

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, OCTOBER 27, 1983.

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The meeting was called to order by the presiding officer, Mayor Henry Cisneros, with the following members present: FERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, HASSLOCHER, CISNEROS. Absent: ARCHER.

83-50 The invocation was given by Reverend C. J. Foster, Tried Stone Baptist Church.

83-50 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

83-50 B. L. "BUFF" PARROTT

Mayor Cisneros spoke of Mr. Parrott's impact upon the lives of thousands of San Antonio City employees, and of his work to make the City Employees Federal Credit Union work well for its members, then read the following Resolution of Respect No. 83-50-85 on his passing.

WHEREAS, a life of civic service came to a close on October 4, 1983 for B. L. "Buff" Parrott, and

WHEREAS, Mr. Parrott was a widely known and recognized expert in the field of credit unions, enjoying an unparalleled reputation as consultant, organizer, and manager, and

WHEREAS, in eight years of management service to the San Antonio City Employees Federal Credit Union, he pioneered numerous far-sighted innovations to benefit credit union members, including installation of an in-house computer system, share draft service and many financial programs, and

WHEREAS, his many years of service as credit union member, officer, director, field representative and manager, endowed him with unique insight into the needs of credit union members, and the ability to find financial programs to fill those needs of members of the San Antonio City Employees Federal Credit Union; NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. that with the death of Mr. B. L. "Buff" Parrott, the City of San Antonio and its thousands of employees have lost a valuable asset to their past, present and future.

SECTION 2. that this City Council joins with his family and friends in their sorrow over his death and extends its sincerest sympathy

and prayer of comfort to those who were near him.

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SECTION 3. and it is hereby directed that a copy of this Resolution be spread upon the minutes of this meeting and a copy thereof presented to his family as a token of our deepest sympathy.

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Mrs. Dutmer moved that the Resolution be approved. Mr. Webb seconded the motion.

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

Mayor Cisneros and members of the City Council individually joined in presenting the Resolution of Respect to Mrs. Lee Parrott, widow of Mr. Parrott, and to others assembled from the audience.

83-50

NATIONAL HISTORIC PRESERVATION WEEK

Mayor Cisneros noted that the National Trust for Historic Preservation currently is holding its 37th National Preservation Conference in San Antonio, and introduced Mr. Alan S. Boyd, Chairman of the Board of Trustees, Mr. Michael L. Ainslie, President of the National Trust, and Ms. Lynn Bobbitt, President of the San Antonio Conservation Society. He then read a Proclamation designating National Historic Preservation Week in San Antonio.

Mayor Cisneros noted that Mr. Boyd is the former Secretary of Transportation to the late President Lyndon B. Johnson, and welcomed him to San Antonio.

Mr. Boyd spoke of San Antonio's warm welcome to the National Trust Conference, and spoke of this City's long record in historic preservation, noting that San Antonio is a recognized national leader in historic preservation. He also noted that each City Council member has been given a bronze star paperweight, symbolic of the Conference in San Antonio.

Mayor Cisneros presented the Proclamation to Ms. Bobbitt, and lauded San Antonio Conservation Society for its many historic preservation works, naming several. He then presented Mr. Boyd and Mr. Ainslie with Alcaldes de La Villita, official books on San Antonio and belt buckles.

Mr. Ainslie stated that San Antonio is setting the example for the rest of the nation in historic preservation, and thanked the City government for its work in this field.

Ms. Bobbitt thanked members of the City Council for their support.

The Mayor and members of the City Council then individually offered their congratulations to the group.

83-50

JUNIOR ACHIEVEMENT

Mayor Cisneros welcomed a group of students from Holmes, Marshall, and Churchill High Schools, and Ursuline Academy, all members of

a Junior Achievement company which has developed a Monopoly-type game about San Antonio: The All-America City. He noted that one of the students is Ms. Diana Arguello of Holmes High School, selected as one of the top 20 Junior Achievers in the nation and the only Hispanic as well as the only Texan to receive this top honor.

The Mayor and City Council applauded Ms. Arguello on the honor.

Mr. Scott Collins, President of the Junior Achievers company named Gamemakers, presented the first copy of the game to Mayor Cisneros. He spoke of the goals of the Junior Achievement program, and noted that the company sold advertisements to be placed on the Monopoly-like game board to pay for the costs of producing them. He further stated that the company planned to sell some 1,000 of the games for \$9.00 each in stores for Christmas, and thanked the City Council for the recognition.

83-50

CLYDE C. MCCOLLOUGH, JR.

Mayor Cisneros announced the death earlier today of Mr. Clyde C. McCollough, Jr., former Personnel Director of the City and most recently a member of the Risk Management Division, noting that Mr. McCollough served as Personnel Director during the 1960s and 1970s. Mayor Cisneros took note of Mr. McCollough's innovative work on behalf of the City, and asked that a Resolution of Respect be prepared for City Council consideration next week.

Mr. Hasslocher spoke of his personal friendship with Mr. McCollough.

83-50

MOMENTOS OF SPAIN

Mr. Eureste presented special personalized bullfight posters from Spain to each member of the City Council, secured during his stop in that nation as part of a European trip to Zurich, Switzerland for the City to attend an international trade conference.

Mayor Cisneros and members of the City Council thanked Mr. Eureste for the posters.

83-50

CONSENT AGENDA

Mr. Hasslocher moved that items 7 - 36, constituting the consent agenda, be approved with the exception of item 23 to be pulled for individual consideration. Mr. Wing seconded the motion.

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

AN ORDINANCE 57,749

ACCEPTING THE PROPOSAL OF FILMS, INC. TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH RENTAL OF FILM FOR A TOTAL OF \$7,061.50.

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AN ORDINANCE 57,750

AUTHORIZING PAYMENT FOR MAINTENANCE SERVICE FOR DICTAPHONE EQUIPMENT LOCATED IN THE POLICE

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DEPARTMENT FOR A TOTAL OF \$5,299.00.

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AN ORDINANCE 57,751

ACCEPTING THE BID OF GEORGE C. BEAVERS TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH AN EIGHTEEN MONTH COIN OPERATED MICRO-COMPUTER CONCESSION CONTRACT.

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AN ORDINANCE 57,752

ACCEPTING THE BIDS OF POLLACK PAPER DISTRIBUTORS, CENTURY PAPERS, INC., JIM WALTER PAPERS AND AYERS DISTRIBUTING COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH CUSTODIAL PAPER PRODUCTS FOR A TOTAL OF \$183,336.50.

