

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 5, 1984.

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The meeting was called to order at 1:00 P.M. by Mayor Henry Cisneros with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS. Absent: NONE.

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84-30 The invocation was given by Sister Peggy Gorman, DePaul Family Center.

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84-30 The Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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84-30 MR. PETE V. CORTEZ

Mayor Cisneros spoke briefly of what Mr. Pete V. Cortez meant to San Antonio, and asked the immediate family to come forward as he read the following Resolution of Respect.

A RESOLUTION NO. 84-30-36

WHEREAS, a life of civic and business service to the community came to an end on June 15, 1984 for Mr. Pete V. Cortez, and

WHEREAS, Mr. Cortez combined a long life of hard work and dedication to God and country by establishing and nurturing a family of restaurants in and around Market Square, and

WHEREAS, his many and varied business and civic endeavors lead him through circles of close association with both the prominent and the humble, the rich and the poor, counting his close friends from many walks of life, and

WHEREAS, he set an example of dedication and determination for generations to come, forging from his very dreams a venture of love for Mexican culture and foods, remembering his roots in Guadalajara, Mexico, yet pledging his devotion and love for his adopted country, and

WHEREAS, his many honors, positions and memberships covered the spectrum, from recognition as a top Texas businessman and restaurateur to work with youth, church and a better way for his fellow man; NOW, THEREFORE:

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

SECTION 1. that with the death of Mr. Pete Cortez, the City of San Antonio has lost a valued citizen and friend.

SECTION 2. that the Mayor and members of the City Council hereby express their heartfelt regrets on the death of Mr. Cortez, and extend to his family their deep and sincere sympathy.

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 the members of the bereaved family.

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

Mayor Cisneros spoke of sharing the grief of the family in this loss, and noted that El Mercado would not exist today in its present form without the vision and work of Mr. Cortez. He spoke of Mr. Cortez as being always a dreamer, yet wise and at the same time, humble.

Mr. Archer spoke of the recent newspaper article on Mr. Cortez, and of his admiration for him.

Mrs. Dutmer noted that Mr. Cortez helped shape San Antonio's government and who gave much to this City.

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Ms. Berriozabal spoke of Mr. Cortez as a true gentleman and a person who was truly unique.

Mr. Webb spoke of Mr. Cortez as having encouraged him in business, and who spoke of the necessity to have faith.

Mayor Cisneros then asked members of the City Council to join him in making the presentation of this Resolution of Respect to members of the Cortez family.

Mr. George Cortez thanked the Mayor and City Council for its honors, and noted that Mr. Cortez' spirit will continue in Market Square and in San Antonio, the city he loved.

Mayor Cisneros then asked other family members and friends in the audience to stand and be recognized.

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

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84-30

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BOOK ON KELLY AIR FORCE BASE
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Mayor Cisneros spoke of the importance of Kelly Air Force Base to San Antonio, noting that it hires some 16,000 civilian employees and is the largest employer in the City. He then introduced Major General Waymund Nutt, USAF, commander of the San Antonio Air Logistics Center, Kelly Air Force Base.

General Nutt spoke of Kelly Air Force Base's critical role in Air Force development, and of the need for renewal of its heritage. He then noted that the base has prepared a 477-page pictorial history of Kelly, dating back to 1917. He presented a copy of the book to Mayor Cisneros on behalf of the citizens of San Antonio, and noted that the book soon will be available for the general public.

Mayor Cisneros took note of Kelly Air Force Base's long history in the field of aircraft maintenance, and of General Nutt's own personal background as a fighter pilot during the Korean conflict. He stated that the first book on Kelly would take its place in the City Hall trophy case.

General Nutt then presented Mayor Cisneros with his personal copy of the book.

In return, Mayor Cisneros presented General Nutt with the official book on San Antonio and a special San Antonio belt buckle.

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General Nutt then presented another copy of the new book on Kelly Air Force Base to Library Director Mike Sexton for placement in the public library system for use by the public.

Each Council member also was given a personal copy of the book.

84-30

ROGERS CABLESYSTEMS SCHOLARSHIPS

Mayor Cisneros introduced Mr. Cipriano Guerra, representing Rogers Cablesystems, and spoke briefly of the excellent reputation that San Antonio's cable TV system enjoys, nationwide. He then spoke of the pending award of some 14 scholarships by Rogers Cablesystems to students from San Antonio.

Mr. Guerra spoke of the history of the scholarship program, now in its second year, and noted that each scholarship is for \$1,500. He also stated that some of the scholarship winners this year are repeaters from last year.

