-10 EXPRESSWAY AND OLD FREDERICKSBURG ROAD AND A DEPTH OF 600 FEET.

THE 0.993 ACRE TRACT OUT OF NCB 14859 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT, LOCATED ON THE WEST SIDE OF OLD FREDERICKSBURG ROAD, 1372.12 FEET SOUTHWEST OF THE INTERSECTION OF IH-10 EXPRESSWAY AND OLD FREDERICKSBURG ROAD, HAVING 131.61 FEET ON OLD FREDERICKSBURG ROAD AND A DEPTH OF 367.72 FEET.

1.365 ACRE TRACT OF LAND OUT OF NCB 14883, IH-10 EXPRESSWAY, FROM "B-3" ERZD UC BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED AT THE INTERSECTION OF OLD FREDERICKSBURG ROAD AND IH-10 EXPRESSWAY, HAVING 392.59 FEET ON OLD FREDERICKSBURG ROAD, 408.31 FEET ON IH-10 EXPRESSWAY AND 245.64 FEET BETWEEN THESE TWO RIGHT-OF-WAYS.

139.570 ACRES OUT OF NCB 14859, LOOP 1604, FROM TEMPORARY "R-1" ERZD UC SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT, "B-3" ERZD UC BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED NORTHWEST OF THE INTERSECTION OF OLD FREDERICKSBURG ROAD AND LOOP FM 1604, HAVING 694.07 FEET ON OLD FREDERICKSBURG ROAD 4,562.81 FEET ON LOOP FM 1605 AND A DEPTH OF 1,617.17 FEET. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

4I. CASE Z93064 - to rezone 149.2 ACRES OUT OF NCB 14859, FROM "R-3" ERZD MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT, "R-3" ERZD UC MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT AND "ED " ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED 125 FEET NORTHEAST OF THE INTERSECTION OF CHASE HILL BLVD., AND BABCOCK ROAD, HAVING 1255.41 FEET ON BABCOCK ROAD WITH A DEPTH OF 3,519.43 FEET.

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

Mr. Andy Guerrero, Planner III, explained details of the Ordinance.

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

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

AN ORDINANCE 77,892

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 149.2 ACRES OUT OF NCB 14859, FROM "R-3" ERZD MULTIPLE FAMILY RESIDENCE EDWARDS

RECHARGE ZONE DISTRICT, "R-3" ERZD UC MULTIPLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT AND "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "ED" ERZD ENTERTAINMENT EDWARDS RECHARGE ZONE DISTRICT AND "ED " ERZD UC ENTERTAINMENT EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT, LOCATED 125 FEET NORTHEAST OF THE INTERSECTION OF CHASE HILL BLVD., AND BABCOCK ROAD, HAVING 1255.41 FEET ON BABCOCK ROAD WITH A DEPTH OF 3,519.43 FEET. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

* * * *

93-20

AREA DEVELOPMENT NORTH OF INWOOD SUBDIVISION

Mr. David Gruder, representing the Inwood Forest Neighborhood Association, spoke to his group's concern with development of a B-3 business area north of Ashton Village Road, north of Inwood. He noted that his area is surrounded by R-1 residential zoning, and is concerned with the adverse impact upon area residential property values, if certain development takes place there.

In response to a question by Mr. Thornton, Mr. Lloyd Garza, City Attorney, noted that should the Inwood area be successful in its efforts to appeal the recent annexation of that area into the City of San Antonio, then the area remains outside the City and loses any zoning protection of the City.

Mr. Andy Guerrero, Land Development Services, briefly described allowable uses under the B-3 zoning classification.

93-20

REQUEST FOR ELECTION RECOUNT IN DISTRICT 4

Mayor Wolff spoke to the formal request filed by Mr. Adam Serrata, Jr. for a recount of the votes in District 4, noting that a certified check accompanied that recount request.

Ms. Norma S. Rodriguez, City Clerk, stated that an answer to the legal validity of that recount request would be ready this afternoon, and Mr. Serrata will be formally notified.

Mr. Serrata stated that he only asks to be treated fairly.

Mayor Wolff noted that the City of San Antonio is bound by state law as it pertains to the election process.

