

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 2, 1981.

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81-15 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, THOMPSON, ALDERETE, CANAVAN, ARCHER, STEEN, COCKRELL; Absent: NONE.

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81-15 The invocation was given by Reverend E.O. Allen, Southside Gospel Church.

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81-15 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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81-15 The minutes of the regular meeting of March 19, 1981 and the special meeting of March 19, 1981 were approved.

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81-15

HONORARY DEGREE

Mr. Thompson asked for a Point of Privilege and read a letter to Mayor Cockrell from Southern Methodist University, stating that the University planned to award Mayor Cockrell with an honorary degree of Doctor of Humane Letters on May 17, 1981.

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81-15

TAXICAB INSPECTOR

Mrs. Dutmer brought to Council's attention, the fact that Mr. Manuel Trujillo, City Taxicab Inspector, played a major role in assisting a taxicab driver in locating a passenger who had lost a sum of money in the taxicab.

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81-15 CONSENT AGENDA

Mr. Steen moved that items 5-24 constituting the consent agenda be approved with the exception of item no. 9 to be considered individually. Mrs. Dutmer seconded the motion.

On roll call, the motion carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Cisneros.

AN ORDINANCE 53,572

ACCEPTING THE LOW BID OF LONE STAR
TRANSPORT FOR TRANSPORTING HEAVY EQUIP-
MENT AND CANCELLING THE CURRENT CONTRACT
WITH TEXAS TRANSPORT, INC.

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AN ORDINANCE 53,573

ACCEPTING THE LOW BID OF ARMCO, INC., CONSTRUCTION PRODUCTS DIVISION, TO FURNISH THE CITY OF SAN ANTONIO WITH GUARD RAILING FOR A NET TOTAL OF \$7,361.50.

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AN ORDINANCE 53,574

ACCEPTING THE LOW BID OF ALLIS CHALMERS TO FURNISH THE CITY OF SAN ANTONIO WITH REPLACEMENT PARTS FOR THE BASCULE RETAINER GATES AT THE ELMENDORF LAKE SPILLWAY FOR A NET TOTAL OF \$15,250.00.

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AN ORDINANCE 53,575

ACCEPTING THE LOW QUALIFIED BID OF PLAINS MACHINERY CO. AND WAUKESHA PEARCE INDUSTRIES, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH VIBRATORY ROLLERS FOR A NET TOTAL OF \$137,486.14.

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AN ORDINANCE 53,576

ACCEPTING THE LOW QUALIFIED BID OF LOYD ELECTRIC CO. IN THE SUM OF \$327,380 TO CONSTRUCT ROADWAY AND PARKING SIGNAGE AT INTERNATIONAL AIRPORT; AUTHORIZING EXECUTION OF AN AGREEMENT (AIA DOCUMENT, A101); AND APPROPRIATING \$343,750 OUT OF FUND 51.

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AN ORDINANCE 53,577

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH PAPE-DAWSON CONSULTING ENGINEERS, ON THE TRES CINCO SUBDIVISION OFF-SITE SANITARY SEWER PROJECT; AND APPROPRIATING THE SUM OF \$8,425 OUT OF FUND 52.

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AN ORDINANCE 53,578

AUTHORIZING EXECUTION OF FIELD ALTERATIONS NOS. 2, 3, 4 AND 5, FOR A TOTAL OF \$68,452.71 TO THE CONTRACT FOR RILLING ROAD ELECTRICAL DISTRIBUTION PROJECT; AND AUTHORIZING PAYMENT.

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AN ORDINANCE 53,579

AUTHORIZING EXECUTION OF FIELD ALTERATION NO. CWB-3 IN THE SUM OF \$28,641.00 TO THE CONTRACT ON THE LONE STAR BOULEVARD DRAINAGE OUTFALL PROJECT; AUTHORIZING

A BUDGET REVISION AND AUTHORIZING
PAYMENT.

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AN ORDINANCE 53,580

AUTHORIZING EXECUTION OF FIELD
ALTERATION NO. 2 IN THE SUM OF
\$12,000 TO THE CONTRACT ON THE OLMOS
CREEK DRAINAGE PROJECT #87-88,;
AUTHORIZING PAYMENT.