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AN ORDINANCE 57,753

ACCEPTING THE LOW BID OF AMERICAN DISTRIBUTING COMPANY TO FURNISH THE CITY OF SAN ANTONIO HUMAN RESOURCES AND SERVICES DEPARTMENT WITH FOLDING CHAIRS AND TABLES FOR A TOTAL COST OF \$4,367.00.

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AN ORDINANCE 57,754

ACCEPTING THE LOW BID OF B & M MATTRESS COMPANY TO FURNISH THE CITY OF SAN ANTONIO HUMAN RESOURCES AND SERVICES DEPARTMENT WITH BEDDING FOR A TOTAL COST OF \$81,417.00.

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AN ORDINANCE 57,755

ACCEPTING THE LOW QUALIFIED BID OF ARROW INDUSTRIES, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH PLASTIC BAGS FOR A TOTAL OF \$71,558.50.

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AN ORDINANCE 57,756

CANCELLING THE CONTRACT WITH ROYALL MATTHIESSON EQUIPMENT & SUPPLY COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH TWO GASOLINE-DRIVEN ROCK DRILL/BREAKERS AND AWARDING THE CONTRACT TO THE NEXT LOWEST BIDDER, ACE SUPPLY COMPANY FOR A TOTAL PURCHASE PRICE OF \$7,876.30.

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AN ORDINANCE 57,757

ACCEPTING THE BIDS OF VARIOUS FIRMS TO FURNISH THE CITY OF SAN ANTONIO WITH ANNUAL CONTRACTS FOR VARIOUS MATERIALS AND SERVICES FOR THE 1983-84 FISCAL YEAR, FOR A TOTAL COST OF \$230,000.00.

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AN ORDINANCE 57,758

ACCEPTING THE PROPOSAL OF ADVANCE SYSTEMS, INC., TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES DEPARTMENT WITH VIDEO-ASSISTED INSTRUCTION COURSES FOR A TOTAL COST OF \$12,416.80.

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AN ORDINANCE 57,759

ACCEPTING THE LOW BID OF LAW ENFORCEMENT EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH VEHICLE WARNING SYSTEMS FOR A TOTAL COST OF \$21,337.00.

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AN ORDINANCE 57,760

APPROVING CITY WATER BOARD FIELD ALTERATION NO. 2 IN THE AMOUNT OF \$27,172.00 TO REPLACE 400 LINEAR FEET OF AN EXISTING 6" WATER MAIN FOUND TO BE IN CONFLICT WITH THE FINAL STREET GRADE, EL PASO STREET RECONSTRUCTION.

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AN ORDINANCE 57,761

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH ESPEY, HUSTON AND ASSOCIATES, INC. TO PROVIDE ENGINEERING DESIGN SERVICES FOR SEWER SERVICE TO THE ACORN HILL OFFICE PLAZA, APPROPRIATING FUNDS, AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,762

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH DANNENBAUM ENGINEERING CORP. TO PROVIDE ENGINEERING DESIGN FOR THE RIPLEY AREA STREET RECONSTRUCTION PROJECT, APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,763

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH STOTTLER STAGG & ASSOCIATES TO PROVIDE ENGINEERING DESIGN FOR THE ADAES STREET RECONSTRUCTION PROJECT, APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,764

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH CIVIL ENGINEERING CONSULTANTS TO PROVIDE ENGINEERING DESIGN FOR THE FLANDERS STREET RECONSTRUCTION PROJECT, APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,765

AUTHORIZING THE EXECUTION OF STANDARD PROFESSIONAL SERVICES CONTRACT WITH GARCIA ENGINEERING ASSOCIATES, TO PROVIDE ENGINEERING DESIGN FOR THE KELLER/REHMAN/STARK/STRIELING RECONSTRUCTION PROJECT, APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,766

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH WALTER P. MOORE & ASSOCIATES, INC. TO PROVIDE ENGINEERING DESIGN FOR THE W. HARLAN/MARY/LOS ARBOLES PROJECT, APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,767

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH GALBRAITH ENGINEERING CORP. TO PROVIDE ENGINEERING DESIGN FOR THE MISSION ROAD REALIGNMENT PROJECT, AUTHORIZING A REVISION TO 9TH YEAR CDBG BUDGET, APPROPRIATING FUNDS, AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,768

AUTHORIZING EXECUTION OF A STANDARD PROFESSIONAL SERVICES CONTRACT WITH DAENEY-EYRN & ASSOCIATES, INC., TO PROVIDE ENGINEERING DESIGN FOR THE MACDONNA/BUFFALO RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT.

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AN ORDINANCE 57,769

CLOSING AND ABANDONING AN ALLEY IN NEW CITY BLOCK 9421, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE QUITCLAIM DEEDS TO THE ADJACENT OWNERS, FOR A CONSIDERATION OF \$1.00.

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AN ORDINANCE 57,770

CLOSING AND ABANDONING A PORTION OF DON STREET, BETWEEN NEW CITY BLOCKS 7947 AND 7948, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE QUITCLAIM DEEDS TO THE ADJACENT OWNERS, FOR A CONSIDERATION OF \$1.00.

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AN ORDINANCE 57,771

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

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AN ORDINANCE 57,772

AUTHORIZING ADJUSTMENTS TO THE CITY TAX ROLL RECOMMENDED BY THE TAX ERROR BOARD OF REVIEW.

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AN ORDINANCE 57,773

AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO COLLECT PREMIUMS ON A VOLUNTARY BASIS FROM LESSEES OF CITY FACILITIES AND REMIT THOSE SAME PREMIUMS TO T. D. HOWE & ASSOCIATES, INSURANCE AGENTS.

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AN ORDINANCE 57,774

AMENDING THE CURRENT CONTRACT WITH ALEXANDER & ALEXANDER OF TEXAS AS PASSED IN ORDINANCE #56788 TO INCLUDE THE DESIGN OF PROPOSAL SPECIFICATIONS, EVALUATION OF RETURNED PROPOSALS AND SPECIFICATIONS OF THE BEST PROPOSAL, FOR SELECTION OF THE EMPLOYEE HEALTH BENEFITS ADMINISTRATOR AT AN ADDITIONAL COST NOT TO EXCEED \$10,000.00.

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AN ORDINANCE 57,775

AUTHORIZING THE EXECUTION OF A CONTRACT WITH MUNICIPAL CODE CORPORATION FOR REVIEW, REVISION, AND RECODIFICATION OF THE CITY CODE ORDINANCES OF THE CITY OF SAN ANTONIO AND AUTHORIZING THE EXPENDITURE OF \$41,000.00 FOR SUCH WORK.

