

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO, HELD IN  
THE COUNCIL CHAMBERS, MUNICIPAL  
PLAZA BUILDING, THURSDAY JULY 28,  
1994.

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94-36 The City Council convened in an informal "B" Session at 10:00 A.M., Municipal Plaza Building, "B" Room, to consider the following item(s). The Council members present were: PEREZ, McCLENDON, BILLA BURKE, AVILA, AYALA, ROSS, THORNTON, PEAK, LARSON, WOLFF. ABSENT: SOLIS

Status report, update and recommendations by the Water Quality Committee on measures to protect the Aquifer and watershed.

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94-36 The regular meeting was called to order at 1:00 P.M. by the Presiding Officer, Mayor Nelson W. Wolff, with the following members present: PEREZ, MC-CLENDON, BILLA BURKE, AVILA, AYALA, ROSS, THORNTON, PEAK, LARSON, WOLFF. Absent: SOLIS.

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94-36 Invocation - Father Al Jost, St. Joseph's Catholic Church.

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94-36 Pledge of Allegiance to the flag of the United States.

94-36 NATIONAL NIGHT OUT

Mayor Wolff noted that August 2, 1994 is being recognized across the nation as "National Night Out". He then read the proclamation designating "National Night Out" and presented a copy to a delegation from the San Antonio Police Department. He spoke to the reduction of neighborhood crime over the past eight years in San Antonio, as a result of the Police Department's emphasis on community policing.

Deputy Police Chief Gilbert Sandoval, speaking for the Crime Prevention Unit led by Sgt. Billy Holbert, thanked the Mayor and City Council for its support.

Ms. McClendon, Mr. Larson and Mr. Avila spoke to the "block parties" being held in various sectors of the city, during National Night Out.

Members of the Crime Prevention Unit then came forward to identify themselves.

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94-36

CITATION: JESSE TREVINO

Mayor Wolff stated that Mr. Jesse Trevino, local artist who is recognized nationally for his works, is about to open an exhibition of that work in Washington, D.C. He then noted that the San Antonio Museum of Art has now acquired a Jesse Trevino painting, one that has been hailed as the best painting of an artist's own mother since the famous "Whistler's Mother". He then identified the core group of interested citizens who helped the museum acquire the painting, including Ms. Rosemary Kowalski, Mr. Lionel Sosa, Mr. George Cortez, Mr. Frank Herrera, Mr. Juan Vasquez, Mr. Frank Reed, Dr. Alfonso Chiscano, Mr. Charles Butt, Mr. Marshall Steves, Ms. Patsy Steves, Mr. Guy Bodine, Mr. Domingo Vara, Ms. Sarah Harte, Ms. Carolyn Harte, and Dr. Burton Grossman.

Mayor Emeritus Lila Cockrell then introduced the artist's mother, present in the audience and the subject of the painting. She also introduced other members of the core group of contributors who made the painting's purchase possible, and spoke to the upcoming Washington, D.C. exhibition.

Mayor Wolff read a special Citation for Mr. Trevino and presented it to him.

Mr. Trevino thanked the Mayor and City Council for the Citation, and spoke to the significance of the upcoming exhibition and the hanging of this particular painting in the Museum of Art.

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94-36

BOARD/COMMISSION MEMBERS SWEARING-IN

Mayor Wolff announced that newly-appointed or re-appointed members of some 14 City boards, commissions or committees are present to be sworn in.

City Clerk Norma S. Rodriguez then administered the oath of office to the entire assembled group, em masse, and congratulated them.

Mayor Wolff and City Council members then handed out the Certificates of Appointment and congratulated each of the board/commission members present, for their service to the City.

SWIMMING TEAM

Mayor Wolff stated that members of a Texas Amateur Athletic Federation swimming team are present in the audience, and noted that the team is scheduled to compete in a swim meet on July 30-31, 1994.

A representative of the team spoke briefly to the ages and background of each team member.

Members of the swim team stood to be recognized in the audience.

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

SAN ANTONIO YOUTH LITERACY PROGRAM

Mayor Pro Tem Ayala stated that the San Antonio Youth Literacy Program is being singled out today as the most recent recipient of the "Find The Good and Praise It" program of San Antonio 2000. She noted that the SAYLP was founded in 1984 at Edgewood High School, and over the ensuing 10 years has spread to Memorial, Kennedy, Burbank, Fox Tech, Lanier, Sam Houston and South San Antonio High Schools, working with at-risk students in the areas of literacy, problem-solving and life-long learning.

Mayor Pro Tem Ayala presented a special Citation to representatives of the program present in the audience.

Ms. Sharon Langham, Executive Director, introduced other members of her delegation, and several students present.

Mr. Jerry D. West, Jr., a student participant in the program, spoke briefly to the success of this program.

City Council members then congratulated both students and program workers.

CONSENT AGENDA

Mr. Perez made a motion to approve Agenda Items 7 through 28, constituting the Consent Agenda, with Item 22 having earlier been removed from consideration by the City Manager, and with Items 19, 25 and 26 being pulled for individual consideration. Ms. McClendon seconded the motion.

After consideration, the motion, carrying with it the passage

of the following Ordinances, prevailed by the following vote: AYES:  
Perez, McClendon, Billa Burke, Ayala, Ross, Thornton, Peak. NAYS:  
None. ABSENT: Avila, Solis, Larson, Wolff.

AN ORDINANCE 80,509 .

ACCEPTING THE LOW, QUALIFIED BID OF APPLIED  
CONCEPTS, INC., C/O ANDY BYLES INTERNATIONAL, INC.  
IN THE AMOUNT OF \$18,500.00 TO PROVIDE THE CITY OF  
SAN ANTONIO POLICE DEPARTMENT WITH HANDHELD RADAR  
UNITS FOR USE BY ITS MOTORCYCLE UNIT.

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AN ORDINANCE 80,510 .

ACCEPTING THE PROPOSAL OF IBM CORPORATION TO PROVIDE  
THE CITY OF SAN ANTONIO INFORMATION SERVICES  
DEPARTMENT WITH COMPUTER HARDWARE AND SOFTWARE TO  
EXPAND THE EXISTING DATA COMMUNICATIONS SYSTEMS  
PROCESSING FOR A TOTAL OF \$68,001.00.

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AN ORDINANCE 80,511 .

ACCEPTING THE LOW BIDS OF CAPP'S VAN & CAR RENTAL AND  
ENTERPRISE RENT-A-CAR OF TEXAS, FOR AN APPROXIMATE  
COMBINED MONTHLY TOTAL OF \$9,500.00 TO PROVIDE THE  
SAN ANTONIO POLICE DEPARTMENT WITH LEASED VEHICLES.

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AN ORDINANCE 80,512 .

RATIFYING THE ACTION OF CITY STAFF IN ACCEPTING THE  
LOW BID OF WATSON ELECTRIC SUPPLY COMPANY IN THE  
AMOUNT OF \$3,976.86 FOR THE EMERGENCY PURCHASE OF A  
LIGHT STANDARD FOR KENNEDY SOFTBALL COMPLEX.

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AN ORDINANCE 80,513 .

ACCEPTING THE BIDS OF VARIOUS COMPANIES TO FURNISH  
THE CITY OF SAN ANTONIO WITH VARIOUS MATERIALS AND  
SERVICES ON AN ANNUAL CONTRACT BASIS FOR THE 1994-95  
FISCAL YEAR FOR A TOTAL OF APPROXIMATELY  
\$5,050,000.00.

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AN ORDINANCE 80,514 .