Mayor Cisneros noted that the 14 scholarship winners are majoring in telecommunications, radio-television and electronic engineering, and read the names of the 14 winners, a list of which is made a part of the papers of this meeting. He then presented the scholarship notification letters to each winner.

Mr. Guerra spoke of the 14 winners as being a credit to the City. He then presented to Mayor Cisneros a copy of the book "Between Friends", a book that links the United States and Canada, noting that the gift is made by Mr. Ted Rogers, chairman of Rogers Cablesystems, and read the note of commemoration attached to the book.

Mayor Cisneros thanked Mr. Guerra and Mr. Rogers for the gift. He also asked Mr. Guerra to investigate the possibility of extending Rogers CATA lines to the central jury room at Bexar County Courthouse, noting that that facility is without cable service.

Mr. Alderete thanked Rogers Cablesystems for the scholarships and for also providing the Disney Channel to San Antonio.

Mr. Archer noted that Mr. Guerra is a delegate to the Republican National Convention, and also spoke of members of the City Council who have been selected as delegates to national political conventions, as well.

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84-30

WATER CONSERVATION

Mayor Kirk Colyer, Mayor of the City of Balcones Heights, stated that the Bexar County Council of Mayors, of which he is President this year, has recently enacted a Resolution in support of the City of San Antonio's voluntary water conservation program and plan, and read the Resolution, a copy of which is made a part of the papers of this meeting.

Mayor Cisneros noted that the voluntary water conservation program appears to be doing well in San Antonio, with the aquifer levels up slightly, and thanked the Bexar County Council of Mayors for its Resolution.

84-30

MS. EMMA MORENO, CENSUS BUREAU

Mayor Cisneros introduced the director of the U.S. Bureau of the Census' congressional liaison office, Ms. Emma Moreno, present in the audience. He noted that the Census Bureau already is preparing to conduct the 1990 census of the United States, and spoke to the long lead time necessary in order to put together the necessary network of volunteers to do the job. He also noted that Councilwoman Berriozabal headed San Antonio's 1980 census efforts.

Ms. Moreno spoke of the process of preparation to conduct the 1990 census.

Mayor Cisneros spoke of the 1990 census as being very important to the City of San Antonio, noting his feeling that San Antonio will exceed the one-million population mark by 1990.

84-30

EAST SIDE SAN ANTONIO ECONOMIC DEVELOPMENT COUNCIL

Mayor Cisneros introduced Mr. Joe Scott, Chairman of the Board of Directors, East Side San Antonio Economic Development Council, present in the audience.

Mr. Scott thanked the City for its support of the Juneteenth Freedom Festival and its events, which he noted helped to realize the many goals of the organization in developing the east side of the City. He spoke of having realized a profit, after expenses, of some \$6,154 and spoke briefly of the many events that made up the Festival.

Mayor Cisneros congratulated Scott and his group for their efforts in the revitalization of the east side of San Antonio, especially in the East Side Corridor.

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Mr. Webb thanked the City for its assistance during the Festival, and commended the East Side San Antonio Economic Development Council for its efforts.

84-30 The minutes of the City Council meeting of June 21, 1984 were approved.

CONSENT AGENDA

Mr. Archer moved that items 5-22, constituting the consent agenda, be approved with item 22 to be pulled for individual consideration. Mrs. Dutmer seconded the motion.

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

AN ORDINANCE 58,960

ACCEPTING THE LOW BID OF DE LA GARZA FENCE COMPANY, A MINORITY BUSINESS ENTERPRISE (MBE), TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH FENCING MATERIAL, FOR A TOTAL OF \$4,682.00.

* * * *

AN ORDINANCE 58,961

ACCEPTING THE LOW BID OF ARROW SEPTIC TANK CONTRACTORS TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A SEPTIC TANK, FOR A TOTAL OF \$6,850.00.

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AN ORDINANCE 58,962

ACCEPTING THE PROPOSAL OF JOHNSON CONTROLS TO MAINTAIN THE JOHNSON AUTOMATED CONTROL SYSTEM AT THE INTERNATIONAL AIRPORT, FOR A TOTAL OF \$55,392.00.

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AN ORDINANCE 58,963

ACCEPTING THE LOW BID OF GUAJARDO & SONS CONSTRUCTION COMPANY TO MODIFY THE CONCRETE ISLAND AT THE MARINA GARAGE, FOR A TOTAL OF \$9,750.00.

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AN ORDINANCE 58,964

ACCEPTING THE LOW BID OF MCKENZIE AIR INDUSTRIES TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH AN AIR COMPRESSOR FOR A TOTAL OF \$14,750.00.