Mr. Thornton noted that yesterday's heavy rainfall produced the fifth-heaviest rainfall in San Antonio since 1885, and noted that heavy rains also fell on San Antonio just two years ago. He congratulated City crews for their rapid reaction to conditions, and stated his opinion that the next bond issue needs to include storm drainage projects. He then addressed the number of low-water crossings in various City Council districts, and the impact of additional asphalted areas on stormwater runoff.

Mr. Thornton addressed the flooding problems of some citizens because of yesterday's heavy rains, and spoke to the City's need to address the problem of certain low-water crossings by beginning immediately to plan to correct the problems involved. He spoke to his belief that the City Council needs to set new priorities, and called for new actions designed to work on the stormwater runoff problems.

Mayor Wolff stated his opinion that the City now is paying the price of an earlier lack of planning and controls on development in the city. He noted that past bond issues have provided millions of dollars for street and drainage work, and stated that unplanned and uncontrolled development damages a community. He stated that the issue of stormwater drainage may well be a part of the proposed November 1993 bond issue election, and addressed the problems of automobile drivers ignoring barricades and trying to drive across low-water crossings during periods of rising water.

Mr. Solis spoke to the need to move faster on public works-type projects, and spoke to the matter of training for San Antonio firefighters in high-water rescues. He stated his belief that the voters may have to be asked to use the current one-half-cent sales tax levy earmarked for Alamodome development, for streets and drainage work.

Mr. Alex Briseno, City Manager, spoke to the orderly phasing of public works-type projects, such as starting construction downstream and working upstream, in phases. He stated his belief that City Council might also want to look at impact fees to finance streets and drainage projects.

Mr. Rolando Bono, Assistant City Manager, provided Council with a preliminary assessment of the stormwater runoff situation and a brief review of yesterday's problem areas, coupled with the City's responses to those problem areas.

A copy of his preliminary assessment is made a part of the papers of this meeting.

Mr. Bono noted that yesterday's storm was a "Level 6" storm, one which has not been seen here in the past 20 years. He then spoke to the matter of fines levied against persons having to be rescued because they ignored barricades and drove into deep water.

Mayor Wolff addressed the lack of flood insurance available to some residents in the Dreamland Oaks subdivision, which is part of a flood plain. He then spoke to federal assistance available because of the flooding.

A discussion then took place concerning the effectiveness of the underground flood-control tunnels and how they coped with the stormwater runoff, during which Mayor Wolff noted that the flood-control tunnel on the San Antonio River will not be completed for another two years.

Fire Chief Raul Losoya discussed swift-water rescue training for firefighters, noting that none have yet gone through Phase Three training, which involves actual rescue training in swift water, itself.

A discussion then ensued concerning the some 1,600 low-water crossings in San Antonio, and staff responses to problems involving low-water crossings during yesterday's stormwater runoff.

Mr. Thornton spoke to the need to take action to provide more water-retention areas in sectors of the city requiring more flood control. He then addressed the possibility of merging creation of more flood-control areas with development of open spaces and parks areas.

Mayor Wolff stated his belief that the City may have to look toward possibly combining parks and flood-control retention open-areas such as Olmos Park in the next bond issue election.

Mr. Labatt spoke to the need to address the matter of drainage as the top priority in the next bond issue, and perhaps beyond.

Mr. Briseno noted that he is proud of the actions of City employees during yesterday's flooding problems.

A discussion then took place concerning the need for a review of the City's drainage Master Plan in a future "B" Session discussion.

- - -
93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,893

GRANTING AN EXCEPTION TO THE MORATORIUM ON THE
 ISSUANCE OF SIGN PERMITS, CERTIFICATES OF OCCUPANCY,

AND ZONING CHANGES IN THE FREDERICKSBURG ROAD PROJECT AREA IN ORDER TO ALLOW MS. ELVIA VASQUEZ TO APPLY FOR THE DEVELOPMENT-RELATED PERMITS NEEDED TO OCCUPY THE PROPERTY LOCATED AT 1235 W. SUMMIT AVENUE AS A FLOWER SHOP.

* * * *

Mayor Wolff declared the Public Hearing to be open.

No citizen appeared to speak to this matter.

Mayor Wolff declared the Public Hearing to be closed.

Mr. Gene Camargo, Director of Building Inspections, spoke to details of the request for an exception to the Fredericksburg Road Project Area moratorium, and noted that City staff recommends approval of the request.

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

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

93-20 PUBLIC HEARING ON THE ALAMODOME NEIGHBORHOOD PLAN

Mayor Wolff declared the Public Hearing to be open.