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT, IN AN AMOUNT NOT TO EXCEED \$25,000.00, WITH G.G.I. ENGINEERS TO PROVIDE SURVEYING SERVICES FOR MISCELLANEOUS PROJECTS AT SAN ANTONIO INTERNATIONAL AIRPORT AND STINSON MUNICIPAL AIRPORT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 80,515

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT, IN THE AMOUNT OF \$57,429.00, WITH NOBE & ASSOCIATES, INC. TO PROVIDE ENGINEERING SERVICES IN CONNECTION WITH UPGRADING THE FIRE PROTECTION SYSTEM IN TERMINAL 1 AT SAN ANTONIO INTERNATIONAL AIRPORT; AUTHORIZING \$10,741.00 FOR AN ENGINEERING CONTINGENCY ACCOUNT; AUTHORIZING \$1,000.00 FOR AN ADMINISTRATIVE EXPENSES ACCOUNT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 80,516

APPROVING FIELD ALTERATION NO. 1 IN THE AMOUNT OF \$199,999.75 WITH CLARK CONSTRUCTION COMPANY, INC. IN CONNECTION WITH THE BASE & PAVEMENT FAILURE REPAIRS - 1994 PROJECT THROUGHOUT THE CITY OF SAN ANTONIO.

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AN ORDINANCE 80,517

DESIGNATING VICKREY & ASSOCIATES, INC., TO PROVIDE ENGINEERING SERVICES IN CONNECTION WITH THE WESTERN AVENUE DRAINAGE PROJECT NO. 74, PHASE II; AUTHORIZING NEGOTIATION OF A CONTRACT; APPROPRIATING \$61,590.71 FOR SUCH PURPOSE; AND AUTHORIZING THE TRANSFER OF PREVIOUS APPROPRIATIONS OF \$47,315.29 AND EXPENDITURES OF \$8,800.00 FROM PHASE II TO WESTERN AVENUE DRAINAGE PROJECT NO. 74, PHASE III.

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AN ORDINANCE 80,518

AUTHORIZING AN ADDITIONAL \$28,000.00 FOR ENGINEERING SERVICES PAYABLE TO GARCIA & WRIGHT CONSULTING ENGINEERS, INC. IN CONNECTION WITH THE S. GEVERS FROM IH 10 TO HARDING COMMUNITY DEVELOPMENT BLOCK

GRANT (CDBG) RECONSTRUCTION PROJECT; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 80,519

ACCEPTING THE LOW, QUALIFIED BID OF BRODBECK CONSTRUCTION, INC. CONSISTING OF BASE BID OF \$172,981.00, DEDUCT ALTERNATE NO. 1 IN THE AMOUNT OF \$7,605.00 AND FIELD ALTERATION NO. 1 IN THE DECREASED AMOUNT OF \$22,455.00 FOR A NET AMOUNT OF \$142,921.00 IN CONNECTION WITH THE NORTHEAST YMCA HANDICAPPED ACCESS MODIFICATIONS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT; AUTHORIZING A CONTRACT; REVISING THE PROJECT BUDGET; AUTHORIZING \$3,479.00 FOR CONSTRUCTION CONTINGENCIES AND \$600.00 FOR ADVERTISING EXPENSES; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 80,520

ACCEPTING THE LOW, QUALIFIED BID OF SAN ANTONIO CONSTRUCTORS, INC. IN THE AMOUNT OF \$232,821.30 IN CONNECTION WITH THE LULLWOOD FROM CAPITOL TO GRANT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) RECONSTRUCTION PROJECT; AUTHORIZING A CONTRACT; REVISING THE PROJECT BUDGET; AUTHORIZING \$23,282.13 FOR CONSTRUCTION CONTINGENCIES, \$7,579.41 FOR PROJECT OVERSIGHT COST AND \$600.00 FOR ADVERTISING EXPENSES; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 80,521

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$1,490.00 OUT OF GENERAL OBLIGATION BONDS; ACQUIRING TITLE TO FOUR PARCELS IN CONNECTION WITH THE OCTAVIA PLACE DRAINAGE PROJECT #63.

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AN ORDINANCE 80,522

ACQUIRING TITLE TO TWO PARCELS IN CONNECTION WITH THE BUSTILLOS DRIVE PROJECT - KELLY DRIVE TO ROOSEVELT; AND AUTHORIZING THE EXPENDITURE OF \$1,610.00 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN CONNECTION THEREWITH.

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AN ORDINANCE 80,523

EXERCISING THE CITY'S OPTION TO EXTEND THE TEMPORARY CONSTRUCTION EASEMENT DATED 16 APRIL 1991 FROM CANDIDA RAMIREZ AND PATRICIA RAMIREZ ESPINOSA COVERING PART OF LOT 6 AND ALL OF LOT 12, NEW CITY BLOCK 1917 FOR AN ADDITIONAL TEN MONTHS THROUGH 31 MAY 1995, APPROPRIATING \$10,000.00 FOR PAYMENT OF RENTAL THEREFOR AND AUTHORIZING DISBURSEMENT OF SUCH AMOUNT.

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AN ORDINANCE 80,524

AUTHORIZING A TEN YEAR EXTENSION AND THE AMENDMENT OF A LEASE WITH H.B. ZACHRY COMPANY, INC. FOR 60,644 SQUARE FEET OF GROUND SPACE AND 15,400 SQUARE FEET OF BUILDING SPACE AT SAN ANTONIO INTERNATIONAL AIRPORT AT AN INITIAL ANNUAL GROUND RENTAL OF \$13,131.85 AND AN INITIAL ANNUAL BUILDING RENTAL OF \$17,556.00.

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AN ORDINANCE 80,525

AUTHORIZING THE ACCEPTANCE OF AN ADDITIONAL \$3,330.00 FROM THE TEXAS STATE LIBRARY IN CONNECTION WITH A GRANT PROVIDED FOR THE OPERATION OF THE SAN ANTONIO INTERLIBRARY LOAN CENTER; AND REVISING THE BUDGET.

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AN ORDINANCE 80,526

AUTHORIZING THE TEMPORARY CLOSURE OF SAN SABA STREET, BETWEEN WEST COMMERCE AND DOLOROSA STREETS, FROM 10:00 A.M. UNTIL 12:00 MIDNIGHT, SATURDAY AND SUNDAY, AUGUST 6 AND 7, 1994, FOR THE MARKET SQUARE SUMMER FEST SPONSORED BY LOS TRES MERCADOS.

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94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,527

APPROVING A THREE-YEAR LICENSE AGREEMENT WITH THE PASEO DEL RIO ASSOCIATION FOR THE CONDUCT OF RIVER FESTIVALS ON THE RIVER WALK, WITH PAYMENT TO THE CITY BASED ON TEN PERCENT OF SAID ASSOCIATION'S REVENUE FROM EACH EVENT.

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Mr. Perez made a motion to approve the proposed Ordinance. Ms. McClendon seconded the motion.

Mr. Ron Darner, Director of Parks & Recreation, explained the license request for river festivals.

Mr. George Stolle, Executive Director, Paseo del Rio Association, spoke to the riverwalk events planned by his group.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson, NAYS: None; ABSENT: Avila, Solis, Wolff.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,528

AUTHORIZING THE CITY MANAGER TO APPLY FOR A GRANT IN THE AMOUNT OF \$35,000.00 FROM THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES FOR THE OPERATION OF THE FAMILY VIOLENCE EDUCATION PROJECT; AUTHORIZING MATCHING FUNDS IN THE AMOUNT OF \$11,660.00 FROM THE FY 1994-95 GENERAL FUND BUDGET FOR A TOTAL PROJECT COST OF \$46,660.00; APPROVING A BUDGET; APPROVING A PERSONNEL COMPLEMENT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE UPON PASSAGE BY EIGHT (8) AFFIRMATIVE VOTES.

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Mr. Perez made a motion to approve the proposed Ordinance. Ms. McClendon seconded the motion.

Ms. Diane Quaglia Sherman, Community Initiatives Department, explained details of the grant involved.

In response to a question by Mr. Ross, Ms. Sherman spoke to the coalition of local agencies which does this same service, noting that this coalition works closely with City staff in various aspects.