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AN ORDINANCE 58,965

ACCEPTING THE LOW BID OF ED FLUME BUILDING SPECIALISTS TO FURNISH THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT WITH RESTROOM PARTITIONS FOR A TOTAL OF \$4,610.00.

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AN ORDINANCE 58,966

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 50, IN THE AMOUNT OF \$19,377.00, TO THE CONTRACT FOR THE INTERNATIONAL AIRPORT TERMINAL GENERAL CONSTRUCTION (STAGE 2, PACKAGE 8); APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,967

ACCEPTING AN AIRPORT IMPROVEMENT GRANT NO. 3-48-0192-06 IN THE AMOUNT OF \$450,000.00 FROM THE FEDERAL AVIATION ADMINISTRATION (FAA); APPROPRIATING THE SUM OF \$150,000.00 IN LOCAL MATCHING FUNDS FROM THE AIRPORT SYSTEM CAPITAL IMPROVEMENT FUND (FUND 51-013) TO PROJECT NO. 05023 AND APPROVING A REVISED BUDGET FOR THE PROJECT (THE OVERLAY AND SAFETY GROOVE RUNWAY 3-21 PROJECT); ACCEPTING THE LOW QUALIFIED BIDS FROM HEATH CONSTRUCTORS, INC., IN THE AMOUNT OF \$903,333.33; LOYD ELECTRIC CO., INC. IN THE AMOUNT OF \$199,975.00 AND PAVEMENT SPECIALISTS, INC. IN THE AMOUNT OF \$58,240.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE STANDARD CITY PUBLIC WORKS CONSTRUCTION CONTRACTS WITH SAME; ACCEPTING

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PROPOSALS FROM SOMERVILLE-GONZALES & ASSOCIATES TO PROVIDE TESTING AND INSPECTION SERVICES IN CONNECTION WITH THE OVERLAY AND SAFETY GROOVE RUNWAY 3-21 PROJECT; AUTHORIZING EXPENDITURES FROM FUND 26-058 AS SET OUT HEREIN; AND FURTHER AUTHORIZING THE EXECUTION OF AMENDMENT NO. 1 TO FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT IMPROVEMENT PROGRAM GRANT NO. AIP 3-48-0192-05.

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AN ORDINANCE 58,968

APPROVING A REVISED BUDGET FOR THE STINSON MUNICIPAL AIRPORT TAXIWAY C CONSTRUCTION, PHASE II, FUND NO. 26-058 PROJECT NO. 058019; AND AUTHORIZING PAYMENT IN THE AMOUNT OF \$21,250.00 TO SOMERVILLE-GONZALES & ASSOCIATES FOR ADDITIONAL INSPECTION FEES.

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AN ORDINANCE 58,969

ACCEPTING A PROPOSAL FROM UNDERGROUND RESOURCE MANAGEMENT INC., TO PROVIDE ENGINEERING SERVICE FOR PHASE II OF THE WEST AVENUE LANDFILL LEACHATE MIGRATION ABATEMENT PROJECT; AUTHORIZING PAYMENT NOT TO EXCEED \$248,041.61; AND AUTHORIZING A PROJECT CONTINGENCY OF \$25,000.00.

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AN ORDINANCE 58,970

ACCEPTING THE BID OF RAM II GENERAL CONTRACTOR IN THE AMOUNT OF \$495,307.50 FOR THE GLENN STREET AND PRADO STREET RECONSTRUCTION PROJECT; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,971

AUTHORIZING EXECUTION OF FIELD ALTERATION NO. 3 IN THE AMOUNT OF \$19,000.00 ON THE PLAZA GUADALUPE, PHASE I; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,972

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH PAPE-DAWSON TO PROVIDE ENGINEERING RE-DESIGN FOR THE VISTA DEL NORTE 10" SEWER PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,973

ACCEPTING THE BID OF ROSSON BUILDERS, INC., IN THE AMOUNT OF \$68,500.00 FOR RESTORATION OF PORCHES AT THE COMMANDER'S HOUSE; REVISING THE BUDGET; PROVIDING A CONTINGENCY; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 58,974

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$12,050.00 OUT OF VARIOUS FUNDS FOR THE PURPOSE OF ACQUIRING EASEMENTS TO CERTAIN LANDS; ACCEPTING DEDICATION OF TITLE TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT-OF-WAY PROJECTS.

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AN ORDINANCE 58,975

AUTHORIZING REFUNDS ON 165 TAX ACCOUNTS RESULTING FROM DUPLICATE OR OVERPAYMENT OF TAXES RECEIVED BY CITY TREASURY.