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AN ORDINANCE 57,776

AUTHORIZING THE 1983/84 AIR POLLUTION CONTROL PROGRAM; APPROVING A BUDGET OF \$186,815.00 AND PERSONNEL POSITIONS ON AN INCREMENTAL BASIS ACCORDING TO FEDERAL GRANT FUNDING; ACCEPTING AWARD OF A GRANT OF \$85,000.00 FROM THE ENVIRONMENTAL PROTECTION AGENCY WITH \$38,750.00 AWARDED INITIALLY AND THE BALANCE OF \$46,250.00 DEPENDENT ON THE AVAILABILITY OF FEDERAL FUNDS; AND AUTHORIZING A CITY MATCH CONTRIBUTION OF \$101,815.00.

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AN ORDINANCE 57,777

APPROPRIATING \$9,156.90 FOR AN EIGHT WEEK EXTENSION OF THE SECURITY SERVICES CONTRACT WITH WORLDWIDE SECURITY SERVICES AT SEVERAL WASTEWATER DIVISION SITES.

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83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,778

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 2 IN THE AMOUNT OF \$23,927.63 ON THE REMNANT

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WASTEWATER PIPELINE PROJECT, APPROPRIATING FUNDS AND
AUTHORIZING PAYMENT.

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

In response to a question by Mrs. Dutmer, Mr. Frank Kiobassa, Director of Public Works, spoke to her concern for the use of plastic pipe on this project, noting that it is a wastewater line only, and he anticipates no problems with it. He also spoke to the need for security services at several wastewater treatment plants, to prevent vandalism.

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

83-50 Mr. Wing asked that Zoning Case #Z83337 be considered out of sequence at this time, because of the number of persons in the audience who wished to appear before the City Council concerning this case. Informal concensus was granted to take up Zoning Case Z83337 at this time.

43. CASE Z83337 - to rezone the north 30' and the south 50' of Lot 142, Block 1, NCB 11253, 3430 S.W. Military Drive, from "F" Local Retail District to "B-3NA" Business District, Non-Alcoholic Sales, and Lot 142, save and except the north 30' and the south 50', Block 1, NCB 11253, from "F" Local Retail District to "I-1" Light Industry District, located on the south side of S. W. Military Drive, being approximately 300' west of the intersection of Kelsey Avenue and S.W. Military Drive having 100' on S. W. Military Drive and a depth of 420.6'. The "B-3NA" being on the north 30' and the south 50' of subject property with the "I-1" being on the remaining portion.

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

Mr. Wing moved that the recommendation of the Zoning Commission be approved provided that a 6-foot solid screen fence is erected and maintained along the south property line. Mr. Harrington seconded the motion.

Ms. Karen Vaughn, attorney for the proponent, briefly explained plans for the property, for construction of a mini-storage warehouse facility and office warehouse. She noted that, at the request of Mr. Wing, the proponent met yesterday with representatives of Communities Organized for Public Service (COPS) to work out any problems with the community concerning the rezoning request.

Ms. Mary Segovia, 1278 West Pyron, representing COPS, read a prepared statement noting that COPS has for some time been working to bring business and other economic development to this area of the City, and spoke briefly of the restrictions agreed to in this agreement with the proponent.

Mr. Wing spoke of the deed restrictions agreed to by the proponent in this case.

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

AN ORDINANCE 57,779

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 30' AND THE SOUTH 50' OF LOT 142, BLOCK 1, NCB 11253, 3430 SOUTHWEST MILITARY DRIVE, FROM "F" LOCAL RETAIL DISTRICT TO "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES, AND LOT 142, SAVE AND EXCEPT THE NORTH 30' AND THE SOUTH 50', BLOCK 1, NCB 11253, FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

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37. CASE Z83366 - to rezone Parcel 2, NCB 17061, 13797 Old Blanco Road, from Temporary "R-1" One Family Residence District to "R-3" Multiple Family Residence District, located on the northwest side of Old Blanco Road, being approximately 900' northeast of the intersection of Longfield Drive and Old Blanco Road having 105' on Old Blanco Road and a depth of 1659.42'.

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

Mr. Andy Guerrero, Planner II, noted that opposition to this rezoning request is present in the audience today.

Mr. Ted Light, 1001 Avenue B, President of Sunlight Builders, Inc., the proponent, spoke of his request for rezoning so that low-density housing could be constructed on the property.

Mr. Ron Reaves, 1919 Great Ridge, representing the Churchill Forest Homeowners Association, spoke against the request as presented, noting that the Homeowners Association also opposed rezoning on an adjacent tract of land until the owner/proponent agreed to a P-1(R-6) Planned Unit Development zoning on the property. He asked that the same zoning be applied to this tract, as well.

Mr. Pat Edwards, 1707 Hounds Rise, briefly outlined the history of the zoning on this property, and spoke of the need for deed restrictions. He then read a list of recommended zoning restrictions, a copy of which is attached to this zoning case as a part of the papers of this meeting. He stated that the Homeowners Association had been able to meet only once with the proponent, and asked that the deed restrictions be approved, if the zoning is granted.

Mr. Fred E. Burns, 839 Isom Road, spoke of having worked out plans with the Churchill Forest Homeowners Association on his adjacent tract of land for a Planned Unit Development, and outlined specific portions of those plans. He spoke in favor of the same type of zoning on this tract under consideration today, as well.

Mr. Light spoke of having met with the Homeowners Association, and stated that today was the first time he had seen the proposed deed restrictions. He stated that the restrictions will cause the price of his housing units to rise sharply if they are approved, and stated further that he feels that they will force him to sell the property to the adjacent landowners instead of develop it himself.

A discussion then took place concerning whether or not a PUD zoning required dedication of right-of-way for a public street.

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Mr. Al Fernandez, architect, stated that he needs to use as much of this narrow property as possible, in order to make development economically feasible.

Mr. Harrington moved that the requested zoning be denied. Mrs. Dutmer seconded the motion.

Mrs. Dutmer stated her concern for the accessibility of the area for emergency vehicles, particularly firetrucks with large turnaround-area requirements, in addition to the drainage problems on the land.

Mr. Light explained how his development plans answer both questions.

A discussion then took place concerning emergency-vehicle accessibility to this area.

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

Case Z83366 was denied.

38. CASE Z83353 - to rezone the south 106.5' of Lot 13, Block 11, NCB 2071, 1251 Culebra Road, from "B" Residence District to "B-2" Business District, located northeast of the intersection of Hamilton Avenue and Culebra Road, having 50' on Culebra Road and 106.5' on Hamilton Avenue.