Mr. Ross stated his opinion that it might be more economical for the agencies to do this work.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Avila, Solis, Wolff.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,529

AUTHORIZING THE ACCEPTANCE OF A ONE-YEAR GRANT EXTENSION IN THE AMOUNT OF \$1,500,000 FROM THE TEXAS DEPARTMENT OF HUMAN SERVICES FOR CONTINUATION OF THE CLIENT MANAGED PROGRAM; APPROVING A BUDGET AND PERSONNEL COMPLEMENT FOR THE PROGRAM; AUTHORIZING THE TRANSFER OF REMAINING FUNDS; AND AUTHORIZING THE PROGRAM TO CONTRACT WITH THIRD PARTIES TO PROVIDE ATTENDANT CARE SERVICES TO THEIR CLIENTS.

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Mr. Perez made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

Mr. Matthew Haecker, Community Initiatives Department, detailed the program's goals and objectives

In response to a question by Mr. Ross, Mr. Haecker explained the growth of the program and the potential client-list for in-home services to qualified participants.

Mr. Ross spoke to the need to re-examine the General Fund so as to possibly expand this program.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Solis, Wolff.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,530

AUTHORIZING SUBMISSION OF A FULL APPLICATION FOR A \$200,000.00 URBAN PARK AND RECREATION RECOVERY PROGRAM GRANT FROM THE U.S. DEPARTMENT OF INTERIOR NATIONAL PARK SERVICE; ACCEPTING SAID GRANT;

AUTHORIZING THE MISSIONS HIKE/BIKE TRAIL REHABILITATION PROJECT; ESTABLISHING A PROJECT BUDGET TOTALING \$250,000.00; PROVIDING ASSURANCES OF THE CITY'S COMPLIANCE WITH ALL RELATED STATUTES AND REGULATIONS; ASSURING THE GRANTING AGENCY OF THE CITY'S COMMITMENT TO PROVIDE ITS LOCAL MATCHING SHARE; ACCEPTING A \$25,000.00 GRANT FROM THE TEXAS PARKS AND WILDLIFE DEPARTMENT IN SUPPORT OF THE PROJECT; AND ACCEPTING A \$10,000.00 CONTRIBUTION FROM LOS COMPADRES DE SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK FOR SAID PROJECT.

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

Mr. Ron Darner, Director of Parks & Recreation, explained details of the Missions Hike/Bike Trail Rehabilitation Project, noting that it will fund the replacement of four bridges and other needed work for the project.

Ms. Billa Burke thanked Mr. Darner and his staff for their help on this project.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson, NAYS: None; ABSENT: Solis, Wolff.

94-36 TRAVEL AUTHORIZATION - Granted:

William E. Thornton to travel to Los Angeles, California, from July 22, 1994 to July 23, 1994, to attend a function hosted by the San Antonio Host Committee for the 1996 Republican Convention.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,531

AUTHORIZING THE EXPENDITURES OF CITY COUNCIL DISCRETIONARY FUNDS TO AUGMENT THE COST OF THE CATHOLIC YOUTH ORGANIZATION (CYO) FRIENDSHIP BASEBALL GAMES BETWEEN SAN ANTONIO AND OUR SISTER

CITY KUMAMOTO, JAPAN, AUGUST 2-6, 1994, AS REQUESTED BY MAYOR NELSON W. WOLFF.

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

Various City Council members pledged contributions from their individual Discretionary Funds to help offset some of the costs of the Friendship Baseball Games between teams from San Antonio and Kumamoto City, Japan.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Solis, Wolff.

94-36      ZONING HEARINGS

CASE Z94140 (CC) - To rezone and reclassify 4.377 acres out Lot 5, Blk 2, NCB 16600 off of 16424 Babcock Road, From "ED" ERZD Entertainment Edwards Recharge Zone District to "ED" ERZD Entertainment Edwards Recharge Zone District with City Council approval for vehicle maintenance and repair with bulk fuel, oil and anti-freeze storage; greenhouse and landscaping materials, equipment, fertilizer, herbicide storage and welding. Property is located 125' northeast of the intersection of Babcock Road and Chase Hill Blvd., being 870' east of Babcock Road, having a width of 367.76' and depth of 651.14'.

Mr. Andy Guerrero, Land Development Services, stated that the applicant in this case desires a postponement in its consideration, for an indeterminate period of time.

It was the concensus of City Council members present, by unanimous voice vote, to grant the postponement for an indeterminate time period.

Zoning Case Z94140 CC was postponed for an indeterminate period of time.

CASE Z94156 (CC) - To rezone and reclassify "B-1" ERDZ to "B-3NA", Lot 18, save and except the north 24' and the west 22', the north irregular 58.5' of the east irregular 142' of Lot 2, Blk 2, NCB 14757, From "B-1" ERZD UC Business Edwards Recharge Zone Urban Corridor District to "B-3NA" ERZD UC Non-Alcholic Sales Business Edwards Recharge Zone Urban Corridor District with City Council approval for a print shop, Properties are bounded by Green Glen, Babcock Road and North F.M.

1604, West, having 309.75' on Green Glen Road, 224.95' on Babcock Road and 50' on North F. M. 1604 West.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Billa Burke, Solis, Wolff.

AN ORDINANCE 80,532

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY "B-1" ERDZ TO "B-3NA", LOT 18, SAVE AND EXCEPT THE NORTH 24' AND THE WEST 22', THE NORTH IRREGULAR 58.5' OF THE EAST IRREGULAR 142' OF LOT 2, BLK 2, NCB 14757, FROM "B-1" ERZD UC BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT TO "B-3NA" ERZD UC NON-ALCHOLIC SALES BUSINESS EDWARDS RECHARGE ZONE URBAN CORRIDOR DISTRICT WITH CITY COUNCIL APPROVAL FOR A PRINT SHOP, "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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CASE Z94061 (SUP) (PP) - To rezone and reclassify P-102, NCB 15825 5171 Casa Bella Steet, From Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "B-3NA" ERZD Non Alcoholic Sales Business Edwards Recharge Zone District with a Special Use Permits for a construction company with outside storage company. Property is located on the northside of Casa Bella Steet, 1,785.37 feet east of the intersection of I.H. 10 Expressway and Casa Bella Street, having 150.88 feet on Casa Bella Street and a depth of 244.76 feet.

Mr. Allen Polunsky, representing the proponent, spoke to negotiations held and agreements reached with respect to recommendations by San Antonio Water System on the subject property.

Mr. Thornton noted that, if granted, this would be the continued usage of an existing function, and asked for a two-year review of the usage.

Mr. Polunsky spoke to the costs involved, should the proponent be required to come back through the zoning process every two years.

Mr. Thornton made a motion to approve the recommendation of

the Zoning Commission, (Subject to the requirements of the aquifer studies office.) Mr. Larson seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, Avila, Ayala, Ross, Thornton, Larson; NAYS: None; ABSENT: McClendon, Billa Burke, Solis, Peak, Wolff.

AN ORDINANCE 80,533

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY P-102, NCB 15825 5171 CASA BELLA STEET, FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-3NA" ERZD NON ALCOHOLIC SALES BUSINESS EDWARDS RECHARGE ZONE DISTRICT WITH A SPECIAL USE PERMITS FOR A CONSTRUCTION COMPANY WITH OUTSIDE STORAGE COMPANY PROVIDED THAT THE RECOMMENDATIONS OF THE AQUIFER STUDIES OFFICE ARE ADHERED TO. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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CASE Z94067 (PP) - To rezone and reclassify A 1.650 and 11.65 acre tracts of land out of NCB 14281 Data Point, From "O-1" Office District, "P-1(0-1)" Planned Unit Development Office District and "P-1(B-2)" Planned Unit Development Business to "R-3" Multiple Family Residence District. The 1.650 acre tract is located on the northwest side of Data Point Drive, 520.58 feet southwest of the intersection of Data Point Drive and Parkdale Drive, having 100.07 feet on Data Point Drive and a depth of 1026.22 feet. The 11.65 acre tract is located between Wurzbach Road and Data Point Drive, being 665.35 feet southwest of the intersection of Data Point Drive and Parkdale Drive, having 263.51 feet on Data Point Drive, 70 feet on Wurzbach Road and a total of 1,233.50 feet between these two streets.