Mr. David Pasley, Director of Planning, spoke to the some three dozen public hearings held over the past two years on this proposed plan, and he briefly spoke to litigation involving this matter.

Ms. Marcia Welch, representing the Metro Alliance, expressed concern about the impact of this development on their neighborhood. She stated that her group is equally concerned about the relocation of current east side residents from this area because of the development of the Alamodome, and urged that the area be kept residential in nature. She then introduced all the members of Metro Alliance, present in the audience.

Rev. R.A. Archield, Jr., Friendship Baptist Church, reiterated Mrs. Welch's concerns and the effects of new commercial ventures in their existing neighborhood.

Mrs. Pamela Wals, Principal of Herff Elementary School, reiterated comments made by previous speakers.

Mrs. V. Dancy, representing Metro Alliance, also urged that the area be maintained as residential in character.

Ms. Elsa Guiann, 1405 North Main Avenue, Metro Alliance, stated her desire to be a part of the decision-making process for this area, and spoke against the area becoming commercial, stressing the need for positive growth in the area.

Ms. Theresa Black, 3203 Bolmore Dr., expressed her concern for the number of vacant homes in the east side, and wondered why single mothers with children could not utilize these vacant homes. She spoke of her own personal efforts to better herself and her children.

Mayor Wolff noted the opening of the Dwyer Street facility for those who need temporary housing.

Rev. Claude W. Black, Jr. spoke about the impact of the Alamodome and how quality neighborhoods can be maintained with diverse uses. He then spoke to the distinctively historical character of this immediate area, and asked the City Council to look favorably on approving residential zoning for this area.

Mr. John F. Carroll, attorney for Alamodome East Property Owners Association, described the makeup of the association and spoke to its objections to not having a voice in this plan. He stated that the group was never advised about the neighborhood forums which took place last summer on this matter, and gave a history of the group's dealings with City staff. He noted that his association wants to have a part of this planning in order to do what is right for the neighborhood.

Ms. Barbara McDonald, concerned homeowner, asked that the area be maintained residential in character, and spoke in support for the City's plan for the area.

Mr. Edwin Rivera, concerned property owner, stated that he is concerned with the immediate Alamodome area, and urged that development of the area be delayed for one year, to see how area property develops. He spoke against having purely residential zoning in this area, and stated his belief that people have to have a voice concerning their own property.

Ms. Juanita Camacho, 108 Dashiell Street, asked that her property be continued commercial in nature, and stated her fears that sale of her house as a residence will not produce enough revenue to allow her to purchase another home elsewhere.



Mr. Harold H. Miller, property owner, asked that property in the area be zoned commercial.

Ms. Bertha M. Garza, property owner speaking also for her father, a resident of this area, stated that she cannot afford to sell her property as residential, and asked that its zoning remain commercial.

Mr. Eddie Spalter, representing American Roofing, stated that his family has had a business in this area for the past 89 years, and he expressed concern that businesses along Cherry Street cannot expand their commercial operations, under the City's proposed plan. He fears that he may have to move the firm out of the area, as a result, and stated that he was not consulted when the City's plan was developed. He asked that Cherry Street remain commercial, or that some acceptable compromise be effected.

Mr. Walter Brown, Alamo Planning Group, spoke to the \$600 million financial commitment to develop this area, years ago, and stated his belief that the Alamodome was positioned here to prevent this commercial development. He urged all property owners to keep their properties, and he also urged that the City Council take no action on this matter today.

Mr. Alfred Perry, 616 South Hackberry Street, spoke in support for the plan for the area, as presented by the City.

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

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

Mr. Pierce spoke to the numerous public forums and meetings held on this matter, and spoke to the six main points of the City's plan, addressing the rationale for each. He stated his willingness to take under consideration any amendments made to the plan, although he hopes that City Council will vote on the plan, as presented.

In response to a question by Mr. Pierce, Ms. Genie Cooper, Department of Planning, noted that the City's plan, as presented, does not rezone Mr. Rivera's property. She also spoke in favor of retaining the existing business zonings in the area.

Mr. Pierce noted that this area will have no protection if the City's plan is not approved.

Mr. Perez stated his belief that the public hearing process was both fair and open, and he spoke in support for the City's plan.

Mr. Nieto also spoke in support for the City's proposal.