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

Ms. Berriozabal moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided, and that a 6-foot solid screen fence is erected and maintained along the north property line. Mr. Webb seconded the motion.

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

AN ORDINANCE 57,780

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE SOUTH 106.5' OF LOT 13, BLOCK 11, NCB 2071, 1251 CULEBRA ROAD, FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED, AND THAT A 6-FOOT SOLID SCREEN FENCE IS ERRECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

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39. CASE Z83354 - to rezone a 12.721 acre tract of land out of NCB 15887, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" One Family Residence District and "B-3" Business District to "I-1" Light Industry District, and a 0.759 acre tract of land out of NCB 15887, being further described by field notes filed in

the Office of the City Clerk, in the 5400 Block of Rittiman Road, from Temporary "R-1" One Family Residence District to "B-2" Business District, located 75' south of Rittiman Road, being 1000' east of the intersection of Rittiman Road and Thornwood Drive, having 542.93' on Rittiman Road and a maximum depth of 1130'. The "B-2" being a 50' strip along and adjacent to the single family dwellings to the southwest of subject property and the "I-1" being on the remaining portion.

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

Mr. Webb moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 57,781

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 12.721 ACRE TRACT OF LAND OUT OF NCB 15887, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT AND "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT AND A 0.759 ACRE TRACT OF LAND OUT OF NCB 15887, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5400 BLOCK OF RITTIMAN ROAD; FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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40. CASE Z83334 - to rezone Lot 38, Block 2, NCB 11966, in the 600 block of Isom Road, from "A" Single Family Residence District to "B-3" Business District, located on the southeast side of Isom Road being 130' southwest of the intersection of Wolfe Road and Isom Road, having 90' on Isom Road and a depth of 197.5'.

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

Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mrs. Dutmer seconded the motion.

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

AN ORDINANCE 57,782

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE

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CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 38, BLOCK 2, NCB 11966, IN THE 600 BLOCK OF ISOM ROAD, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

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41. CASE Z83347 - to rezone a 4.411 acre tract of land out of NCB 8673, being further described by field notes filed in the Office of the City Clerk, in the 8700 Block of Jones Maltsberger Road, in the 100 Block of N.E. Loop 410 Expressway, from "A" Single Family Residential District, "F" Local Retail District, "JJ" Commercial District, "B-2" Business District, "B-3" Business District and "I-1" Light Industry District to "P-1(B-3)" Planned Unit Development, Business District.

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

Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved. Mr. Webb seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Andy Guerrero, Planner II, explained plans for development of this property.

Mr. Hasslocher noted that the proponent, Mr. C. V. Uranga, is a former mayor of Eagle Pass, Texas, and spoke of his pride in plans for this project.

Mayor Cisneros spoke of having received good reports on this project.

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

AN ORDINANCE 57,783

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 4.411 ACRE TRACT OF LAND OUT OF NCB 8673, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 8700 BLOCK OF JONES MALTSBERGER ROAD, IN THE 100 BLOCK OF NORTHEAST LOOP 410 EXPRESSWAY, FROM "A" SINGLE-FAMILY RESIDENTIAL DISTRICT, "F" LOCAL RETAIL DISTRICT, "JJ" COMMERCIAL DISTRICT, "B-2" BUSINESS DISTRICT, "B-3" BUSINESS DISTRICT AND "I-1" LIGHT INDUSTRY DISTRICT TO "P-1(B-3)" PLANNED UNIT DEVELOPMENT, BUSINESS DISTRICT.

* * * *

42. CASE Z83361 - to rezone the southwest 60' of Lot 38, NCB 8406, from "B" Residence District and "F" Local Retail District to "B-2" Business District and Lot 38, save and except the southwest 60', NCB 8406 from "B" Residence District and "F" Local Retail District to "B-3" Business District, located on the southeast side of DeChantle Road, being

216.59' southwest of the intersection of Fredericksburg Road and DeChantle Road, having 135' on DeChantle Road and a depth of 437'. The "B-2" being on the southwest 60' and the "B-3" being on the remaining portion of subject property.

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

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that proper access and off-street parking are provided. Mr. Hasslocher seconded the motion.

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

AN ORDINANCE 57,784

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 SOUTHWEST 60' OF LOT 38, NCB 8406, FROM "B" RESIDENCE DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "B-2" BUSINESS DISTRICT AND LOT 38, SAVE AND EXCEPT THE SOUTHWEST 60', NCB 8406, FROM "B" RESIDENCE DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER ACCESS AND OFF-STREET PARKING ARE PROVIDED.

* * * *

44. CASE Z83359 - to rezone Lot 139, Block 7, NCB 15622, 5202 Hillburn Drive, from Temporary "R-1" One Family Residence District to "R-4" Mobile Home Residence District, located on the south side of Hillburn Drive, being 560' east of the intersection of Clegg Drive and Hillburn Drive having 70' on Hillburn Drive and a depth of 135'.

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

Mr. Thompson moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

Mr. Thompson noted that this area has many mobile homes already in it, and spoke of plans for location of a mobile home on this property. He then spoke of his hope that, sometime in the future, this property might again revert to single-family residence usage.

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

AN ORDINANCE 57,785

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 139, BLOCK 7, NCB 15622,

5202 HILLEBURN DRIVE, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "R-4" MOBILE HOME RESIDENCE DISTRICT.

* * * *

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,786

AUTHORIZING THE SUBMISSION OF AN URBAN DEVELOPMENT ACTION GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE GUADALUPE MEDICAL BUILDING UDAG PROJECT; AUTHORIZING THE EXECUTION BY THE CITY MANAGER OF A MEMORANDUM OF UNDERSTANDING WITH THE GUADALUPE MEDICAL ASSOCIATION FOR A GROUND LEASE TO BUILD A MEDICAL OFFICE AND PHARMACY BUILDING WITH SURFACE PARKING; AND APPROPRIATING FUNDS THEREFORE.

* * * *

Mayor Cisneros declared the Public Hearing to be open.

Ms. Mary Fenstermaker, 2nd Vice-President, San Antonio Conservation Society, read a prepared statement, a copy of which is made a part of the papers of this meeting. She spoke in support of the UDAG request, and also asked planners of the project to consider incorporating the Tranchese Building, in the project area, into the project. She then provided details of Father Tranchese's leadership in this area of the City.