In response to a question by Mr. Thornton, Ms. Elaine Ludwig, representing the proponent, stated that her client agrees to certain deed restrictions sought by opponents to this case.

Mr. Gene Canavan, speaking for the opposition, stated that he agreed to the proposed deed restrictions.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, McClendon, Billa Burke, Solis, Wolff.

AN ORDINANCE 80,534

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY A 1.650 AND 11.65 ACRE TRACTS OF LAND OUT OF NCB 14281 DATA POINT, FROM "O-1" OFFICE DISTRICT, "P-1(0-1)" PLANNED UNIT DEVELOPMENT OFFICE DISTRICT AND "P-1(B-2)" PLANNED UNIT DEVELOPMENT BUSINESS TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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94-36

CASE 294146 - To rezone and reclassify Lot 2, Blk 9, NCB 17349 Apple Green Road, From "B-2" Business District to "R-5" Single Family Residence District. Property is located on the northeast side of Apple Green Road, 415.08' southeast of the intersection of Huebner Road, having 502.06' on Apple Green Road and a depth of 508.72'.

Mr. Thornton thanked the proponent for his proposed downgrading of the zoning on this property in order to prepare for a residential development.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, McClendon, Billa Burke, Solis, Wolff.

AN ORDINANCE 80,535

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY A 1.650 AND 11.65 ACRE TRACTS OF LAND OUT OF NCB 14281 DATA

POINT, FROM "O-1" OFFICE DISTRICT, "P-1(0-1)" PLANNED UNIT DEVELOPMENT OFFICE DISTRICT AND "P-1(B-2)" PLANNED UNIT DEVELOPMENT BUSINESS TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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94-36

CASE Z94148 (CC) - To rezone and reclassify 142.7 acres out of NCB 15664 Braun Road, From Temporary "R-1" Single Family Residence District to "P-1(R-5)" Planned Unit Development Single Family Residence District. Property is located northeast of the intersection of Braun Road and Old Tezel Road, having 850' on Braun Road and a depth of approximately 3600'.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, McClendon, Billa Burke, Solis, Wolff.

AN ORDINANCE 80,536

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY 142.7 ACRES OUT OF NCB 15664 BRAUN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "P-1(R-5)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

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CASE Z94145 - To rezone and reclassify 1.89 acres out of NCB 15950 Prue and Babcock Road From Temporary "R-1" Single Family Residence District to "B-3" Business District. Property is located on the

southside of Prue Road between Old Babcock Road and Babcock Road, having 210.88' on Babcock Road, 318' on Prue Road and 245' on Old Babcock Road.

In response to a question by Mr. Thornton, Mr. David K. Darr spoke to details of the landscaping on the subject property in order to

buffer its usage from nearby neighborhood residences.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, McClendon, Billa Burke, Solis, Wolff.

AN ORDINANCE 80,537

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY 1.89 ACRES OUT OF NCB 15950 PRUE AND BABCOCK ROAD FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94155 - to rezone and reclassify P-36, NCB 14697 USAA Boulevard, From "R-3" Multiple Family Residence District to "B-3R" Restrictive Business District. Property is located on the southeast side of USAA Blvd., 602.25' southwest of the intersection of Fredericksburg Road and USAA Blvd, having a width of 354.46' and depth of 526.26'.

Mr. Thornton thanked United Services Automobile Association (USAA) for placing its child care facility on this property.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, McClendon, Solis, Wolff.

AN ORDINANCE 80,538

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS to rezone and reclassify P-36, NCB 14697 USAA Boulevard, From "R-3" Multiple Family Residence District to "B-3R" Restrictive Business

District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94121 (CC) - to rezone and reclassify Lot 12, Block 1, NCB 14805 17103 Silverwood Drive, From "B-2" ERZD Business Edwards Recharge Zone District to "B-2" ERZD CC Business Edwards Recharge Zone District with City Council approval for a gasoline filling station. Property is located on the northside of Kentwood Drive, between U.S. 281 North Expressway and Silverwood Drive, having 27.01 feet on Kentwood Drive, 137.14 feet on U.S. 281 North Expressway and 124.68 feet on Silverwood Drive.

Mr. Peak stated that the applicant in this case has asked for a 60-day postponement in its consideration.

Mr. Peak made a motion to grant a 60-day postponement in Zoning Case # Z94121 CC. Mr. Avila seconded the motion.

After consideration, the motion, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Thornton, Peak, Larson; NAYS: None; ABSENT: Solis, Ross, Wolff.

Zoning Case Z94121CC was postponed for a period of 60 days.

CASE Z94104 - To rezone and reclassify Lot 61, Blk 50, NCB 16643 At the rear of 2126 Thousand Oaks Drive, From for the removal of a 100' building setback line imposed by ordinance number 42774 and amended to a 95' building setback. The 95' building setback line is located 1,587.78' southeast of the intersection of Henderson Pass and Thousand Oaks Drive, being 696.72' southwest of Thousand Oaks Drive, having a width of 95' and length of 539.74'.

Mr. Rick Shelly, representing the applicant, stated that a building encroachment necessitates moving the building setback line to a position 90 feet from the property line, rather than 100 feet.

Mr. Peak spoke to the history of rezoning requests on this property in question, noting that all have been denied. He stated his belief that perhaps someone might have constructed a building in violation of the 100-foot building setback line.

A discussion ensued concerning the question of a promised fence on the property line.

Mr. Peak made a motion to continue this case until August 11,

1994. Ms. McClendon seconded the motion.

After consideration, the motion, prevailed by the following vote: AYES: McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Solis, Wolff.

Zoning Case Z94104 was continued until August 11, 1994.

- - -

CASE Z94137 - To rezone and reclassify Lot 5, NCB A-45 823 Dakota Street, From "R-2" Two Family Residence District to "R-2(H-S)" Significant Historic Landmark Two Family Residence District. Property is located on the northside of Dakota Street, 230' east of the intersection of Pine Street and Dakota Street, having 75' on Dakota Street and a depth of 205'.

Mr. Avila made a motion to approve the recommendation of the Zoning Commission. Mr. McClendon seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Avila, Ayala, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Solis, Ross, Wolff.

AN ORDINANCE 80,539

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY LOT 5, NCB A-45 823 DAKOTA STREET, FROM "R-2" TWO FAMILY RESIDENCE DISTRICT TO "R-2(H-S)" SIGNIFICANT HISTORIC LANDMARK TWO FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

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CASE Z94139 (CC) - to rezone and reclassify Lot A, Block 19, NCB 10733 1206 West Hein Road, From "A" Single Family Residence District to "R-2" CC Two Family Residence District with City Council approval for a child day care center. Property is located southeast of the intersection of North Hein Road and West Hein Road, having 89.95' on North Hein Road and 121.29' on West Hein Road.

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

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bg

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Ayala, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Avila, Solis, Ross, Wolff.

AN ORDINANCE 80,540

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY LOT A, BLOCK 19, NCB 10733 1206 WEST HEIN ROAD, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "R-2" CC TWO FAMILY RESIDENCE DISTRICT WITH CITY COUNCIL APPROVAL FOR A CHILD DAY CARE CENTER. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94108 - To rezone and reclassify Lots 20 and 21, Blk 25, NCB 10907 401 and 405 San Juan Road, From "B" Residence District to "R-4" Manufactured Home Residence District. Property is located northeast of the intersection of San Juan Road and Calera Street, Having 100' on San Juan Road and 150' on Calera Street.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Avila, Solis, Wolff.