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AN ORDINANCE 53,581

AUTHORIZING EXECUTION OF A CONSTRUCTION
AND MAINTENANCE AGREEMENT AND A FINANCIAL
AGREEMENT WITH THE STATE DEPARTMENT OF
HIGHWAYS AND PUBLIC TRANSPORTATION
RELATIVE TO SOUTH ZARZAMORA STREET-IH410
TO IH 35.

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AN ORDINANCE 53,582

AUTHORIZING EXECUTION OF A PROFESSIONAL
SERVICES CONTRACT WITH PAPE-DAWSON
CONSULTING ENGINEERS, FOR PROFESSIONAL
SERVICES AND THE PREPARATION OF PLANS
AND SPECIFICATIONS FOR THE TEZEL ROAD
98 ACRE TRACT PROJECT.

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AN ORDINANCE 53,583

ACCEPTING THE LOW QUALIFIED BID OF MISSION
CONTRACTORS, INC., IN THE AMOUNT OF
\$1,330,479.12 FOR THE COLUMBIA HEIGHTS
PROJECT (PHASE III AND IV-CHALMERS AND
VERMONT), APPROVING A CONTRACT COVERING
SUCH WORK, AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 53,584

AUTHORIZING EXECUTION OF AN AGREEMENT
WITH THE STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION FOR THE RE-
CONSTRUCTION OF THE INTERSECTIONS OF
BABCOCK ROAD AT HUEBNER ROAD AND CALLAGHAN
ROAD AT WEST COMMERCE UNDER THE FEDERAL
AID URBAN SYSTEMS PROGRAM; AND ESTABLISHING
A FUND AND BUDGET FOR THE PROJECTS.

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AN ORDINANCE 53,585

AUTHORIZING A PROFESSIONAL SERVICES
CONTRACT WITH ALBERT THEODORE FOR OPERATION
OF THE FAIRCHILD PARK TENNIS CENTER AND
AUTHORIZING TENNIS COURT FEES AT SAID
FACILITY.

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AN ORDINANCE 53,586

AUTHORIZING THE CITY MANAGER TO EXECUTE AN INDENTURE WITH THE SOUTHERN PACIFIC TRANSPORTATION COMPANY PERTAINING TO THE MAINTENANCE AND OPERATION OF A DRAINAGE FACILITY AND THE GRANTING OF CERTAIN EASEMENTS.

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AN ORDINANCE 53,587

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SAN ANTONIO DEVELOPMENT AGENCY FOR RELOCATION SERVICES FOR THE WASTEWATER FACILITIES IMPROVEMENT PROGRAM DOS RIOS PLANT LAND ACQUISITION PROJECT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 53,588

AUTHORIZING THE CLOSING OF PORTIONS OF SOUTH PRESA; NUEVA; AND VILLITA STREETS ON APRIL 18-25, 1981.

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AN ORDINANCE 53,589

AUTHORIZING PAYMENT OF REFUNDS TO PERSONS MAKING OVERPAYMENTS OR DOUBLE PAYMENTS ON 16 TAX ACCOUNTS.

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AN ORDINANCE 53,590

ACCEPTING THE HIGH BID(S) RECEIVED IN CONNECTION WITH \$2,500,000 IN CITY FUNDS AVAILABLE FOR DEPOSIT IN INTEREST-BEARING CERTIFICATES OF DEPOSIT.

* * * *

81-15 The Clerk read the following Ordinance:

AN ORDINANCE 53,591

ACCEPTING THE LOW QUALIFIED BID OF CENTURY BUSINESS EQUIPMENT TO FURNISH THE CITY OF SAN ANTONIO WITH AN ELECTRONIC POSTAGE COMPUTING SCALE FOR A NET TOTAL OF \$4,598.85.

* * * *

Mr. Steen moved to approve the Ordinance. Mr. Wing seconded the motion.

Mr. Thompson expressed concern regarding the cost involved.

Ms. Rebecca Q. Cedillo, Administrative Assistant to the City Manager, explained that all departments of the City will be able to use the new postage scale providing an accurate measurement of all mailings; something that cannot now be accomplished with the present equipment. She noted that because of the heavy volume of City mail, the new scale is vitally needed.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: Thompson; ABSENT: Cisneros.