Mayor Cisneros spoke of the large number of UDAG projects and other historic preservation projects completed or underway in San Antonio in recent months, including 110 Broadway Building (the former New Moore Building), the Stevens-Staacke Buildings complex, and others. He also spoke of development taking place in the Vista Verde South project area.

Mayor Cisneros declared the Public Hearing closed.

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

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,787

AUTHORIZING THE SUBMISSION OF AN URBAN DEVELOPMENT ACTION GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE LANDMARK HOTEL UDAG PROJECT; AUTHORIZING THE EXECUTION BY THE CITY MANAGER OF A MEMORANDUM OF UNDERSTANDING WITH LANDMARK PARTNERS LTD. FOR THE LOAN OF CERTAIN FUNDS TO RESTORE AND REFURBISH THE LANDMARK BUILDING INTO A FIRST CLASS HOTEL.

* * * *

Mayor Cisneros declared the Public Hearing to be open.

Mr. Robert Pincus, representing the development team, spoke of plans to renovate the Landmark Building, with financing provided by First State Savings. He provided a brief history of the building, and noted that with its redevelopment into a hotel of some 180 rooms, it would help meet the future need for downtown hotel rooms in San Antonio. He then spoke briefly of the renovation to be performed on the building, noting that it requires the support of both the City of San Antonio and the Federal Department of Housing and Urban Development to make the project a viable one.

Mayor Cisneros stated that the downtown area now has some 3,000 good hotel rooms, with a projected need of 3,000 more by the 1990's.

Mr. Webb spoke of his concern with reports that a number of doctors in the Landmark Building are being pressured to leave their offices in the building and seek space elsewhere. He also spoke of his concern with reports that there is no heat in the building today.

A representative of the management firm operating the Landmark Building confirmed that the building has no heat in it today, and stated that the owner of the building is giving consideration to repair of the heating system and would make a firm decision by November 7, 1983; however, she stated that the building is for sale.

Mr. Webb again spoke of his concern for the building tenants.

Mr. Pincus stated that his group hopes to take charge of the Landmark Building as early as next week, and will try to help the situation at that time.

Mrs. Dutmer spoke in favor of the project.

Mayor Cisneros declared the Public Hearing closed.

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

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

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,788

AMENDING SECTION 10-9 OF THE CITY CODE BY REQUIRING THE HOUSE MOVER, RATHER THAN THE CITY ARRANGE AND PAY FOR A SAN ANTONIO POLICE ESCORT WHEN MOVING HOMES INSIDE THE CITY LIMITS AND AMENDING ORDINANCE 55811 OF SEPTEMBER 16, 1982 SO AS TO DECREASE THE HOUSE MOVING FEE.

* * * *

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

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb,

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

83-50 The Clerk read a proposed Ordinance waiving the fee at Beethoven Hall for the Bejar Opera Workshop.

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

In response to a question by Mr. Harrington, Mr. George Noe, Assistant to the City Manager, briefly explained that the waiver request covers an event that already has been held, on October 4, 1983, and stated that City staff policy does not recommend such a waiver.

Mr. Thompson spoke of his concern with waiving any such fee until the sponsoring group has done all it possibly can do, to raise at least part of the fee.

Mrs. Dutmer explained the financial problems of the sponsoring group in raising sufficient funds to pay the City fee, and noted that it was a non-profit group use. She also stated her belief that a fee waiver is justified, inasmuch as the City has waived the fees on Beethoven Hall for other non-profit groups in the past.

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

Mrs. Dutmer stated her concern for the future of the Bejar Opera Workshop, now that their request has been denied and the debt remains.

Mr. Louis J. Fox, City Manager, stated that the City would continue to seek collection of the fee.

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,789

AMENDING ORDINANCE 52162 WHICH SETS THE CURRENT FARE RATES, TO TEMPORARILY ESTABLISH A MINIMUM FARE OF \$3.50 FOR TAXICAB TRIPS ORIGINATING FROM THE SAN ANTONIO INTERNATIONAL AIRPORT.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Thompson seconded the motion.

Mr. Thompson spoke in favor of the motion, noting that the increased minimum fee for taxicab trips originating at International Airport would be on a 60-day trial period only.

Mr. Jim Fisher, representing Checker Cab and Yellow Cab companies, spoke in opposition to the Ordinance, stating that a minimum charge is not right. He also stated that the problem lies with having too many taxicabs serving International Airport, and the business will not support that many. He stated his opinion that a minimum charge will only cause hardship for taxicabs in the long run by forcing more business to the rent-a-car trade, and also encourage Loop 410 hotels and motels to utilize courtesy vans, rather than have their customers pay the enlarged minimum fee for only a short trip. He stated that a poll of his drivers showed none in favor of the proposal, stating his opinion that a minimum charge will only discourage tipping and cause bad public relations for the taxicab industry.

Mr. Bennie Ramirez, owner of B & B Cab Company, spoke against the proposal, stating that the cabs need to treat every rider the same, regardless of destination.

Mrs. Dutmer spoke in agreement with the speakers who feel that the proposal will only hurt cab drivers and companies in the long run, and further stated her opinion that the \$3.50 charge is too high.

In response to a question by Mr. Thompson, Mr. Fisher stated his opinion that there should be a limit on the number of taxicabs on stand by at International Airport.

In response to a question by Mr. Thompson, Mr. Ramirez stated that there is a need for more taxicab parking at International Airport. He also stated that short-hauls are a risk that the driver takes, when he accepts a rider.

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

In response to a question by Mr. Thompson, Mr. Tobey Flores, 141 Taft Blvd., stated that some 60 per cent of all airport fares are short-hauls. He stated his opinion that most riders are willing to pay a \$5.00 fare, regardless of destination, and stated that he believes that \$3.50 fares are not enough.

Mr. Thompson stated again that this is but a 60-day trial, and gave his opinion that a \$3.50 charge is fair.

Mr. Eureste noted that short-hauls are a problem everywhere, not just from International Airport. He spoke in favor of a \$5.00 fare, and stated his belief that higher taxicab fares need to be explored, in the future.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,790

REAPPOINTING AND APPOINTING INDIVIDUALS TO SERVE AS DIRECTORS ON THE CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY FOR A TERM TO EXPIRE NOVEMBER 1, 1985. (REAPPOINTMENTS: RAUL MURGUIA (DISTRICT 1); PATRICIA TURNER (DISTRICT 3); DAN PRADO (DISTRICT 7); PAT BURR (DISTRICT 9); APPOINTMENTS: DOMINGO BUENO (DISTRICT 5) AND GREG BOLDS (MAYOR).