AN ORDINANCE 80,541

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY LOTS 20 AND 21, BLK 25, NCB 10907 401 AND 405 SAN JUAN ROAD, FROM "B" RESIDENCE DISTRICT TO "R-4" MANUFACTURED HOME RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94142 - To rezone and reclassify 1.133 acres out of Lot 25, Blk 3, NCB 13739 Village Drive, From "R-6" Townhouse Residence District to "O-1" Office District. Property is located on the east side of Village Drive, 260' northwest of the intersection of Hidden Road and Village Drive, having 307.31' on Village Drive and a depth of 154.21'.

Mr. Larson noted that the proponent plans to use this property for parking only.

Mr. Larson made a motion to approve the recommendation of the Zoning Commission. Mr. Ross seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McClendon, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Billa Burke, Avila, Solis, Wolff.

AN ORDINANCE 80,542

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY 1.133 ACRES OUT OF LOT 25, BLK 3, NCB 13739 VILLAGE DRIVE, FROM "R-6" TOWNHOUSE RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94150 - To rezone and reclassify P-71, NCB 15837 Stahl Road and Bell Drive, From "R-3" Multiple Family Residence District and "B-2" Business District to "R-5" Single Family Residence District. Property is located south of the intersection of Stahl Road and Bell Drive, having 541.63' on Stahl Road and 288.76' on Bell Drive.

Mr. Larson made a motion to approve the recommendation of the Zoning Commission. Mr. Peak seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Perez, Avila, Solis, Wolff.

AN ORDINANCE 80,543

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS To rezone and reclassify 1.133 acres out of Lot 25, Blk 3, NCB 13739 Village Drive, From "R-6" Townhouse Residence District to "O-1" Office District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94143 - To rezone and reclassify Lot 8, Blk 3, NCB 10375 1302 Vance Jackson, From "F" Local Retail District to "B-3R" Restrictive Business District. Property is located northeast of the intersection of Vance Jackson Road and IH-10 Expressway, having 184.06' on Vance Jackson and 217.84' on IH-10 Expressway.

It was the concensus of City Council members present to temporarily bypass consideration of Zoning Case Z94143 until Councilman Perez returns to the Council Chambers.

CASE Z94116 - To rezone and reclassify "I-1" and "B-3" to "P-1(R-1)" 43.60 acres out of NCB 18558 Mainland Drive and Bandera Road, "I-1" Light Industry District and "B-3" Business District, to "P-1(R-1)" Planned Unit Development Single Family Residence District and "P-1(R-3)" Planned Unit Development Multiple Family Residence District and "B-3" Business District. Property is located 500 feet southwest and 525 feet northeast of the intersection of Mainland Drive, 111.02 feet on Bandera Road, with a depth of 1,338.56 feet and length of 2,035.03 feet.

In response to a question by Mr. Ross, Mr. Paul Denham, representing Ford Engineering, explained the planned usage of the property.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Avila, Solis, Wolff.

AN ORDINANCE 80,544

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE

CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY "I-1" AND "B-3" TO "P-1(R-1)" 43.60 ACRES OUT OF NCB 18558 MAINLAND DRIVE AND BANDERA ROAD, "I-1" LIGHT INDUSTRY DISTRICT AND "B-3" BUSINESS DISTRICT, TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT AND "P-1(R-3)" PLANNED UNIT DEVELOPMENT MULTIPLE FAMILY RESIDENCE DISTRICT AND "B-3" BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

It was the concensus of City Council members present to now undertake consideration of Agenda Item 3Q, Zoning Case Z94143.

CASE Z94143 - To rezone and reclassify Lot 8, Blk 3, NCB 10375 1302 Vance Jackson, From "F" Local Retail District to "B-3R" Restrictive Business District. Property is located northeast of the intersection of Vance Jackson Road and IH-10 Expressway, having 184.06' on Vance Jackson and 217.84' on IH-10 Expressway.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Thornton, Peak, Larson; NAYS: None; ABSENT: Solis, Ross, Wolff.

AN ORDINANCE 80,545

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY LOT 8, BLK 3, NCB 10375 1302 VANCE JACKSON, FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94119 - To rezone and reclassify Lot 1-I, Block 10, NCB 15506 2303 Observation Drive, From Temporary "R-1" Single Family

Residence District to "R-3" Multiple Family Residence District. Property is located on the west side of Observation Drive, 325 feet north of the intersection of Airlift Avenue and Observation Drive, having 50 feet on Observation Drive and a depth of 162.50 feet.

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

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Solis, Wolff.

AN ORDINANCE 80,546

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS TO REZONE AND RECLASSIFY LOT 1-I, BLOCK 10, NCB 15506 2303 OBSERVATION DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

(At this point, Mayor Pro Tem Ayala was obliged to leave the meeting. Mr. Larson presided.)

CASE Z94151 - To rezone and reclassify Lot 17, NCB 11924 110 Knibbe, from "A" Single Family Residence District to "B-1" Business District. Property is located southeast of the intersection of Broadway and Knibbe, having 117.25' on Broadway and 110' on Knibbe.

Mr. Alan Polunsky, representing the proponent, spoke to the requested rezoning for a laundry pickup station.

Mr. Richard Culpepper, the proponent, addressed the importance of the rezoning to his business.

Ms. Nancy Culpepper explained the proposed new building and its landscaping, including proposed amenities in answer to neighborhood opposition, and spoke in agreement to deed-restrict for a one-story building and other concessions.

Mr. Ishmael Garza, engineer, spoke to the performance of traffic input studies in the area.

Ms. Cynthia Redell, 134 Knibbe Road, spoke in support for the proponent's plans for a laundry pickup station, and presented petitions from residents along Knibbe Road, in favor of the proposal. She then spoke to certain restrictions agreed to by the proponents.

Mr. Ron Gossen spoke in support for the proposed rezoning, stating his belief that the property in question is not useful as residential property.

Mr. Bill Redell spoke in support of the proposal as the least-offensive use for the property.

Ms. Gladys Hornbrook, 115 Knibbe Road, spoke in support for the proposal.

Mr. Patrick Pape, representing the estate which owns the property in question, also spoke in support of the request.

Speaking in opposition:

Mr. Armand Laurel, 115 Hiler Road, spoke in opposition to the request, voicing his concern with more traffic into the neighborhood and possible changes in area drainage. He addressed other possible business uses for the property.

Ms. Susan Yerkes, property owner in Chateau Dijon, across the street, noted that some 42 persons oppose the rezoning in question by petition, and addressed her objections to B-1 zoning on the property, noting that City staff has recommended denial.

Mr. Patrick Manuel, representing the Chateau Dijon Homeowners Association, noted that 270 families live in Chateau Dijon, and noted that a recent poll showed 48 in opposition to the requested rezoning, and only five in favor.

Mr. Bob Marsh, 154 Lorenz, spoke to his concern with the impact of increased traffic on neighborhoods.

Speak in rebuttal, Mr. Polunsky spoke to the matter of additional traffic, and stated his opinion that any traffic increase due to the laundry pickup station would be minimal. He then spoke to the 100 per cent approval of the project by residents along nearby Knibbe Road, and expressed his belief that this development will not adversely affect area drainage. He then spoke to certain deed restrictions his client is amenable to.

In response to a question by Mr. Peak, Mr. Polunsky spoke to agreement on (1) a one-story building height limitation; (2) an all-masonry building; (3) a one-foot non-access easement along Knibbe Road; (4) restricted signage and restriction to 12-inch height on all lettering on the side of the building; (5) all electrical signs to be turned off by 10:00 P.M.; (6) no alcoholic beverages to be sold on

premises; (7) certain landscaping amenities; (8) erection of a six-foot-tall solid screen fence along the rear property line; and (9) sidewalks to be constructed on the property.

In response to a question by Mr. Peak, Mr. Andy Guerrero, Land Development Services, noted that City staff recommended an O-1 zoning on the property, and spoke to the reasons for the recommendation.