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AN ORDINANCE 58,976

AUTHORIZING THE CITY MANAGER TO EXECUTE A SEWER SERVICE CONTRACT BETWEEN THE CITY OF SAN ANTONIO AND HIDDEN SPRINGS UTILITY COMPANY FOR THE FALCON CENTER TRACT.

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84-30 The Clerk read the following Resolution:

A RESOLUTION NO. 84-30-37

REQUESTING THAT CERTAIN STREET SEGMENTS BE ADDED TO THE FEDERAL-AID URBAN SYSTEM FOR THE CITY OF SAN ANTONIO. (MARTIN LUTHER KING DR., S. NEW BRAUNFELS, & IOWA STREETS)

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Mr. Archer moved that the Resolution be approved. Mr. Webb seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Frank Kiolbassa, Director of Public Works, stated that Sulphur Springs Road is on the Federal-Aid Urban Systems Program map, from Loop 410 out to the City limits.

Mrs. Dutmer noted that Sulphur Springs Road needs improvements along much of its length, and asked Mr. Kiolbassa to check into this.

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

ZONING HEARINGS

23. CASE Z84186 - to rezone all lots and tracts of land within the Churchill Estates Unit-9 Subdivision being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" ERZD One Family Residence Edwards Recharge Zone District to "R-5" ERZD One Family Residence Edwards Recharge Zone District, located between Cadillac Drive and Churchill Estates Blvd. and also abutting Churchill Estates Unit-9 Subdivisions.

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

Mr. Andy Guerrero, Planner II, stated that Zoning Case Z84186 had been withdrawn from consideration by the applicant, City of San Antonio.

84-30 PUBLIC HEARING-RENTAL REHABILITATION PROGRAM

Mayor Cisneros declared the Public Hearing to be open, and briefly explained the reason for the Public Hearing and Ordinance.

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No citizen appeared to speak on this matter.

Mayor Cisneros then declared the Public Hearing to be closed.

The Clerk read the following Ordinance:

AN ORDINANCE 58,977

APPROVING SUBMISSION OF THE NATIONAL RENTAL REHABILITATION ENTITLEMENT PROGRAM APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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

In response to a question by Ms. Berriozabal, Mr. Stuart Sommers, Director of Budget and Research, explained San Antonio's demonstration program under the Rental Rehabilitation Program of HUD has been in existence for two years, and the program now has been applied nationwide, with San Antonio due to receive some \$660,000 this coming year.

Ms. Berriozabal spoke of the need for a program to renovate sub-standard rental housing, and spoke to examples in her own Council district.

Mr. Sommers noted that, under terms of the program, the City agrees to fund about \$40,000 in annual administrative costs performed by San Antonio Housing Authority.

Mr. Jesus Nava, Budget and Research Department, stated that a good example of the working of this program in San Antonio can be found in the Fort Sam Houston Gateway Project area. He then provided some details of this work in the area.

Mr. Webb asked that help be provided with setting priorities for those who need this program help.

A brief discussion then took place concerning "grant versus loan" provisions of the program.

In response to a question by Mr. Thompson, Mr. Nava provided details of Section 8 involvement in the program, and how it works in San Antonio.

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

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

ZONING HEARINGS (CONTINUED)

24. CASE Z84419 - to rezone Lot 1, CB 4329, in the 8400 Block of Marbach Road, from Temporary "R-1" One Family Residence District to "B-2" Business District, located northwest of the intersection of Horal Drive and Marbach Road having approximately 375' on Marbach Road and 500' on Horal Drive; Parcel 27A, and Lots 1, 2, 3 and 4, NCB 17032, in the 8300 Block of Marbach Road, from Temporary "R-1" One Family Residence District to "B-3" Business District, located southwest of the intersection of SW Loop 410 Expressway and Marbach Road having approximately 760' on SW Loop 410 Expressway and approximately 900' on Marbach Road; and Lots 1, 2, 5, 6, and 10 and also the western portion of Tracts 1, 2, and 4, NCB 17172 presently zoned Temporary "R-1" One Family Residence District, in the 8300 Block of Marbach Road, from Temporary "R-1" One Family Residence District to "B-3" Business District, located northeast of the intersection of Horal Drive and Marbach Road, having approximately 1000' on Marbach and 1780' on Horal Drive.

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.

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

Mr. Andy Guerrero, Planner II, briefly explained the proposed Ordinance, noting that this area was annexed into the City of San Antonio in 1980.

