

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 16, 1981.

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

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81-38 The invocation was given by Father Bernard Meyer, Holy Rosary Catholic Church.

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81-38 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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81-38 PRESENTATION OF CITATION

Mayor Cisneros spoke to the many accomplishments of Rocky Ramon in the field of boxing. He then read the following Citation:

CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

TO

ROCKY RAMON

IN RECOGNITION OF HIS 11 YEARS OF ACCOMPLISHMENT IN BOXING, DURING WHICH TIME HE RECORDED 50 VICTORIES, BUT MORE IMPORTANTLY, FOR THE INNUMERABLE EXAMPLES OF SPORTSMANSHIP HE DISPLAYED IN THE FINEST TRADITION OF TRUE CHAMPIONS WHICH TURNED THE POSITIVE ATTENTIONS OF THE BOXING WORLD UPON SAN ANTONIO ON NUMEROUS OCCASIONS DURING THAT RING CAREER.

THE CITY COUNCIL OF THE CITY OF SAN ANTONIO COMMENDS HIM FOR THIS MORE THAN A DECADE OF DEDICATION AND EXAMPLE TO SAN ANTONIO'S YOUTH AND THE SPORT OF BOXING, AND EXTENDS BEST WISHES FOR HIS CONTINUED SUCCESS.

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Mayor Cisneros asked Councilman Wing to join him in presenting the Citation and individual members of the Council congratulated Mr. Ramon.

Mr. Ramon then thanked the City of San Antonio for giving him the privilege of representing the City.

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81-37 PRESENTATION OF CITATION

Mayor Cisneros outlined the many accomplishments of Margo Huron, despite her young age. He then read the following Citation:

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CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

TO

MARGO HURON

IN RECOGNITION OF HER MANIFOLD ACCOMPLISHMENTS AS A YOUNG STUDENT OF THE ARTS, PRIMARILY HER MASTERY TO THE DIFFICULT AND DEMANDING ART OF SCULPTURE THAT HAS EARNED FOR HER NATIONWIDE RECOGNITION AND PREDICTIONS OF GREAT ACCOMPLISHMENTS TO COME.

THE CITY COUNCIL OF THE CITY OF SAN ANTONIO TAKES THIS OPPORTUNITY TO CONGRATULATE HER FOR ACHIEVEMENTS HER PARALLEL HIGH SCHOLARSHIP ACCOMPLISHMENTS AND THE EXAMPLE SHE HAS SET FOR THE YOUTH OF SAN ANTONIO, BENEFITTING THE ENTIRE COMMUNITY.

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Mayor Cisneros asked Councilman Canavan to present the Citation.

Ms. Huron thanked the Council and the City for its interest and support of young people like herself.

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81-38 The minutes of the special meeting of June 30, 1981, the special meeting of July 2, 1981 and the regular meeting of July 2, 1981 were approved.

81-38 ZONING HEARINGS

4. CASE 8487 - to rezone Lots 8 and 9, NCB 8933 and the south 46' of Lots 9 and 10, NCB 8625, 1629-1633 S.W. Military Drive, from "B" Two Family Residential District and "E" Office District to "B-3R" Restrictive Business District, located on the north side of S.W. Military Drive and the east side of Escalon Avenue, being 50' east and 155.4' north of the intersection of Escalon Avenue and S.W. Military Drive, having 46' on Escalon Avenue and 100' on S.W. Military Drive.

Mr. Andy Guerrero, Planning Administrator, explained the proposed change which the Zoning Commission has recommended be denied by the City Council. He stated that they had received more than 20 per cent of the homeowners within 200 feet of the area in question, and further stated that nine affirmative votes would be required to approve the change in zoning.

Mr. Joe Compean, Attorney representing the proponent, Mike Austin, stated that his client was requesting the rezoning in order to sell the property to the Sherwin Williams Company. He then asked to be able to amend his petition to approve "B-3R" Restrictive Business District zoning for Lots 8 and 9, NCB 8933, and approve "B-2" Business District zoning on Lots 9 and 10, NCB 8625.

Mr. Nolan Parsons, 926 Rayburn, spoke in opposition to the requested rezoning.

In response to a question by Mr. Wing, Mr. Compean spoke to the rezoning request in light of the parking requirements planned for the property, when sold.

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Mr. Canavan spoke in opposition to business parking immediately adjacent to residences.

Mr. Andy Guerrero stated that it would be possible to provide needed parking on the property without changing the zoning by applying for a variance from the Zoning Board of Adjustment, and noted that City staff feels that portion of the property in question which fronts onto Escalon Street should remain "B" residential.