A discussion then took place concerning the traffic light at Broadway and Nottingham, and past rezoning rejections because of the question of increased traffic.

In response to a question by Mr. Peak, Mr. David Abbey, Traffic Engineer, stated his opinion that a slight traffic increase will not adversely affect the neighborhood.

Mr. Peak made a motion to approve the recommendation of the Zoning Commission, provided that a one-foot non-access easement is imposed along Knibbe Road, and that the agreed-to deed restrictions be placed into the record of this meeting's minutes. Mr. Ross seconded the motion.

(At this point, Mayor Pro Tem Ayala returned to the meeting to preside.)

After discussion, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Ayala, Ross, Thornton, Peak, Larson; NAYS: None; ABSENT: Avila, Solis, Wolff.

AN ORDINANCE 80,547

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN. TO REZONE AND RECLASSIFY LOT 17, NCB 11924 110 KNIBBE, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT. "PROVIDED THAT A ONE-FOOT NON-ACCESS EASEMENT IS IMPOSED ALONG KNIBBE ROAD." "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00."

\* \* \* \*

CASE Z94110 - To rezone and reclassify 10.548 acres out of NCB 14735 Wurzbach Road, From "O-1" Office District to "R-3" Multiple Family Residence District. Property is located 220' northwest of the

intersection of Wurzbach Road and the Southern Pacific Railroad right-of-way, having 648.5' on the Southern Pacific Railroad

right-of-way and a depth of 1,077'.

Mr. Andy Guerrero, Land Development Services, stated that the applicant in this rezoning case has asked to withdraw his application.

Zoning Case Z94110 was withdrawn from consideration.

94-36 PUBLIC HEARING AND CONSIDERATION OF ORDINANCE

Mayor Pro Tem Ayala declared the Public Hearing to be open.

No citizen was signed to speak to this matter.

Mayor Pro Tem Ayala declared the Public Hearing to be closed.

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

AN ORDINANCE 80,548

CLOSING, VACATING, ABANDONING AND QUITCLAIMING AN UNIMPROVED 10 FOOT WIDE ALLEY BETWEEN WILDWOOD AND HERMOSA DRIVE, AS REQUESTED BY PETITIONERS, MRS. MARIA S. GOMEZ, ET AL THE ADJACENT PROPERTY OWNERS.

\* \* \* \*

Ms. Perez made a motion to approve the proposed Ordinance. Ms. McClendon seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Avila, Ayala, Ross, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Solis, Thornton, Peak.

94-36 PUBLIC HEARING AND CONSIDERATION OF ORDINANCE

Mayor Wolff declared the Public Hearing to be open.

No citizens was signed to speak to this matter.

Mayor Wolff declared the Public Hearing to be closed.

AN ORDINANCE 80,549

CLOSING, VACATING, ABANDONING AND QUITCLAIMING AN UNIMPROVED 20 FOOT WIDE ALLEY BETWEEN COMMERCIAL AND BURTON AVENUE, AS REQUESTED BY PETITIONERS, MR. ALBERT ALTAMIRANO, ET AL, THE ADJACENT PROPERTY

OWNERS.

\* \* \* \*

Ms. McClendon made a motion to approve the proposed Ordinance.  
Mr. Perez seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Ayala, Ross, Peak, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Avila, Solis, Thornton.

- - -  
94-36 PUBLIC HEARING AND CONSIDERATION OF ORDINANCE

Mayor Wolff declared the Public Hearing to be open.

No citizen was signed to speak to this matter.

Mayor Wolff declared the Public Hearing to be closed.

AN ORDINANCE 80,550

CLOSING, VACATING, ABANDONING AND QUITCLAIMING A 15 FOOT WIDE ALLEY BETWEEN HOWARD STREET AND CONTOUR DRIVE, AS REQUESTED BY PETITIONERS, PROPERTY TRUST OF AMERICA, INC., (CONTOUR PLACE APARTMENTS), ET AL. THE ADJACENT PROPERTY OWNERS.

\* \* \* \*

Mr. Avila made a motion to approve the proposed Ordinance.  
Mr. Peak seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Avila, Ayala, Peak, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Solis, Ross, Thornton.

- - -  
94-36 City Council recessed its regular meeting at 4:03 P.M. in order to convene as the Board of Directors of the City of San Antonio Industrial Development Authority, reconvening the regular City Council meeting at 4:10 P.M.

- - -  
94-36 The Clerk read the following Resolution:

RESOLUTION NO 94-36-38

APPROVING THE ISSUANCE BY THE CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY OF NOT TO EXCEED \$7 MILLION AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S VARIABLE RATE DEMAND INDUSTRIAL DEVELOPMENT REVENUE BONDS, SERIES 1994 (GRUMA CORPORATION PROJECT) FOR GRUMA CORPORATION.

\* \* \* \*

Ms. McClendon made a motion to approve the proposed Resolution. Mr. Ayala seconded the motion.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: McClendon, Avila, Ayala, Ross, Thornton, Larson, Wolff; NAYS: None; ABSENT: Perez, Billa Burke, Solis, Peak.

94-36

S.A. WATER SYSTEM BOARD APPOINTMENTS

On a Point of Personal Privilege, Ms. Ayala asked that a posting be made so that City Council interviews for prospective board members for San Antonio Water System can be held next Thursday during a "B" Session, with appointments to be made at the "A" Session regular City Council meeting to follow.

Mr. Ross spoke to the need to perhaps postpone this for another week in order to allow time for response.

Discussion was held relative to the scheduling of these events, during which the point was made that next week's "B" Session agenda already is crowded with other items.

Ms. Ayala made a motion to schedule interviews for San Antonio Water System board of directors, and appointment action by ordinance to follow, both to be scheduled during the regular City Council meeting "A" Session. Ms. McClendon seconded the motion.

After consideration, the motion prevailed by the following vote: AYES: McClendon, Avila, Ayala, Ross, Peak, Larson, Wolff. NAYS: None. ABSENT: Perez, Billa Burke, Solis, Thornton.

94-36 Agenda Item 32, being a proposed ordinance renaming Elmendorf Park to Cesar Chavez Park in honor of Mr. Cesar Chavez's contributions to the betterment of the Hispanic labor community and positive role model for youths, as requested by Councilmembers Roger A. Perez and Juan F. Solis, III, was earlier removed from consideration by the City Manager.

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94-36 Agenda Item 33, being a proposed ordinance authorizing the expenditure of City Council Discretionary Funds to augment the cost of the 5K Run/Walk for the Habitat For Humanity scheduled for Saturday, November 26, 1994, and authorizing the closure of certain downtown streets, as requested by Councilman Roger A. Perez, was earlier removed from consideration by the City Manager.

- - -  
94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,551

APPROPRIATING FUNDS TO KELL MUNOZ WIGODSKY, INC. IN THE AMOUNT OF \$565,000.00 RELATED TO THE PROGRAMMING, DESIGN DEVELOPMENT, SCHEMATIC DESIGN, AND CONSTRUCTION OF THE INTERNATIONAL CENTER, PHASE IA OF THE CONVENTION CENTER EXPANSION PROJECT.

\* \* \* \*

Mr. Avila made a motion to approve the proposed Ordinance. Mr. McClendon seconded the motion.

Ms. Rebecca Waldman, Senior Management Coordinator, explained Phase IA (International Center), of the Convention Center Expansion Project.

Mr. Peak noted that this plan has nothing to do with Convention Center expansion plans.

A letter from the San Antonio Conservation Society, raising concerns about this proposed action, was earlier made a part of the papers of this meeting.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson, Wolff; NAYS: None; ABSENT: Perez, Solis.

- - -  
94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,552

RATIFYING WORK PERFORMED BY STAGERIGHT CORPORATION AND AUTHORIZING PAYMENT IN THE AMOUNT OF \$83,330.00 FOR SEATING SYSTEM EQUIPMENT PROVIDED FOR THE ALAMODOME FACILITY; AND PROVIDING PAYMENT FROM THE

1/2 PERCENT SALES TAX FUND.