* * * *

Ms. Connie Jones, DEED, briefly explained the Ordinance and the appointments/reappointments to be made by the City Council at this time.

A brief discussion then took place concerning the appointments/reappointments.

Mayor Cisneros stated that he would make his Mayoral appointment later in this meeting.

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

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Later on in the meeting the Mayor selected Mr. Greg Bolds to be his appointment to the Industrial Development Authority.

Mr. Hasslocher moved that the name of Mr. Greg Bolds be added to the list of appointees as the Mayor's appointment. Mr. Webb seconded the motion.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,791

PERMITTING THE JUVENILE DIAETICS FOUNDATION TO CONDUCT STREET SOLICITATIONS ON OCTOBER 29, 1983.

* * * *

Mr. Harrington moved that the Ordinance be approved. Mr. Hasslocher seconded the motion.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,792

AMENDING ORDINANCE NO. 56173 TO PROVIDE FOR INDUSTRIAL WASTE SURCHARGES AND BASIS FOR COMPUTING SAME.

* * * *

Mr. Harrington moved that the Ordinance be approved. Mr. Hasslocher seconded the motion.

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

83-50 The Clerk read the following Resolution:

A RESOLUTION NO. 83-50-86

SETTING A PUBLIC HEARING ON REPROGRAMMING FUNDS FOR RECONSTRUCTION OF ROSELAWN AND QUERIDA STREETS FOR THURSDAY, NOVEMBER 10, 1983, AT 2:00 P.M. IN THE COUNCIL CHAMBERS.

* * * *

Mr. Eureste moved that the Resolution be approved. Mr. Wing seconded the motion.

Mrs. Hilda Perez, representing Communities Organized for Public

Service, St. John Berchmans Parish, spoke in support of the Resolution, and addressed the needs of the area.

Mr. Eureste congratulated the St. John Berchmans COPS organization for its efforts in these areas.

Mayor Cisneros noted that it was this group which pioneered the use of reprogrammed funds from various projects for such additional uses, all within the CDBG area.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,793

AMENDING THE 1983-84 GENERAL FUND BUDGET TO PROVIDE FOR SOCIAL SECURITY REFUNDS TO REVISE MOBILE HOME INSPECTION FEES AND REFUNDING AN OVERRUN ON A FIRE STATION RECONSTRUCTION.

* * * *

Mr. Harrington moved that the Ordinance be approved. Mr. Hasslocher seconded the motion.

Mr. Thompson spoke of his concern with the mobile home inspection process.

Mr. Stuart Sommers, Director of Budget and Research, explained that mobile homes now are being placed on the tax rolls, so the inspection fee charged in the past is being lowered. He stated that a sanitarian of the Metropolitan Health District performs the mobile home inspections for the City.

Mr. Louis J. Fox, City Manager, stated that inspection of the 'tie-down' procedures of a mobile home is the biggest matter of inspection at this time.

A discussion of the fees received by the City then took place, during which it was noted that those fees amount to some \$200,000 annually.

Mr. Thompson stated that mobile home inspections are vital, and need to be made, noting that the City might have to seek additional manpower to accomplish this task.

Mrs. Dutmer stated that many mobile homes never are inspected, even though their owners pay the monthly charge for inspection. She further stated that the new property taxes being paid by mobile home owners will offset the City's loss by dropping the inspection fees to a lower level. She also stated that some form of certification should be given to mobile home owners after each inspection.

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

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83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,794

DECLARING A PUBLIC NECESSITY FOR, AND AUTHORIZING THE ACQUISITION OF A 4,836 SQUARE FOOT TRACT OF LAND AS RIGHT OF WAY FOR THE EXTENSION OF VANCE JACKSON ROAD AND ESTABLISHING AN ACCOUNT.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Harrington seconded the motion.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,795

REQUESTING THE CITY WATER BOARD TO EXTEND WATER SERVICE TO THE ORSINGER PUBLIC PARK PROPERTY AT A COST OF \$250.00 TO THE COUNTY.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mr. Thompson seconded the motion.

Mr. Harrington briefly explained the Ordinance, requesting City Water Board to supply water connection to Orsinger Public Park at Bexar County expense. He noted that the water main already runs nearby, and the only work required is running a connection to the park itself. He explained that City Water Board has a policy of charging for such connections based upon the total acreage served, and noted that this is too high, since this is a public park.

Mr. Louis J. Fox, City Manager, agreed with the request.

Mr. Webb stated his belief that the City Council needs to investigate other such cases, if they exist.

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

83-50 Mayor Cisneros reconvened a Public Hearing to consider an Ordinance authorizing a change in rates for water and sewer service provided by Lackland City Water Company inside the City Limits.

The Clerk read the following Ordinance:

AN ORDINANCE 57,796

AUTHORIZING A CHANGE IN RATES FOR WATER AND SEWER SERVICE PROVIDED BY LACKLAND CITY WATER COMPANY INSIDE THE CITY LIMITS.

* * * *

No citizen appeared to speak.

Mayor Cisneros declared the Public Hearing closed.

Mr. Hasslocher moved that the Ordinance be approved. Mr. Harrington seconded the motion.

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,797

ADOPTING A PLUMBING CODE; REQUIRING A PERMIT FOR DOING ANY PLUMBING WORK AND PRESCRIBING THE FEES THEREFORE; PRESCRIBING THE RULES AND REGULATIONS FOR THE PERFORMANCE OF ANY PLUMBING WORK DONE THROUGHOUT THE CITY OF SAN ANTONIO; AND PROVIDING PENALTIES FOR VIOLATIONS NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00).

* * * *

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

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

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,798

APPROVING AN INCREASE IN THE HOTEL/MOTEL OCCUPANCY TAX.

* * * *

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

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

83-50 The Clerk read a proposed Ordinance waiving use fees for various City-owned facilities to be used for 1984 San Antonio Festival events and waiving the "no-alcohol" provision of the Sunken Garden Theater use policy for 1984 San Antonio Festival events at that facility.

A brief discussion of the costs involved then took place, during which time Mr. Ron Darner, Director of Parks and Recreation, stated that some \$50,000 in costs are involved here.

Mayor Cisneros noted that the board of directors of San Antonio Festival had asked for this Ordinance, and asked that the City Council's

Fiesta Committee, headed by Councilman Joe Webb, investigate the request and report back its recommendations to the full Council.

Mr. Louis J. Fox, City Manager, spoke against the request.

Mr. Hasslocher stated his opinion that the Festival, like any other City-funded agency, should pay its just fees.

Mr. Hasslocher moved to deny the request. Mr. Thompson seconded the motion.