93-20

CITIZENS TO BE HEARD

MR. JOHN LE-FLORE

Mr. LeFlore, Regional Executive, NationsBank, spoke to details of his firm's Community Investment program, and distributed copies of materials to members of City Council, copies of which are made a part of the papers of this meeting.

He spoke to results of this program, including some \$42.8 millions in loans made to San Antonio's low and moderate-income areas during 1992. He noted that this represents a 302 per cent increase in home loans to minorities. He then explained the various charts in the packet of information handed to City Council.

* * * *

MR. STANLEY RANGEL

Mr. Stanley Rangel, 302 Highview, spoke to liens he has on his property due to the cleaning up of one of his properties many years ago. He took issue with the manner in which these liens were applied on his property.

After discussion, Mr. Perez advised Mr. Rangel of the weedy lot problem prevalent throughout the city and the need to keep these areas clear of debris and brush.

Mr. Martin Rodriguez, Code Compliance Director, stated that he will work with Mr. Rangel on this issue.

* * * *

PRAYER IN SCHOOLS

A number of individuals were signed to speak to the City Council asking their support in approving a resolution reinstating prayer in public school. Mr. Cliff Lindsay stated that in lieu of speaking they would be exhibiting a film entitled, "The Foundations of an American Government."

* * * *

MR. DON WILKINS CASTILLO

Mr. Don Wilkins Castillo stated that the City Council should hang the U.S. Constitution in the City Council Chamber.

The Mayor and City Council asked that the City staff follow through on this request.

* * * *

93-20 The regular meeting was recessed at 6:00 P.M., to consider a "B" Session worksession on Boards and Commissions. This "B" Session was recessed at 7:05 P.M.

SAN ANTONIO DEVELOPMENT AGENCY

During discussion of appointments during this informal "B" Session, discussion took place on the necessary steps that would be required to bring San Antonio Development Agency 'in-house' to the City of San Antonio. Mr. Labatt made a motion that City staff be asked to investigate those steps and report back to City Council. Mr. Thornton seconded the motion. The motion then prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Nieto, Solis, Ayala, Thornton, Labatt, Wolff. NAYS: None. ABSENT: Vera, Larson.

City Council reconvened in regular session at 6:23 P.M.

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,894

AUTHORIZING PAYMENTS OF REFUNDS TOTALING \$108,621.20 TO PERSONS MAKING A DOUBLE PAYMENT, OVERPAYMENT, OR AS A RESULT OF A VALUE CHANGE ON 76 TAX ACCOUNTS.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,895

ACCEPTING THE LOW QUALIFIED BID OF WALLACE L. BOLDT GENERAL CONTRACTING, INC., IN THE AMOUNT OF \$248,000.00, TO CONSTRUCT THE RENOVATIONS TO BUILDINGS ON THE DIAMOND SHAMROCK & FAIRCHILD GEN-AERO LEASEHOLDS AT SAN ANTONIO INTERNATIONAL AIRPORT AND AUTHORIZING EXECUTION OF A CONTRACT; AUTHORIZING AN ADDITIONAL \$24,800.00 FOR A CONSTRUCTION CONTINGENCY ACCOUNT; AUTHORIZING AN ADDITIONAL \$18,040.00 TO JDM ASSOCIATES FOR ARCHITECTURAL FEES; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

* * * *

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

Mr. Mike Kutchins, Director of Aviation, briefly explained the work involved and noted that one bid was returned unopened at the time of the formal bid-opening because it contained a thermofax copy of a bond, not an original bond with original signatures.

Mr. Toshi Nobe, representing Nobe General Contractors, presented a written statement to City Council members, a copy of which is made a part of the papers of this meeting. The papers were a report of his own investigation into the use of 'fax' copies of documents by other cities. He spoke to several reasons why he feels that 'fax' copies of bonds should be accepted by the City of San Antonio, and asked that this particular bid request be nullified and the project re-bid. He spoke to the use of 'fax' copies of bonds as "acceptable alternatives", to meet business objectives, and addressed the results of his own survey of other cities and their opinions on the use of 'electronic transmission of bonds'. He then addressed what he perceives as the four options facing City Council this evening.

In response to a question by Mayor Wolff, Mr. John German, Director of Public Works, stated that he does not recommend the use of 'fax' copies of bonds by the City of San Antonio.