\* \* \* \*

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

Mr. Gabriel Perez, Asset Management Department, briefly explained the need for this change to the original plans for seating systems for the Alamodome.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: McClendon, Billa Burke, Avila, Ayala, Ross, Peak, Larson, Wolff; NAYS: None; ABSENT: Perez, Solis, Thornton.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,553

RATIFYING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH A & E REPROGRAPHICS TO PROVIDE FOR AN ADDITIONAL \$5,419.42 FOR REPROGRAPHIC SERVICES OF ENGINEERING AND CONSTRUCTION DRAWINGS, PLANS AND SPECIFICATIONS FOR THE ALAMODOME FACILITY PROJECT; AND PROVIDING PAYMENT FROM THE 1/2 PERCENT SALES TAX FUND.

\* \* \* \*

Ms. McClendon made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

Mr. Gabriel Perez, Asset Management Department, explained the need for reproduction of drawings, plans and specifications of the Alamodome.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Peak, Larson, Wolff; NAYS: None; ABSENT: Solis, Thornton.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,554

RATIFYING SERVICES PROVIDED BY INTERKAL, INC., AUTHORIZING PAYMENT IN THE AMOUNT OF \$7,025.60 FOR RISER SEATING EQUIPMENT PROVIDED FOR THE ALAMODOME

FACILITY; AND PROVIDING FOR PAYMENT FROM THE 1/2  
PERCENT SALES TAX FUND.

\* \* \* \*

Mr. Gabriel Perez, Asset Management Department, noted that this cost is similar to that in previous Agenda Item 35.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson, Wolff; NAYS: None; ABSENT: Solis.

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The Clerk read a proposed ordinance authorizing the execution of a contract with the Texas Municipal League Group benefits risk pool to provide claims administration services for the non-uniform employee, fire and police employee, and retiree medical plans.

Ms. Billa Burke made a motion to approve the proposed ordinance. Mr. Avila seconded the motion.

Ms. Nora Chavez, Director of Finance, provided a brief slide presentation on the Request For Proposal process, seeking claims administration service for City employee medical plans. She spoke to the matter of processing claims, and noted that this procedure envisions no change in benefits to any employee/participant. She then spoke to the background details of the development of the RFP process, and reviewed the selection process involved. A copy of the detailed presentation is made a part of the papers of this meeting.

Ms. Chavez then spoke to the final evaluation process, after which the committee recommended to City Council a three-year Third Party Administrator contract with the Texas Municipal League Group Benefits Risk Pool. She spoke to the features to be provided by the group being recommended and the savings proposed by contracting with this group. She spoke to the Texas Municipal League and its assistance to Texas cities, and noted that there are two insurance pools, independent of TML, and they pay a fee to use its name. She stated that they are not connected with TML and each has a separate board of directors. She again reiterated that, while the contract will provide a claims process, the City is self-insured and pays all claims with City funds. She also noted that the committee feels that the recommended group will save the City considerable monies.

After discussion, Ms. Ayala made a substitute motion to postpone further consideration of this matter for three weeks for more discussion with different City employee groups on this matter. Ms. Billa Burke seconded the substitute motion.

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Ms. Ayala spoke to the importance of this issue, and noted that representatives of City employees need to discuss it.

In response to a question by Mr. Perez, Ms. Chavez noted that the selection committee's analysis of the RFPs will not change in three weeks, and noted that time is of the essence if an orderly transition of claims administrators is to occur.

Mayor Wolff noted that representatives and members of the labor unions involving City employees also have not seen this plan.

Mr. Perez then made an amendment to the substitute motion to postpone consideration of this matter for a period of one week. Mr. Ross seconded the motion.

Discussion took place concerning the time elements involved.

Mr. Jerry Clancy, San Antonio Police Officers Association, and Mr. Morris Munoz, Firefighters union, spoke in support of the three-week postponement.

The amendment to postpone consideration of this matter for one week failed to carry by the following vote: AYES: Perez, Ross. NAYS: McClendon, Billa Burke, Avila, Ayala, Thornton, Peak, Larson, Wolff. ABSENT: Solis.

The substitute motion to postpone consideration of this matter for three weeks then prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson, Wolff. NAYS: None. ABSENT: Solis.

The main motion, as substituted, then prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ayala, Ross, Thornton, Peak, Larson, Wolff. NAYS: None. ABSENT: Solis.

Mr. Thornton noted that the City Council is the group which must make the final decision on this matter.

Mayor Wolff then named Ms. Ayala, Mr. Ross, and Mr. Thornton as a three-member City Council committee to work with Finance Director Ms. Nora Chavez, to provide City Council policy input into discussions relative to the claims issue.

Mr. Rolando Bono, Assistant City Manager, stated that the appropriate personnel will meet with City employee groups next week to discuss the claims matter.

(At this point, Mayor Wolff was obliged to leave the meeting. Mr. Perez presided in the temporary absence of Mayor Pro Tem Ayala.)

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,555

ESTABLISHING A SCHEDULE FOR IMPLEMENTING THE RECYCLING PROGRAM CITYWIDE; AUTHORIZING THE PURCHASE OF 50 ADDITIONAL TRUCKS; AUTHORIZING THE ADJUSTMENT OF COLLECTION ROUTES TO SERVE 1,000 RESIDENTS EACH; AND AUTHORIZING THE PURCHASE OF 202,500 INDIVIDUAL RESIDENTIAL RECYCLING BINS.

\* \* \* \*

Ms. Perez made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

Mr. John German, Director of Public Works, narrated a brief slide presentation on implementation of the curbside recycling program, as set out in the City staff memorandum, a copy of which is made a part of the papers of this meeting. He spoke to proposed changes in the original plan, proposed new trucks to be used, and the advantages of those proposed new trucks.

Mr. Peak spoke to his concern for delays in implementing this program, city-wide, but stated his hope for a better program, as a result.

Ms. McClendon spoke to her disappointment in the delay.

In response to a question by Mr. Larson, Mr. German spoke to San Antonio percentage of participation in curbside recycling, compared to the national average.

In response to a question by Mr. Ross, Mr. German and Mr. Larson discussed privatization of recycling versus keeping the program in-house.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Billa Burke, Avila, Ayala, Ross, Peak, Larson; NAYS: None; ABSENT: McClendon, Solis, Thornton, Wolff.

94-36

A RESOLUTION NO: 94-36-39

EXPRESSING SUPPORT OF THE PROPOSED REDEVELOPMENT OF THE HISTORIC SUNSET DEPOT AND ASSOCIATED DEVELOPMENT IN ST. PAUL SQUARE BY SUNSET STATION DEVELOPMENT GROUP, AND EXPRESSING THE CITY'S WILLINGNESS TO

CONSIDER PUBLIC DEVELOPMENT AND FUNDING OPTIONS WITH  
VIA METROPOLITAN TRANSIT AUTHORITY AND THE DEVELOPER  
IN SUPPORT OF THE PROJECT.

\* \* \* \*

Ms. Billa Burke made a motion to approve the proposed Resolution. Mr. Avila seconded the motion.

Mr. Ross stated that he would abstain from participation in either discussion or action on this item, and he left the room.

Mr. Clint Bolden, Director of Economic Development, addressed the development of multi-use facilities near the Alamodome.

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

Ms. McClendon spoke to support for public/private ventures such as this, and spoke to her concern for the disposition of buildings in St. Paul Square.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Thornton, Peak, Larson, Wolff; NAYS: None; ABSTAIN: Ross; ABSENT: Solis, Ayala.

94-36

HOTEL DEVELOPMENT

Ms. McClendon and Mr. Avila both stated that they would be abstaining from any participation in this discussion and vote, and both left the room.