Mr. Thompson spoke of the amount of money involved, and stated that waiving that amount is too expensive to the City.

Mrs. Dutmer moved to postpone action on this matter until the Council Fiesta Committee investigates and reviews the proposal. Ms. Berriozabal seconded the motion.

Mayor Cisneros urged that no outright rejection of the request be taken.

Ms. Berriozabal spoke of the good accomplished by San Antonio Festival last year, and noted that it requires City support. She stated her opinion that the Fiesta Committee should investigate this matter, and also urged that use of San Fernando Cathedral be considered by Festival organizers in 1984.

In response to a question by Mr. Webb, Mr. Darner noted that last year, the City waived some \$37,000 in fees for San Antonio Festival.

Mr. Wing stated that the matter needs more study, noting that other events in the City are just as worthwhile as those of San Antonio Festival. He stated that the current budget cannot handle such a drawdown as this in waived fees.

Mr. Alderete spoke of his concern that a double-standard may be created if this is passed.

The substitute motion to postpone consideration of the Ordinance until a later date prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Cisneros; NAYS: Hasslocher; ABSENT: Archer.

The main motion, as substituted, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Harrington, Cisneros, NAYS: Hasslocher; ABSENT: Archer.

83-50 The Clerk read the following Ordinance:

AN ORDINANCE 57,799

AUTHORIZING THE EXECUTION OF A JOINT AGREEMENT WITH THE MUSCULAR DYSTROPHY ASSOCIATION AND INTERNATIONAL ASSOCIATION OF FIREFIGHTERS FOR ESTABLISHMENT OF A LIFE-SAFETY SYSTEM IN THE CITY OF SAN ANTONIO.

* * * *

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

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

The Clerk read the following Ordinance:

AN ORDINANCE 57,800

AMENDING VARIOUS SECTIONS OF CHAPTER 36 (SUBDIVISION REGULATIONS) OF THE CITY CODE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS, VARIANCES, LOTS, STREETS, DRAINAGE, AND DEFINITIONS; AMENDING VARIOUS SECTIONS OF CHAPTER 42 (THE ZONING ORDINANCE) OF THE CITY CODE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS, SPECIAL USE PERMITS, OWNER CONCURRENCE, SAFETY LANE CLARIFICATIONS, AND EXCEPTION TO LOT AREA; AND FURTHER AMENDING CHAPTER 37 (MOBILE HOME PARK REGULATIONS) OF THE CITY CODE IN ORDER TO ALLOW MOBILE HOMES AS A PERMITTED USE WITHIN A PLANNED RESIDENTIAL DEVELOPMENT.

* * * *

Mayor Cisneros declared the Public Hearing to be open.

Mr. Roland Lozano, Director of Planning, provided a brief summary of the proposed changes to the Subdivision Regulations, the Mobile Home Park Regulations and the Zoning Ordinance, a summary of which is made a part of the papers of this meeting, and attached to this Ordinance.

Mrs. Barbara Rierson, representing the Royal Ridge Homeowners Association, spoke of her group's concerns in the classification of 'business park' and just what uses could be included within this zone. She also spoke of her group's concern that the business park specifications were drawn up or developed primarily by industrial developers rather than by in-house City staff or by neighborhood groups with their input. She also spoke of the group's concerns that business districts retain industrial uses, under the proposals; that buffer changes should be a minimum of 25 feet; and that PUD zonings should be allowed because the planning and checking is accomplished before the final plan is approved.

In response to a question by Mayor Cisneros, Mr. Lozano stated that business districts would be in Chapter 42 of the City Code. He further stated that City staff did develop this proposed Ordinance, not anyone else.

Ms. Mary Lou Mabie, 311 Ave Maria, stated her concern that there is no mention of use of dumpsters for refuse collection in business park districts. She stated that they should not be allowed in this district, and also reiterated Ms. Rierson's concerns about the wording of certain sections in the proposed Ordinance. She asked for a postponement of consideration of this Ordinance.

Mr. David Hemion, Executive Vice-President, North San Antonio Chamber of Commerce, read a prepared statement in support of the new zoning. He also spoke of his own personal beliefs concerning the business park district zoning, noting that concerns have been voiced that this section does not contain certain conditions and concerns.

Mr. Harris Connell, representing the Greater San Antonio Chamber of Commerce, spoke in support of the business park zoning, owner consent section and special use section of the Ordinance.

Ms. Lillian A. McKelvey, President of Mission Homes, manufactured housing industry, spoke in support of the section dealing with manufactured housing, noting that it will bring in additional revenues for the City.

Mr. Craig Jeffrey, representing the Alamo Chapter, Manufactured Housing, stated that manufactured housing conforms to the existing State statutes and HUD code standards.

Mr. Steve Lee, Quincy Lee Companies, spoke to the business park zoning idea, addressing the history and the need for such a zoning category in San Antonio. He stated his opinion that the City needs a more restrictive industrial zoning, and concurred that there are legitimate concerns raised by the Royal Ridge Homeowners Association. He spoke in favor of creation of another business-type zoning, and spoke in support of the changes proposed in the Ordinance.

Mr. Bill Telford, American Planning Association, stated that his group feels the business park zoning actually should be divided into two separate zoning categories: one without the three heaviest industrial uses, the other including them in an Industrial Park Zoning District where fabrication and other manufacturing steps can take place.

Mayor Cisneros stated his opinion that such a division might well be necessary.

Mayor Cisneros then declared the Public Hearing to be closed.

Mrs. Dutmer stated that in her opinion some business parks are compatible with residential areas, and spoke of the need for reversionary clause approval by the State Legislature.

Mrs. Dutmer moved to approve all the proposed changes as recommended, with the exception of the Business Park District matter; that City staff incorporate citizen group input by the Royal Ridge Homeowners Association and the American Planning Association. Mr. Webb seconded the motion.

Ms. Berriozabal spoke to the advantages of the motion, in order that the business park district idea can be more closely studied.

In response to a question by Mr. Thompson, Mr. Telford discussed the meaning of "special use" permits, and its ramifications.

Ms. Berriozabal made an amended motion that input to the Business Park District considerations be opened up to other interested neighborhood groups, as well as Royal Ridge Homeowners Association. Mrs. Dutmer seconded the motion.

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

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

Mr. Thompson then moved that City staff be instructed to investigate how to adopt "performance-based use" zoning districts. Mr. Wing seconded the motion.

Mr. Wing spoke of specific cases of such a need, where zoning has been rejected by City Council because the planned use did not fit into a specific zoning district.