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

AN ORDINANCE 58,978

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 1, CB 4329, IN THE 8400 BLOCK OF MARBACH ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; PARCEL 27A AND LOTS 1, 2, 3 AND 4, NCB 17032, IN THE 8300 BLOCK OF MARBACH ROAD, FROM

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TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND LOTS 1, 2, 5, 6 and 10, AS WELL AS THE WESTERN PORTION OF TRACTS 1, 2, AND 4, NCB 17172, PRESENTLY ZONED TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT, IN THE 8300 BLOCK OF MARBACH ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

25. CASE Z84225 - to rezone a 19.627 acre tract of land out of NCB 15688, being further described by field notes filed in the Office of the City Clerk, in the 14200 Block of Higgins Road, from "B-2" Business District and "R-3" Multiple Family Residence District to "R-1" One Family Residence District, located on the southwest side of Higgins Road, being 1200' northwest of the intersection of Uhr Lane and Higgins Road, having 850' on Higgins Road and a depth of 1050'.

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.

Mr. Hasslocher moved that the recommendation of the Zoning Commission be approved provided that 13-feet of right-of-way is given along Higgins Road. Mr. Thompson seconded the motion.

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

AN ORDINANCE 58,979

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 19.627 ACRE TRACT OF LAND OUT OF NCB 15688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 14200 BLOCK OF HIGGINS ROAD, FROM "B-2" BUSINESS DISTRICT AND "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT TO "R-1" ONE-FAMILY RESIDENCE DISTRICT, PROVIDED THAT 13-FEET OF RIGHT-OF-WAY IS GIVEN ALONG HIGGINS ROAD.

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26. CASE Z84216 - to rezone a 1.56 acre tract of land out of CB 5001, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" One Family Residence District to "B-3R" Restrictive Business District and a 54.095 acre tract of land out of CB 5001, being further described by field notes filed in the Office of the City Clerk, in the 13500 Block of West Avenue, in the 12700 Block of US Hwy 281 N (San Pedro Ave), from Temporary "R-1" One Family Residence District to "B-3" Business District, located south of the intersection of West Avenue and Bitters Road, having 1080' on Bitters Road and 1680' on West Avenue and 50' on US 281 North Hwy (San Pedro Ave).

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.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. Further provided that 36 feet of street dedication is given along Bitters Road and 13 feet along West Avenue. 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, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Dutmer, Wing, Eureste.

AN ORDINANCE 58,980

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 1.56 ACRE TRACT OF LAND OUT OF CB 5001, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, AND A 54.095 ACRE TRACT OF LAND OUT OF CB 5001, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 13500 BLOCK OF WEST AVENUE, IN THE 12700 BLOCK OF US HWY 281 NORTH (SAN PEDRO AVENUE), FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION. FURTHER PROVIDED THAT 36-FEET OF STREET

DEDICATION IS GIVEN ALONG BITTERS ROAD AND 13-FEET
ALONG WEST AVENUE.

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27. CASE Z84208 - to rezone a 8.307 acre tract of land out of NCB 12192, being further described by field notes filed in the Office of the City Clerk, in the 5700-5800 Block of Rittiman Road, from Temporary "R-1" One Family Residence District to "B-3" Business District and an 83.551 acre tract of land, out of NCB 12192, being further described by field notes filed in the Office of the City Clerk, in the 5700-5800 Block of Rittiman Road, in the 5600-5800 Block of Gibbs-Sprawl Road, from Temporary "R-1" One Family Residence District to "I-1" Light Industry District, located on the westside of Castle Cross Drive, between Rittiman Road and Gibbs-Sprawl Road, having 410.10 on Castle Cross Drive, 1645.90' on Rittiman Road and 2206.22' on Gibbs-Sprawl 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.

Mr. Webb moved that the Ordinance be approved provided that all driveways are provided and submitted for approval to the Traffic Engineering Division. Further provided that three feet of street right-of-way is dedicated along Rittiman Road and 36 feet along Gibbs-Sprawl Road. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,981

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 AN 8.307 ACRE TRACT OF LAND OUT OF NCB 12192, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5700-5800 BLOCKS OF RITTIMAN ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT AND AN 83.551 ACRE TRACT OF LAND OUT OF NCB 12192, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5700-5800 BLOCKS OF RITTIMAN ROAD, IN THE 5600-5800 BLOCKS OF GIBBS-SPRAWL ROAD, FROM TEMPORARY "R-1"

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ONE-FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT ALL DRIVEWAYS ARE PROVIDED AND SUBMITTED FOR APPROVAL TO THE TRAFFIC ENGINEERING DIVISION. FURTHER PROVIDED THAT THREE FEET OF STREET RIGHT-OF-WAY IS DEDICATED ALONG RITTIMAN ROAD AND 36 FEET ALONG GIBBS-SPRAWL ROAD.