81-15 ZONING HEARINGS

25. CASE 8371 - to rezone a 0.530 acre tract of land out of NCB 10045, being further described by field notes filed in the Office of the City Clerk, in the 200 Block of Ave Maria, from "A" Single Family Dwelling District and "R-3" Multiple Family Residential District to "R-1" One Family Residential District, located on the west side of Ave Maria, being 338' south of the intersection of Dipper Drive and Ave Maria, having 141.28' on Ave Maria and a maximum depth of 195.26'; a 0.580 acre tract of land out of NCB 10045, being further described by field notes filed in the Office of the City Clerk, from "A" Single Family Dwelling District to "I-1" Light Industrial District, located approximately 195.26' west of Ave Maria, having a depth of 188.61' and a maximum width of 133.84'; a 2.109 acre tract of land out of NCB 10045, being further described by field notes filed in the Office of the City Clerk, in the 200 Block of Melliff Drive, from "R-3" Multiple Family Residential District to "B-3R" Restrictive Business District, located on the west side of Melliff Drive, being 300' southwest of the intersection of Ave Maria and Melliff Drive, having 235' on Melliff Drive and a maximum depth of 830'; a 1.093 acre tract of land out of NCB 10045, being further described by field notes filed in the Office of the City Clerk, from "R-3" Multiple Family Residential District to "I-1" Light Industrial District, located on the northwest side of Melliff Drive, being 600' southwest of the intersection of Ave Maria and Melliff Drive, having 170' on Melliff Drive and a maximum depth of 480'.

Mr. Andy Guerrero, Planning Administrator, explained the proposed change of zone which the Zoning Commission recommended be approved by the City Council. He explained that 31 notices were mailed out to residents within 200 feet of the property in question; nine were returned against the change and nine were returned in favor. He explained that if the request were split into separate portions of the land involved, it would require 9 Council affirmative votes to approve the change in zoning on the southern portion, and only six affirmative votes on the northern portion.

Mr. Bill Telford, representing Recoleta Joint Venture, the proponents, outlined the project, noting that increased traffic in the area had become a problem for the neighbors, and presented an artist's rendering of the proposal for development of the land, including its traffic pattern. He stated that he feels his group has reached an agreement with the neighbors and the City staff after a series of joint meetings, and outlined briefly those agreements.

Mr. Tom Notinstein, 358 Ave Maria, President of "Save Shearer Hills for Homeowners", explained that he once opposed the change in zoning request, but noted that mutual agreements had been reached while all sides worked together on the problem. He stated that his board now favors the agreed-upon decisions, resulting from those meetings.

The following citizens spoke in favor of the requested change in zoning:

- Ms. Mary Lou Mabie, 311 Ave Maria;
- Mrs. H.O. Franz, 359 Ave Maria;
- Mrs. J. Caldwell, 322 Ave Maria;
- Mr. Eric Weisgarber, broker for Routh and Company;
- Mr. Herman Jaekle, 214 Ave Maria;
- Mr. Doug Taylor, Vice-President of Save Shearer Hills for Homeowners Organization;
- Mr. Robert Manuel, 351 Ave Maria.

* * * *

Mr. Russell Kyse, President of Routh and Company, spoke of the deed restrictions placed upon the subject property.

Ms. Dorothy Cole, 7114 Dubies Drive presented signed petitions from persons opposing the rezoning request.

In response to a question by Mr. Thompson, Ms. Cole stated that she is opposed only to the planned "I-1" zoning, not the "B-3R" and favors "B-3R" on all the property concerned.

Ms. Anne Browder, 202 Ave Maria and Mrs. Minnie Haven, 218 Ave Maria, both supported the remarks of Ms. Cole.

Mr. Sam Zalesberg, 450 Starcrest Drive, stated his concern that the planned "I-1" zoning would be too close to residences, despite a "B-3R" buffer.

Mrs. Dutmer then moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained on the east side adjacent to the single family residential area. Mr. Archer seconded the motion. On roll call, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: Webb; ABSENT: Eureste.