In response to a question by Mr. Perez, Mr. Lloyd Garza, City Attorney, spoke to his interpretation of how the courts feel about the matter of electronic service in lawsuits, etc. He noted that Mr. German; Mr. Tom Finlay, Assistant City Attorney; and Mr. Kutchins has met to review the use of 'fax' copies of bonds, and had distinguished between a bid bond and a financial instrument, then had recommended that a 'faxed' copy not be allowed by the City of San

Antonio. He further noted that, should City Council wish to change bid specifications in the future to accommodate 'faxed' bond copies, it can be accomplished. However, the bid language on this particular project before City Council tonight forbids accepting 'faxed' bond copies.

Mr. Perez asked that more investigation be done on this matter.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,896

AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE NECESSARY ACTION TO SETTLE THE CLAIM OF DAGNEY VARA, FERMIN ROSAS, ARIEL ROSAS & ALEXANDER ROSAS, CLAIM NO. 010008-013739-AB-01 AGAINST THE CITY OF SAN ANTONIO IN THE AMOUNT OF \$11,900.00.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,897

AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE NECESSARY ACTION TO SETTLE THE CLAIM OF KATHY A. ANDERSON CLAIM NO. 010008-013501-AB-01 AGAINST THE CITY OF SAN ANTONIO IN THE AMOUNT OF \$11,000.00.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,898

AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE NECESSARY ACTION TO SETTLE THE CLAIM OF FRANCISCO IMPERIAL, CLAIM NO. 010008-013911-AB-01 AGAINST THE CITY OF SAN ANTONIO IN THE AMOUNT OF \$6,900.00.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,899

AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO COMPROMISE AND SETTLE CAUSE NO. 90-CI-03817 STYLED OSCAR A. HERNANDEZ VS. HENRY FLORES, AND THE CITY OF SAN ANTONIO IN THE TOTAL AMOUNT OF \$70,000.00.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,900

AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO COMPROMISE AND SETTLE CAUSE NO. 91-CI-17441 STYLED LUCILA RENDON VS. FRANCISCO OVALLE, AND THE CITY OF SAN ANTONIO IN THE TOTAL AMOUNT OF \$100,000.00.

* * * *

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

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,901

APPROVING FIELD ALTERATION NO. 38 IN THE AMOUNT OF \$90,000.00 FOR THE CONSTRUCTION CONTRACT WITH ERMCO/MARTIN-WRIGHT FOR WORK ON THE ALAMODOME: PACKAGE 7A - ELECTRICAL SYSTEMS, FUNDED BY THE 1/2 PERCENT SALES TAX.

* * * *

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

Mr. Gabriel Perez, Dome Development Office, briefly explained the field alteration.

In response to a question by Mr. Perez, Mr. Roland Lozano, Director of Dome Development, spoke to the current status of Alamodome completion, and the effects of recent heavy rains on that work. He also spoke to what portions of the project will not be finished by the opening date of May 15, 1993, but noted that all of those areas can be worked around.

A discussion ensued concerning the round-the-clock, 24-hour-a-day work schedules in place to complete the Alamodome by its opening date.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,902

APPROVING FIELD ALTERATION NO. 12 IN THE AMOUNT OF \$19,320.00 FOR THE CONSTRUCTION CONTRACT WITH INTERKAL, INC. FOR WORK ON THE ALAMODOME: PACKAGE 9B - ARMCHAIRS/MOVEABLE PLATFORMS, FUNDED BY THE 1/2 PERCENT SALES TAX.

* * * *

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

Mr. Gabriel Perez, Dome Development Office, explained the field alteration involved.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,903

RATIFYING FIELD ALTERATION NO. 21 IN THE AMOUNT OF \$16,632.00 FOR THE CONSTRUCTION CONTRACT WITH LYDA, INC. FOR WORK ON THE ALAMODOME: PACKAGE 13A - SITE IMPROVEMENTS, FUNDED BY THE 1/2 PERCENT SALES TAX.

* * * *

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

Mr. Gabriel Perez, Dome Development Office, explained the field alteration involving the electrical conduits.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,904

RATIFYING PROFESSIONAL SERVICES AND APPROPRIATING AN AMOUNT NOT TO EXCEED \$9,000.00 FOR PAYMENT RELATED TO ENVIRONMENTAL ENGINEERING AND CONSULTING WORK ON THE ALAMODOME PROJECT SOUTH OF MONTANA STREET; AMENDING THE ORIGINAL TRANSFER WITHIN PROJECT BUDGETS WITH PAYMENT MAKE BY VIA METROPOLITAN TRANSIT TO FUGRO-McCLELLAND, FUNDED BY THE 1/2 PERCENT SALES TAX.