Mr. Perez made a motion to approve the proposed Resolution. Ms. Billa Burke seconded the motion.

Mr. Clint Bolden, Director of Economic Development, explained the proposed development for a hotel near the Alamodome.

Ms. Ayala spoke to the need to apply for an intermodal facility grant, first, and expressed her belief that this would be like "placing the cart before the horse". She stated that, as a result of her belief, she will be voting against this matter.

Discussion took place concerning the time elements involved in the developments.

Mr. Ruben Sandoval, representing the proposed hotel development, spoke to negotiations for financial backing for the hotel,

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and stated that he needs 60-90 days to firm up that financing.

Mr. Ross made an amended motion directing City staff to examine and determine within 90 days from the effective date of the proposed Resolution the financial and organizational capacity of the hotel development team to complete the project as proposed; and, upon such satisfactory determination, a period of negotiations, not to exceed 90 days, would commence to develop a long-term lease agreement for a portion of City-owned land located at the rear of the City's Parking Division offices. Mr. Perez seconded the motion.

Following discussion, the amendment prevailed by the following vote: AYES: Perez, Billa Burke, Ross, Thornton, Peak, Larson, Wolff. NAYS: Ayala. ABSTAIN: McClendon, Avila. ABSENT: Solis.

The main motion, as amended, carrying with it the passage of the following Resolution, prevailed by the following vote: AYES: Perez, Billa Burke, Ross, Thornton, Peak, Larson, Wolff. NAYS: Ayala. ABSTAIN: McClendon, Avila. ABSENT: Solis.

A RESOLUTION NO: 94-36-40

EXPRESSING SUPPORT OF A PROPOSED HOTEL DEVELOPMENT IN THE ST. PAUL SQUARE VICINITY BY SAN-FLO ENTERPRISES, DIRECTING STAFF TO DETERMINE WITHIN 90 DAYS THE DEVELOPER'S FINANCIAL AND ORGANIZATIONAL CAPACITY TO COMPLETE THE PROJECT, AND UPON A FAVORABLE DETERMINATION, TO NEGOTIATE OVER A PERIOD NOT TO EXCEED 90 DAYS THEREAFTER FOR THE LONG-TERM LEASE OF A PORTION OF CITY-OWNED LAND LOCATED TO THE REAR OF THE PARKING DIVISION OFFICES.

\* \* \* \*

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,556

AUTHORIZING AN EXTENSION OF THE MORATORIUM ON TAX PHASE-IN APPLICATIONS FOR PROJECTS OVER THE EDWARDS AQUIFER RECHARGE ZONE FOR AN ADDITIONAL 180 DAYS; AND PROVIDING FOR AN APPEAL PROCESS.

\* \* \* \*

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

Mayor Wolff noted that the first moratorium for development over the Edwards Aquifer is about to expire, and an additional moratorium time period is needed.

Mr. Ray Hamilton, representing Northside Neighborhoods For Organized Development, stated that both his organization and the San Antonio Coalition of Neighborhood Associations oppose development over the aquifer recharge zone, and asked that the moratorium be extended, noting that his group favors a permanent ban.

Ms. Annalisa Peace, representing AGUA, noted that no limits have yet been placed on development over the aquifer recharge zone, and spoke to suggested changes in the law, to ban tax phase-ins today for developments over that area.

Mr. Thornton spoke to the proposed new regulations discussed during the City Council's "B" Session only this morning.

(At this point, Mayor Wolff was obliged to leave the meeting. Mr. Larson presided in the temporary absence of the Mayor Pro Tem).

Mr. Thornton then spoke to problems with restricting all development over the recharge zone and making it R-1 Single Family usage only, with the resulting streets, sanitary sewer lines, etc. He stated his belief that the growth of jobs in San Antonio are at stake in this issue as economic development takes place to create those jobs, while at the same time rigidly protecting the Edwards Aquifer with new rules.

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

Mr. Thornton noted that San Antonio must keep all its options open for future economic development, and stated that San Antonio Water System has said that it will have the first set of aquifer protection rules in place in October, with all in place during December. He then spoke in question to the need for a 180-day moratorium, rather than a 90-day moratorium.

Mayor Wolff explained the rationale for the 180-day moratorium period.

Mr. Lloyd Garza, City Attorney, spoke to the appeals process available in the moratorium issue.

Mr. Peak spoke in refutation of the claim that development over the recharge zone has no controls, noting that both the state and City both have controls over development there.

Mr. Ross stated that he would prefer to have a controlled office park development over the recharge zone, rather than a densely-populated residential area, and stated that he would vote against any extension of the moratorium.

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

McClendon, Billa Burke, Avila, Thornton, Peak, Larson, Wolff; NAYS:  
Ross; ABSENT: Solis, Ayala.

94-36 The Clerk read the following Ordinance:

AN ORDINANCE 80,557

RATIFYING THE CITY STAFF'S APPROVAL OF ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES IN THE TOTAL AMOUNT OF \$43,239.37 IN CONNECTION WITH THE REHABILITATION OF 32 FIRE STATIONS.

\* \* \* \*

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

Mr. John German, Director of Public Works, explained the need for ratification of some services connected with the rehabilitation of 32 City fire stations.

In response to a question by Mr. Avila, Fire Chief Robert Ojeda discussed paint problems at some of the fire stations, and liability considerations. He also addressed the need for work at one particular fire station, at which foam-spraying trucks will be located.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Ross, Thornton, Peak, Larson, Wolff; NAYS: None; ABSENT: Solis, Ayala.

94-36

CITIZENS TO BE HEARD

PHILIP ROSS

Mr. Philip Ross spoke on The 2050 WaterPlan, and stated there are many flaws on this 2050 WaterPlan, since drinking water cannot be stored in it. He also stated this would not supply as much water as the Edwards Underground Aquifer Water does.

Mr. Ross stated he has mailed out literature on the Applewhite Issue to Congressman Henry B. Gonzalez, and several other State Commissioners and Judges.

KEN GINDY

Mr. Ken Gindy spoke on the closing of Adult Entertainment Establishments, Mr. Gindy spoke on several alternatives on how to go

about closing these adult entertainment establishments, in as much as he feels this business is being operated in an area that is restricted, shown on a City Violation Code Book Section 35-3305.

Mayor Wolff and City Manager Briseno discussed the issue on adult entertainment. They stated City Staff will look into what can be done on this issue and what they can do to correct this problem.

DON WILKENS CASTILLO

Mr. Castillo spoke on waste of water. He feels the citizens that live downtown are being restricted from wasting water and the people who live uptown are not. Mr. Castillo also feels the businesses are the ones who are wasting all the water by watering their grass during business hours.

94-36 City Council recessed for dinner at 7:04 P.M., reconvening at 7:45 P.M.

94-36 City Council then recessed its regular meeting at 7:46 P.M. in order to convene in Executive Session for:

A. Update on Alamodome soil remediation at Petroleum Drive and negotiations with the Petroleum Drive parcel owners.

B. Staff briefing on the Regional Environmental Enterprise Zone (REEZ) Phase I Report conduct by Malcolm Prinie Inc. and negotiations for Phase II resolution.

94-36 City Council adjourned the Executive Session and reconvened in regular session at 8:40 P.M.

94-36 There being no further business to come before the Council, the

meeting was adjourned at 8:41 P.M. at which time it was announced that the Council had been briefed in Executive Session by staff and had not taken any action.

A P P R O V E D

*Robert W. Wolff*  
M A Y O R

Attest: *Romeo S. Rodriguez*  
C I T Y C L E R K

PETITIONS  
July 28, 1994

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

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

July 13, 1994

Petition submitted by Mr. Morris E. Munoz, President, on behalf of the San Antonio Professional Fire Fighters Association, 735 W. Magnolia Avenue, San Antonio, Texas 78212, requesting that a street be named in honor of Cesar Chavez.

/s/ Norma S. Rodriguez  
City Clerk

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