AN ORDINANCE 53,592

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.530 ACRE TRACT OF LAND OUT OF NCB 10045, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 200 BLOCK OF AVE MARIA, FROM "A" SINGLE FAMILY DWELLING DISTRICT TO "R-1" ONE FAMILY RESIDENTIAL DISTRICT; A 0.580 ACRE TRACT OF LAND OUT OF NCB 10045, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE FAMILY DWELLING DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; A 2.109 ACRE TRACT OF LAND OUT OF NCB 10045, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 200 BLOCK OF MELLIFF DRIVE, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; A 1.093 ACRE TRACT OF LAND OUT OF NCB 10045 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRIAL DISTRICT, PROVIDED THAT

April 2, 1981
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PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE EAST SIDE ADJACENT TO THE SINGLE FAMILY RESIDENTIAL AREA.

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26. CASE 8400 - to rezone a 0.526 acre tract of land out of Lot 20, NCB 10049, being further described by field notes filed in the Office of the City Clerk, in the 200 Block of Ave Maria, from "J" Commercial District to "R-1" Single Family Residential District, located on the south side of Ave Maria, being 530' west of the intersection of Melliff Drive and Ave Maria, having 123.61' on Ave Maria and a depth of 150'.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Steen moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and that a non-access easement is imposed and maintained on the south and west property lines. 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, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Eureste.

AN ORDINANCE 53,593

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.526 ACRE TRACT OF LAND OUT OF NCB 10049, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK IN THE 200 BLOCK OF AVE MARIA, FROM "J" COMMERCIAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A NON-ACCESS EASEMENT IS IMPOSED AND MAINTAINED ON THE SOUTH AND WEST PROPERTY LINES.

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27. CASE 8415 - to rezone the northwest 111.74' of Lot 24, Block 1, NCB 15600, 6815 Highway 90 West from "R-3" Multiple Family Residential District to "B-2" Business District, located 195.86' north of Highway 90 West being 257.16' west of Pinn Road, having a depth of 111.74' and a width of 315.59'.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Canavan moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained on the northwest property line. 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, Thompson, Alderete, Canavan, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Archer.

AN ORDINANCE 53,594

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 NORTHWEST 111.74' OF LOT 24, BLOCK 1, NCB 15600, 6815 HIGHWAY 90 WEST, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE NORTHWEST PROPERTY LINE.

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81-15

PRESENTATION OF AN ANNUAL REPORT ON DEVELOPMENT AND PLANNING ACTIVITIES

Mr. William Dodds, Chairman of the Planning Commission, introduced members of the Planning Commission present in the audience and read from a portion of the written report, which is enclosed in the papers of this meeting.

Mr. Roland Lozano, Director of Planning, spoke about the data used to compile the report and displayed for Council a series of color-coded charts giving a visual outline of the written data contained in the report.

Mr. Canavan asked that the Planning Commission review the request for incorporation recently presented by residents of Helotes, stating his belief that the Planning Commission was the proper vehicle through which the request should be made, rather than directly to City Council.

Mr. Dodds spoke to certain trends noted in the written report and made summary remarks. He then stated his recommendation that the Planning Commission be included in formulation of annexation studies by the City of San Antonio, and spoke to the possible need for a written Annexation Plan. He concluded his remarks by thanking Mr. Lozano and the Planning Department staff for their hard work with the Planning Commission.

Mayor Cockrell thanked the Commission for its report and spoke to possible inclusion of the Planning Commission in annexation matters of the City.

Mrs. Dutmer stated her belief that the Council would not annex more land until it can bring complete municipal services to all of San Antonio's current citizens.

Mr. Louis Fox, Deputy City Manager, spoke to the inclusion of both the Planning Commission and City Council's Annexation Committee in any annexation matters brought before City staff.

Mayor Cockrell asked that City Manager, Thomas E. Huebner be advised of the discussion taking place, for his future consideration.