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84-30 By informal concensus of the City Council, Zoning Case Z83416 was postponed temporarily, to be considered after other zoning cases have been disposed of.

29. CASE Z84219 - to rezone a 2.357 acre tract of land out of Lot 6, Block 1, NCB 16349, and Tract 2, Block 1, NCB 13667, being further described by field notes filed in the Office of the City Clerk, 9809 Fredericksburg Road, from "B-3R" Restrictive Business District to "B-3" Business District located on the southwest side of Fredericksburg Road, being 400' northwest of the intersection of Cinnamon Creek Drive, and Fredericksburg Road, having 215' on Fredericksburg Road and a depth of 481.13'.

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.

Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. 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, Thompson, Alderete, Harrington, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Dutmer, Wing, Eureste.

AN ORDINANCE 58,982

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 2.357 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 1, NCB 16349 AND TRACT 2, BLOCK 1, NCB 13667, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 9809

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FREDERICKSBURG ROAD, FROM "B-3R" RESTRICTIVE BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION.

* * * *

30. CASE 284218 - to rezone a 4.880 acre tract of land out of NCB 15655, being further described by field notes filed in the Office of the City Clerk, in the 5500 Block of Medina Base Road, from "I-1" Light Industry District to "B-2" Business District, located on the northside of Medina Base Road, being approximately 1100' southwest of the intersection of Pearsall Road and Medina Base Road having 267.05 on Medina Base Road and a depth of 614.65.

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.

Mr. Thompson moved that the recommendation of the Zoning Commission be approved provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,983

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 4.880 ACRE TRACT OF LAND OUT OF NCB 15655, BEING FURTHER DESCRIBED BY FILED NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5500 BLOCK OF MEDINA BASE ROAD, FROM "I-1" LIGHT INDUSTRY DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION.

* * * *

31. CASE Z84205 - to rezone Lot 8, Block 13, NCB 15504, 8211 Landing Avenue, from Temporary "R-1" One Family Residence District to "B-3" Business District, located northeast of the intersection of SW Loop 410 Expressway and Landing Avenue, having 162' on Landing Avenue and 120' on SW Loop 410 Expressway.

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.

In response to a question by Mr. Thompson, Mr. Andy Guerrero, Planner II, stated that B-1, B-2 or B-3NA would suffice for the use planned by the proponent for this property.

Mr. Thompson stated that he prefers that no alcoholic beverages be sold at this location.

Mr. Carl Hallada, the proponent, stated that the property is owned by three doctors, and spoke briefly of its planned use as a minor emergency clinic.

Mr. Thompson moved that the property be zoned "B-1" Business District provided that a 6-foot solid screen fence is erected and maintained along the east property line until such time as the adjacent lot transitions to a non-residential usage. Mr. Alderete seconded the motion.

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

AN ORDINANCE 58,984

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 8, BLOCK 13, NCB 15504, 8211 LANDING AVENUE, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A 6-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE UNTIL SUCH TIME AS THE ADJACENT LOT TRANSITIONS TO A NON-RESIDENTIAL USAGE.

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28. CASE Z83416 - to rezone a 1.566 acre tract of land out of NCB 8416, being further described by field notes filed in the Office of the City Clerk, in the rear of 2719 Fredericksburg Road, from "A" Single Family Residence District to "B-3R" Restrictive Business District and a 3.326 acre tract of land out of NCB 8416, being further described by field notes filed in the Office of the City Clerk, from "A" Single Family Residence District to "R-3" Multiple Family Residence District, located 200' west of Fredericksburg Road, being 330.76' northwest of the intersection of Quentin Drive and Fredericksburg Road, having a maximum width of 314.02' and a maximum depth of 1243.97'.

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

A brief discussion took place concerning the possibility of withdrawal of this case or a request for a postponement, with the possibility that a meeting might be arranged between the proponent and the opponents to the rezoning.

Mr. Ben Sifuentes, representing the proponent, asked that the case be withdrawn.

Mayor Cisneros asked that opponents to the rezoning, present in the audience, stand and be recognized.

Mr. Joe E. Stehle, 239 Quentin Drive, noted that this is the third time that this case has been heard by the City, and asked that the proponent appear. He noted that his group of opponents favor townhouse development on this property.