* * * *

Mr. Gabriel Perez, Dome Development Office, explained the field alteration to pay for consulting work.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,905

RATIFYING PROFESSIONAL SERVICES AND APPROPRIATING AN AMOUNT NOT TO EXCEED \$13,450.00 FOR PAYMENT RELATED TO THE ALAMODOME PROJECT SURVEY AND REPLATTING OF THE OVERALL PROJECT SITE; AMENDING THE ORIGINAL TRANSFER WITHIN PROJECT BUDGETS WITH PAYMENT MADE BY VIA METROPOLITAN TRANSIT TO BAKER SURVEYING COMPANY, FUNDED BY THE 1/2 SALES TAX.

* * * *

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

Mr. Gabriel Perez, Dome Development Office, explained the field alteration for project surveying and replatting of the overall Alamodome site.

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

93-20 The Clerk read the following Ordinance:

AN ORDINANCE 77,906

AUTHORIZING THE TRANSFER OF A TOTAL OF \$50,000.00 FROM VARIOUS CITY DEPARTMENTS TO THE ALAMODOME OPERATING BUDGET AND SUBSEQUENT LUMP SUM BUDGET TRANSFER TO VIA METROPOLITAN TRANSIT AUTHORITY FOR THE TRANSPORTATION PUBLIC EDUCATION CAMPAIGN.

* * * *

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

Ms. Frances Gonzalez, Dome Development Office, briefly explained the Alamodome Transportation Public Education Plan, and spoke to the plan's funding from various sources.

A discussion then took place concerning news media campaign radio announcements already airing on Alamodome transportation.

In response to a question by Mr. Labatt, Mr. Roland Lozano, Director of Dome Development, spoke to the 'agreed order' with Texas Water Commission, relative to movement of contaminated soils from the Alamodome site. He discussed the matter of fines paid for several violations during construction of the Alamodome project, and noted that a monitoring program for contaminated dome-site soils, over a period of 10 years, will cost about \$800,000.00.

In response to a question by Mr. Thornton, Mr. Gabriel Perez, Dome Development Office, noted that the total cost for handling of contaminated soils from the Alamodome site now has been completed, and that total sent to VIA Metropolitan Transit in order that they might present a final bill on this matter to Alamo Iron Works.

A discussion then ensued concerning final Alamodome cost estimates; how overages will be handled, over and above budgeted funding; and how any excess revenues from the one-half cent sales tax will be used.

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

- - -

City Council recessed its regular meeting for dinner at 7:05 P.M., reconvening at 7:44 P.M.

- - -

City Council at 7:45 P.M. recessed its regular meeting to convene in informal "B" Session for a Presentation by the San Antonio Water System on the proposed Stormwater Fee.

- - -

93-20 Mayor Wolff reconvened the "A" Session at 8:48 P.M., at which time he announced that the City Council would be adjourning into Executive Session for the purpose of: (A) Briefing on legal aspects and responsibilities of Council membership and (B) Briefing on an update on contract negotiations relating to catering and concession services in the Alamodome.

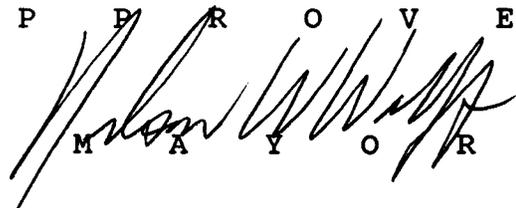
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93-20 City Council recessed the Executive Session and reconvened in regular "A" Session at 9:11 P.M.

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93-20 There being no further business to come before the Council, the meeting was adjourned at 9:12 P.M.

A P P R O V E D



M A Y O R

Attest:


C I T Y C L E R K

93-20 The Clerk read the following letter:

April 28, 1993

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

The following petition was received in my office and forwarded to the City Manager for investigation and report to the City Council:

April 28, 1993

Petition submitted by Father Larry Janezic, 10040 Espada Road, San Antonio, Texas 78214 and other area residents, requesting the City of San Antonio make improvements on Sava Street.

/s/ Norma S. Rodriguez
City Clerk