28. CASE 8381 - to rezone Lots 6, 7 and 8 and the west 25' of Lot 11, Block 33, NCB 9443, in the 1400 Block of Hutchins Place, from "C" Apartment District to "B-2" Business District, located on the south side of Hutchins Place, being 75' west of the intersection of Hilton Avenue and Hutchins Place, having 75' on Hutchins Place and a depth of 100'; Lots 17 thru 23, and the west 50' of Lot 27, Block 33, NCB 9443, in the 1400 Block of Amber Place, from "C" Apartment District to "I-1" Light Industrial District, located on the north side of Amber Place, being 50' west of the intersection of Hilton Avenue and Amber Place, having 100' on Amber Place and a depth of 150'.

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

In response to a question by Mr. Wing, Mr. Andy Guerrero, Planning Administrator, stated that the proponent needed "I-1" zoning on the property in question in order to work on large vehicles there, and spoke to staff's recommendation that "I-1" be granted only in the areas away from nearby houses.

Mr. Ray Enriquez, Sr., 1122 Hilton Avenue, the proponent, explained his request.

Mr. Wing moved for approval for the rezoning as requested, except for removal from consideration for "I-1" zoning a portion of the requested property other than Lots 19 through 23, Block 33, NCB 9443 provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the east portion of the property and further provided that a non-access easement is imposed along the east, west, and south boundaries of the recommended "I-1" zoning. Mr. Archer seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Alderete, Canavan, Archer, Cockrell; NAYS: None; ABSENT: Cisneros, Eureste, Thompson, Steen.

AN ORDINANCE 53,595

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, 7, AND 8 AND THE WEST 25' OF LOT 11, BLOCK 33, NCB 9443, IN THE 1400 BLOCK OF HUTCHINS PLACE, FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT; LOTS 19 THRU 23, BLOCK 33, NCB 9443, IN THE 1400 BLOCK OF AMBER PLACE, FROM "C" APARTMENT DISTRICT TO "I-1" LIGHT INDUSTRIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED; THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE EAST PORTION OF THE PROPERTY AND FURTHER PROVIDED THAT A NON-ACCESS EAEMENT IS IMPOSED ALONG THE EAST, WEST, AND SOUTH BOUNDARIES OF THE RECOMMENDED "I-1" ZONING.

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29. CASE 8413- to rezone Lots 8 and 9, Block 11, NCB 15701, 12759 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3R" Restrictive Business District, located northwest side of Nacogdoches Road being 75' southwest of the intersection of

Bell Drive and Nacogdoches Road, having 50' on Nacogdoches Road, having a depth of 120'.

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

No citizen appeared to speak in opposition.

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

AN ORDINANCE 53,596

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 AND 9, BLOCK 11, NCB 15701, 12759 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE NORTHWEST PROPERTY LINE.

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30. CASE 8414 - to rezone Tract E, NCB 10596 and Tract P-5, NCB 10597, in the 600 and 700 Blocks of Springfield Road, from "B" Two Family Residential District to "I-1" Light Industrial District, located on the east side of the intersection of Springfield Road and Boatman Road, having approximately 315' on Springfield Road and a 633.2' maximum frontage on Boatman Road.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Webb moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. 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: Webb, Dutmer, Wing, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Eureste, Thompson.

AN ORDINANCE 53,597

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 TRACT E, NCB 10596 AND TRACT P-5, NCB 10597, IN THE 600 AND 700 BLOCK OF SPRINGFIELD ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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31. CASE 8410 - to rezone a 0.689 acre tract of land out of NCB 10915, being further described by field notes filed in the Office of the City Clerk, in the 9700 Block of Southton Road, from "B" Two Family Residential District to "B-3" Business District, located on the east side of Southton Road, being 102.72' north of the intersection of Shane Road, having 100' on Southton Road and a depth of 300'.

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

No citizen appeared to speak in opposition.

After consideration, Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished and that the applicant work with the Traffic Department for proper ingress and egress. Mr. Canavan seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Wing, Eureste, Thompson.

AN ORDINANCE 53,598

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.689 ACRE TRACT OF LAND OUT OF NCB 10915, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK IN THE 9700 BLOCK OF SOUTHTON ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT THE APPLICANT WORK WITH THE TRAFFIC DEPARTMENT FOR PROPER INGRESS AND EGRESS.

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81-15 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Alderete presided.