Mayor Cisneros explained the procedure that must be followed, following withdrawal of this case.

Mr. Thompson spoke of his concern that withdrawal of this case will adversely affect the opponents.

In response to a question by Mayor Cisneros, Mr. Lowell Denton, City Attorney, stated that withdrawal of a zoning case is a matter of City Council policy, and that such policy can be changed.

Mayor Cisneros asked Mr. Denton to look at the present City Council policy on withdrawal of a zoning case from consideration, after speaking with members of the Council individually on their concerns and preferences, then report back to Council on the findings and considerations. He stated his belief that perhaps the Council might wish to adopt a policy of no withdrawal on the day that a case is considered.

Mr. Alderete noted that this is a sensitive area, and a perplexing matter to consider, speaking of his hopes for some solution to the rezoning of this property.

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Mrs. Dutmer spoke of her concern with possibly limiting the case withdrawal deadline.

Case Z83416 was withdrawn.

84-30 The Clerk read the following Ordinance:

AN ORDINANCE 58,985

RENOMINATING AND NOMINATING FOUR (4) REPRESENTATIVES FOR REAPPOINTMENT AND APPOINTMENT ON THE BEXAR COUNTY HOUSING FINANCE CORPORATION, FOR A TERM TO EXPIRE MAY 31, 1986. (JOE ALDERETE, JR., MARIA ANTONIETTA BERRIOZABAL, BERNARDO EURESTE, ROBERT S. THOMPSON.)

* * * *

Mayor Cisneros noted that the City Council must determine the names of four Council members to serve on this Bexar County Housing Finance Corporation.

Mr. Wing asked that Ms. Berriozabal's name be substituted for his, on the projected four-member listing, including Mr. Alderete, Mr. Eureste and Mr. Thompson.

Mayor Cisneros restated the four names under consideration.

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

84-30 The Clerk read the following Ordinance:

AN ORDINANCE 58,986

REAPPOINTING AND APPOINTING MEMBERS TO SERVE ON THE BOARD OF APPEALS. (REAPPOINTMENT: VIRGINIA REENAN (MAYOR); APPOINTMENT: ALONZO RANGEL (DISTRICT 6))

* * * *

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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, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste.

84-30 The Clerk read the following Ordinance:

AN ORDINANCE 58,987

APPOINTING MRS. SHERWOOD W. INKLEY TO SERVE ON THE CENTRO 21 TASK FORCE FOR THE REMAINING UNEXPIRED TERM OF LYNN OSBORNE BOBBITT, WHO HAS RESIGNED.

* * * *

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

84-30 The Clerk read the following Ordinance:

AN ORDINANCE 58,988

APPOINTING MRS. DOREEN TAUER TO SERVE ON THE SAN ANTONIO PUBLIC LIBRARY BOARD OF TRUSTEES, FOR THE REMAINING UNEXPIRED TERM OF MARY WOMACK, WHO HAS RESIGNED.

* * * *

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

Mr. Thompson stated that Ms. Mary Womack has recently moved outside the City and feels that continued membership on the Library Board would be a hardship. He spoke of the great strides made during her term as Chairman of the Library Board of Trustees, and spoke of the City owing Ms. Womack a debt of thanks for her service.

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

84-30 The Clerk read the following Resolution:

A RESOLUTION NO. 84-30-38

STATING THE COMMITMENT OF THE CITY COUNCIL TO PROVIDE \$150,000.00 IN THE 1984-85 CITY BUDGET FOR CONTINUATION OF THE TARGET '90 EFFORT.

* * * *

Ms. Berriozabal moved that the Resolution be approved. Mrs. Dutmer seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Louis J. Fox, City Manager, spoke to her question of whether or not this allocation might present problems with the funding of basic City services under the next budget. He stated that there are a number of variables to consider in funding of the next budget, including broadening of the sales tax and its increase, as approved recently by the State Legislature. He stated that he had planned to use the additional funds derived from this increase in the state sales tax to help fund basic services of the City. He further stated that it is too early to determine exactly how this \$150,000 expenditure might impact the next City budget.

In response to a question by Mr. Wing, Mayor Cisneros explained that the steering committee of Target 90 felt the need for a prioritization of goals and a definite move forward toward attainment of these goals. He then spoke of the pending merger of Target 90 and United San Antonio.

Mr. Thompson spoke to the need for a reporting of progress made in the Target 90 program, either on an annual or biennial basis.

Mayor Cisneros briefly explained the proposed merger of the two groups, speaking of Target 90 as an especially useful process that needs to continue. He spoke of the many people deeply involved with a stake in San Antonio's future, and of Target 90's importance and need to continue, with USA rolled into the Target 90 framework and absorbed because of the lack of private-sector funding for both, as separate groups.