Mr. Harrington spoke against the motion.

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

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CITIZENS TO BE HEARD

SAN ANTONIO POLICE OFFICERS ASSOCIATION

Mr. Joseph E. Scuro, Jr., Attorney, representing the San Antonio

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Police Officers Association (SAPOA), spoke to the City Council about the injuries received by Police Officer Harold Flammia during duty hours. He stated that the City wants to recover and participate in a portion of financial funds as a result of litigation initiated by Officer Flammia. He further stated that the City put Mr. Flammia on notice that the City wants to collect \$100,000 and the balance of amounts paid in injury leave for a total of \$241,000. He also quoted from a letter written by Assistant City Attorney Sean Martinez.

Mayor Cisneros stated that his position is that the letter should not have been written and spoke to Mr. Flammia's injuries.

Mr. Scuro stated that this is current practice of the City.

Mr. Ronald De Lord, President of C.L.E.A.T., concurred with statements made by Mr. Scuro. He stated that he appreciated the Mayor's statement and stated that the City should act in a reasonable manner in this case.

City Manager Fox stated that the City Council should make the decision, however he feels that the City has an obligation to pursue this issue and would like an opportunity to brief the Council in executive session.

At this point, the City Council decided to discuss this issue further in executive session and then reconvened the regular session for the Council to hear the citizens present in the audience for the Mateo Camargo presentation.

* * * *

MATEO CAMARGO PARK ISSUE

Mayor Cisneros stated that there was a great number of persons present in the audience requesting the changing of the name of Pablo's Grove to Mateo Camargo Park and he stated that the Council seems to be in favor of the change. In response to Mayor Cisneros, Mr. Ron Darner, Director of Parks and Recreation, stated that the Parks Advisory Board had already heard the request and were in favor of the name change.

After discussion, Mr. Alderete moved to place this item on the agenda next week. Mr. Eureste seconded the motion.

The following persons spoke in favor of the name change and their reasons for requesting this change:

Remigio Valdez, Jr. representing the Mexican American Betterment Organization;

Joe G. Martinez representing the Knights of Columbus and also representing the Mateo Camargo Committee;

Ramon Vasquez Y Sanchez representing the Centro Cultural Aztlan;

Margarita Orta representing the Chicano Mexicano Committee; and

Matilde M. Ruiz.

Councilman Eureste spoke in support of this name change. He spoke about the respect and discussions that several members of the City Council had with Mr. Camargo. He stated that they weren't always in agreement on different issues, however, his program was outstanding in educating the general public. He also spoke of the close friendships that Mexican American politicians had with Mr. Camargo.

Councilwoman Dutmer agreed with statements made by Mr. Eureste. She also asked why Pablo's Grove was chosen. She stated that the Rosedale

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Park could be renamed. She stated that Pablo's Grove was named for Paul Kilday who had done alot for the west side of San Antonio.

Mayor Cisneros stated that there are deed restrictions against renaming Rosedale Park.

Ms. Berriozabal stated that there are several plans to refurbish the park other than just to rename the park. Private monies will be used to accomplish this refurbishing. Ms. Berriozabal also thanked the persons present in the audience for coming to City Council with their request. She spoke about the role that Mr. Camargo played in her political life.

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

At 6:00 P.M. the City Council recessed to Executive Session reconvening to Regular Session at 6:30 P.M.

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CITIZENS TO BE HEARD
(CONTINUED)

MR. TOBEY FLORES

Mr. Tobey Flores, 141 Taft, stated that he had been to the Council's Transportation Committee, about a taxi cab operator "selling" his permits to another taxicab operator. He stated that the City Council should declare these permits to be in default, since taxicab permits cannot be sold but rather have to be approved by the City Council. (A copy of a letter from the taxicab operator selling his permits is on file with the papers of this meeting.)

Mr. Thompson stated that Iranians have been buying up cab companies all over the state. He also stated that taxicab permits are not transferable and any transaction must be approved by the City Council.

Mr. Rober Ibarra, Director of Public Utilities, stated that permits are not transferable. He also stated that in this particular case the owner transferring the permits appointed the taxicab operator as the manager of the company.

Mr. Ibarra was advised to investigate this matter.

* * * *

MRS. BLANCHE RODRIGUEZ

Mrs. Blanche Rodriguez, representing Jardines de San Antonio, Association, spoke to the City Council about their plans to renovate and rebeautify Elmendorf Park and Rosedale Park. She stated that they are requesting that they be declared as the planning agency for these projects in order to add credence to their agency and assist them in seeking private monies to accomplish these projects.

Ms. Berriozabal stated that this is a very good idea and indicated her support. She asked them to work with St. Judes' COPS and Christ the Kings' COPS in her district. She then moved to have this item moved to "A" Session. Mr. Eureste seconded the motion.

Mr. Bob Thompson asked Mrs. Rodriguez to also work with the nuns of Our Lady of the Lake University on this project and stated they can work together and endorsed the concept as outlined by Mrs. Rodriguez.

Mr. Alderete asked Mrs. Rodriguez to meet with the staff and to be present next week at an "A" Session.

Mr. Macias also spoke about the agency and its plans to beautify the area.

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

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MR. BOB RAY

Mr. Bob Ray spoke to the City Council about the fact that custodians have to be licensed to do maintenance work in the City. He asked that the City Council consider the possibility of amending Ordinances so that maintenance men performing routine maintenance work not have to be licensed.

Mr. Eureste expressed concern that to accomplish Mr. Ray's request the codes would be changed, yet he felt there have not been any problems with this issue. He stated that this issue should first be taken to the Boards & Commissions of the City.

The City Council advised Mr. Ray to first approach the City's Boards and Commissions.

* * * *

83-50 The Clerk read the following Letter:

October 18, 1983

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

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

October 14, 1983

Petition submitted by Mr. L. F. Owen and other residents of the area opposing zoning change of Tract B, NCB 12104, 2810 Nacogdoches Road.

* * * *

October 14, 1983

Petition submitted by Ms. Patricia Patzman, Patzman's New York Times Paper Route, 10111 N. Manton, San Antonio, Texas 78213, requesting permission from the City Council to place newspaper vending machines throughout the City.

* * * *

October 14, 1983

Petition submitted by Mr. Aurelio C. Ayala and other residents of the Espada Road area requesting the installation of a "Natural Gas" line to service their area.

* * * *

/s/Norma S. Rodriguez
City Clerk

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There be no further business to come before the City Council, the meeting was adjourned at 7:00 P.M.

A P P R O V E D

Henry Cisneros
M A Y O R

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