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81-15 The Clerk read the following Ordinance:

AN ORDINANCE 53,599

AMENDING THE PASEO DEL RIO BOATS AND BARGES CONCESSION CONTRACT TO INCREASE CERTAIN FEES.

* * * *

Mr. Webb moved to approve the Ordinance. Mr. Steen seconded the motion.

In response to a question by Mr. Archer, Mr. Ron Darner, Director of Parks and Recreation stated that there had been no increase in charges for river boat rides since 1979, while a number of costs to the concessionaire have risen sharply, such as wages and gasoline.

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

81-15

GONDOLA

In response to a question by Mr. Archer, Mr. Ron Darner, Director of Parks and Recreation stated that the newly-donated gondola has been renovated and will be put into use on the River downtown on April 10, 1981.

81-15 The following Resolution was read by the Clerk and after consideration, on motion of Mrs. Dutmer, seconded by Mr. Canavan, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Alderete, Canavan, Steen; NAYS: Archer; ABSENT: Cisneros, Eureste, Cockrell.

A RESOLUTION
NO. 81-15-34

AUTHORIZING EXECUTION OF A MEMORANDUM
OF AGREEMENT WITH THE URBAN RENEWAL
AGENCY OF THE CITY OF SAN ANTONIO
REGARDING FISCAL AND ADMINISTRATIVE
PROCEDURES.

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81-15 The following Ordinance was read by the Clerk and after consideration, on motion of Mrs. Dutmer, seconded by Mr. Wing, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen; NAYS: None; ABSENT: Cisneros, Eureste, Cockrell.

AN ORDINANCE 53,600

REVISING THE COMMUNITY DEVELOPMENT HOUSING
PROGRAM POLICY GUIDE.

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81-15

LEGISLATIVE PROGRAM

The Program was presented to Council in written form, no action was required.

81-15 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mrs. Dutmer, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen; NAYS: None; ABSENT: Cisneros, Eureste, Cockrell.

AN ORDINANCE 53,601

REAPPOINTING AND APPOINTING MEMBERS TO
SERVE ON THE BOARD OF REVIEW FOR HISTORIC
DISTRICTS FOR A TERM TO EXPIRE ON

April 2, 1981
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NOVEMBER 24, 1982.

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REAPPOINTMENTS

Lillian Sutton Taylor
Walter Mathis
Norcell Haywood
Martha Herrera
Frank Vaughn
William Parrish
Boone Powell

APPOINTMENTS

Christine Hernandez
Orville Cleverly
Al Groves

81-15 The Clerk read the following Resolution:

A RESOLUTION
NO. 81-15-35

REQUESTING STAFF TO ENTER INTO NEGOTIATIONS
FOR AMENDMENT AND EXTENSION OF LEASE
AGREEMENTS WITH FM BROADCASTERS FOR LEASE
OF SPACE ATOP THE TOWER OF THE AMERICAS.

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Mrs. Dutmer moved to approve the Ordinance. Mr. Canavan seconded the motion.

Mr. Canavan explained that the Council needs to explore any and all means of increasing revenues to the City and feels that joint use of the Tower of the Americas antenna by both police and FM broadcasters is the best solution for all concerned.

Mr. Tullos Wells, Attorney representing FM broadcasters currently leasing space on the Tower antenna, stated that his clients signed their tower leases in order to both provide themselves excellent antenna area as well as provide themselves excellent antenna area as well as provide the City with revenue for such use. He noted that a City staff report states that joint usage of the Tower antenna by both current FM leaseholders and the City Police Department broadcast operations allegedly causes certain interference problems with police broadcasts. He stated that the FM leases as presented today would provide the City with more than \$600,000 in revenues over the next 10 years.

A brief discussion then took place between Council members as to the effect of the pending Resolution and its force in law.

Mr. Louis Fox, Deputy City Manager, spoke to discussion held involving the use of the Tower antenna.

Mr. Archer asked that staff also consider including in antenna usage the public broadcasting facility, as well.

Mr. Gary Wachter, Technical Director of Waterman Broadcasting (KTFM), stated that the Tower antenna is an ideal central antenna location for FM broadcasters.