A brief discussion then took place concerning the City Council's role in Target 90.

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Mayor Cisneros stated that he preferred that all members of the City Council be involved in the board of directors of Target 90's organization, and addressed his concept of the importance of this.

Ms. Berriozabal spoke of her involvement in the organization of diverse groups.

Mr. Thompson proposed an amendment to include City Council members as members of the steering committee of the new organization "San Antonio On Target". Ms. Berriozabal seconded the motion.

Mr. Harrington stated that he approved of the Target 90 process but is reluctant to commit to this proposal involving more monies for the project. He spoke of his concern with the City budget, and spoke against spending public monies to continue funding of this organization without taking it "in-house", under City supervision and control.

In response to a question by Mr. Alderete, Mayor Cisneros spoke to his reasons why he is opposed to bringing the organization directly under the City, noting that it involves many matters that are larger than the City, in scope and expertise. He spoke to his belief that the organization needs continued private community leadership, and that it would change the character of the organization if it became a City staff project.

Mrs. Dutmer spoke in support of the main motion and in favor of letting the organization itself decide how much City Council involvement there should be.

Mr. Thompson stated his belief that the organization needs the active support of the City Council.

Mr. Archer spoke in favor of committing the \$150,000 for the next year's budget to the organization.

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

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

84-30

CITIZENS TO BE HEARD

MRS. MARIA DOMINGUEZ

Mrs. Maria Dominguez spoke to the City Council expressing her concern about the manner in which tax monies are being spent. She asked

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the Council if they were responsible for the expenditures of tax monies. She also asked that she be advised as to the persons in the City Manager's office and other City Departments who were hired from outside the City. She also asked for the costs involved in advertising for any of these positions.

Mayor Cisneros asked the City Manager to compile such a list and make it available to Mrs. Dominguez.

The meeting was recessed at 3:27 P.M. for "B" Session Appointments, reconvening in regular session at 5:00 P.M. for the continuation of Citizens to be Heard. Councilman Van Henry Archer presided as Mayor in the temporary absence of the Mayor.

84-30

CITIZENS TO BE HEARD
(CONTINUED)

MR. MICHAEL PREDOVIC

Mr. Michael Predovic, Williams Realty Company, read a prepared statement to the City Council, a copy of which is on file with the papers of this meeting. In summary, he stated that the City Council could not find a qualified professional who will advise that anyone could complete the Alamo Plaza South Project by September 1, 1984 to provide quality space or space that is even genuinely habitable, for the San Antonio Convention and Visitors Bureau.

He then proceeded to present slides of the transformation of the New Moore Building into One Ten Broadway.

In response to Councilman Thompson's question, City Manager Lou Fox stated that they have reviewed documents showing that Mr. Veltman has control over the building, however, they have not received a contract. A demolition permit will probably be taken out tomorrow.

Mr. Thompson stated that the City Council had made it very clear that if Mr. Hap Veltman is not ready by September 1, he will be directly responsible for any costs of delays including interim rent.

In response to Councilwoman Dutmer, City Manager stated that they have seen preliminary drawings. The development of the engineering and architectural drawings will be drawn during the gutting of the structure. He is presently working with Mr. Frank Perry, Special Projects Officer, and is really trying to expedite the procedure, however, proper documentation will be called for in all instances.

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Mrs. Dutmer expressed concern about certain aspects of the proposed contract. A discussion then ensued on stipulations that can be included in the contract with regard to penalty provisions.

City Manager Fox stated that he is cooperating with Mr. Veltman 100 percent because it's in the best interest of the City not to have any delays.

At this point, Mr. Eureste moved that the matter be discussed in "A" session at next week's Council meeting in order to have both parties present for any discussion on this matter. Mr. Thompson seconded the motion.

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

- - -
84-30 The Clerk read the following Letter:

June 27, 1984

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.

June 22, 1984

Petition submitted by Mr. John B. Martinez, J. B. Cab Company, 4513 Monterey Street, San Antonio, Texas 78237, requesting the transfer of his taxicab permits to Mr. Robert S. Patton.

* * * *

June 25, 1984

Petition submitted by Mr. Abraham Alizadeh, 2023 W. Houston, San Antonio, Texas 78207, requesting the issuance of 5 taxicab permits.

* * * *

/s/Norma S. Rodriguez
City Clerk

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

A P P R O V E D

Henry Cisneros

M A Y O R

ATTEST:

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

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