Mr. Bruce Swearingen, General Manager of KZZY, distributed copies of a release to the City Council, a copy of which is a portion of the papers of this meeting. He stated that another option to consider in the situation would be possible consolidation of all local FM stations onto a Tower of the Americas antenna for their broadcast purposes, an option that would save each station costs and also increase City revenues. He offered to submit a full proposal along this line within two weeks if the Council desired.

Mr. Canavan then moved to amend the original motion to include adding KZZY as a participant in discussions about tower antenna usage by FM stations. Mr. Thompson seconded the motion. On roll call, the amendment to the motion prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen, NAYS: None; ABSENT: Eureste, Cockrell.

Mr. Jerry Moon, Vice-President and General Manager of KTUF-FM spoke to allegations made in complaints filed with the Federal Communications Commission that 2 other FM stations, both broadcasting from antenna on the Tower, were emitting signals that interfered with that of KTUF-FM, and the finding of validity for such complaints by the FCC.

A brief discussion then took place relative to alleged interference with KTUF signals by the signals emitted by KVAR and KTFM.

In response to a question by Mr. Thompson, Mr. Moon stated that the parties concerned have the ability to solve the interference problems cited.

Mr. Fox then spoke to staff's recommendations that the four FM stations using or wishing to use the Tower antenna for broadcast, pay for a consultant to be approved by the City to study the joint tower use matter and report to the City Council for possible action.

Mr. Canavan then made a motion to further amend the original motion, adding the staff recommendations to that original motion. Mr. Archer seconded the motion. On roll call, the amendment to the motion prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Thompson, Alderete, Canavan; NAYS: None; ABSENT: Eureste, Archer, Steen, Cockrell.

Mr. Webb then spoke to the need to remove police broadcast tower located in Pittiman-Sullivan Park on the City's southeast side. He then spoke to solving the interference problems on the Tower antenna and the costs each FM station would have to bear, should they have to construct their own broadcast antenna rather than lease from the City to the tower antenna.

Mr. Tullos Wells concluded comments by the stations involved by stating that his clients favor inclusion of the City staff recommendations for a consultant investigation into the matter.

After discussion, the original motion as amended prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen; NAYS: None; ABSENT: Cockrell.

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81-14 The meeting was recessed at 4:15 P.M. and reconvened at 5:00 P.M.
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MR. RAUL RODRIGUEZ

Mr. Rodriguez, 719 Delgado Street, presented the City Council with a written statement of his remarks made at the Council meeting on March 26, 1981.

He then read a letter he had written to Mr. Alfred Castellano, Chairman of the Fire and Police Civil Service Commission, on several incidents involving police officers and alleged that they had harassed and threatened KCOR reporters. He requested that the Mayor and Council investigate these allegations. (A copy of his statement is on file with the minutes of this meeting.)

MR. E. L. RICHEY

Mr. Richey asked about the status of the dog leash law. He stated that dogs are allowed to roam free. He asked that the City Council have the dog leash law enforced.

Mr. Eureste asked about the possibility of doubling the dog license fee and thus possibly providing enough monies to hire additional personnel.

Mr. Rolando Bono, Assistant to the City Manager, stated that a report will be made on the request since it has been proven that when license fees are raised, the registration falls below average on the implementation of raising the fees.

Mr. Thompson stated that he has been working on a report which he will present within a month and feels that enforcement of the present Ordinance could bring in additional revenues to the City.

Mr. Wing stated that the main problem is the lack of enforcement.

INTERSECTION OF JENNINGS AND MALONE

Mr. Eureste asked that staff investigate the southwest and southeast corner of Jennings and Malone. He stated that he has had several complaints from persons who have encountered problems with crossing the street at this location.

Staff was instructed to submit a report to the Council on this matter.

ACCESSIBILITY TO POLLING PLACES

Mr. Thompson stated that he would like to publicly express his concern that all citizens have accessibility to the polling places on Election Day.

81-15 There being no further business to come before the Council,
the meeting was adjourned at 5:30 P.M.

A P P R O V E D

Lila Cockell

M A Y O R

ATTEST:

Norma J. Rodriguez
C i t y C l e r k .

April 2, 1981
mb

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