Mr. Wing made a motion to approve the City staff's recommendation, which is approval of the "B-3R" zoning for Lots 8 and 9, NCB 8933 and denial of the requested rezoning on Lots 9 and 10, NCB 8625, provided that a six foot solid screen fence is erected and maintained on the north property line adjacent to Lot 11; also that proper platting is accomplished. Mr. Webb seconded the motion.

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

AN ORDINANCE 54,030

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 8 AND 9, NCB 8933, 1629-1633 S.W. MILITARY DRIVE, FROM "E" OFFICE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE NORTH PROPERTY LINE ADJACENT TO LOT 11; ALSO THAT PROPER PLATTING IS ACCOMPLISHED.

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5. CASE 8506 - to rezone a 1.885 acre tract of land out of NCB 13832, being further described by field notes filed in the Office of the City Clerk, in the 14000 Block of Brook Hollow Boulevard, from Tempoary "A" Single Family Residential District to "R-2" Two Family Residential District, located southeast of the intersection of Brook Hollow Boulevard and Autumn Wood Drive, having 428.11' on Brook Hollow Boulevard and 183.11' on Autumn Wood Drive.

Mr. Andy Guerrero, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

Mr. James H. Japhet, the proponent, stated that he wants the rezoning to allow him to construct between 9 and 18 two-family living units on the property and displayed an architect's rendering of proposed construction in the area.

Ms. Ann Young, 14634 Mountain Wood Drive, spoke against the request, stating that a petition containing some 180 names had been submitted to the Zoning Commission when the matter came before it, names of those opposed to the rezoning.

Mr. Rene Diaz Jr., 14002 Brook Hollow Boulevard, spoke against the request, stating that he and neighbors had been before the City Council and or the Zoning Commission on six previous occasions to oppose either multi-family housing or commercial construction sought for property in the immediate area, and he feels

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that the requested rezoning is an unwanted intrusion into a single-family residential area.

Mr. Hasslocher then made a motion to designate the property permanent "R-1" Single Family Residential District provided that a six foot solid screen fence is erected and maintained on the southwest and southeast property lines adjacent to the single family residences; that proper platting is accomplished, if necessary, and that the applicant work with the Traffic Department to see that the access on Autumn Wood Drive from the rear drive is accomplished. Mr. Canavan seconded the motion.

Mr. Hasslocher noted that a petition with some 179 names in opposition to the proposal had been submitted to the Zoning Commission.

In response to a question by Mr. Thompson, Mr. Japhet stated that the area already has heavy traffic, and noted that he has an option to purchase the property if the requested rezoning is approved.

Mrs. Dutmer stated that the Brook Hollow/Henderson Pass area is a heavy traffic area and noted that she cannot support an "R-1" zoning on the property.

Mr. Archer spoke in favor of a permanent "R-1" zoning on the property because of the character of the neighborhood.

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

AN ORDINANCE 54,031

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 1.885 ACRE TRACT OF LAND OUT OF NCB 13832, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK IN THE 14000 BLOCK OF BROOK HOLLOW BOULEVARD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE SOUTHWEST AND SOUTHEAST PROPERTY LINES ADJACENT TO THE SINGLE FAMILY RESIDENCES; THAT PROPER PLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT THE APPLICANT WORK WITH THE TRAFFIC DEPARTMENT TO SEE THAT THE ACCESS ON AUTUMN WOOD DRIVE FROM THE REAR DRIVE IS ACCOMPLISHED.

* * * *

6. CASE 8301 - to rezone a 16.371 acre tract of land out of NCB 13832, being further described by field notes filed in the Office of the City Clerk, 434-438 Heimer Road, from Temporary "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the southeast side of Heimer Road, being 665' northeast of the intersection of Julienne Place and Heimer Road, having 211.7' on Heimer Road and a maximum depth of 2154.8'.

Mr. Andy Guerrero, Planning Administrator, explained the proposed change which the Zoning Commission has recommended be approved by the City Council.

Mr. Hasslocher asked the opponents in the audience to stand and be recognized.

Mr. Guerrero stated that the applicant has requested that he be allowed to withdraw his rezoning request.

Mr. Ed Descamps, Project Coordinator for Pape Dawson Engineers, asked to be allowed to withdraw the request, stating that his firm did not represent the proponent before the Zoning Commission and felt that it needed time to meet with the opponents in the area before the matter is finalized.

At this time, Mr. Alderete made a motion to hear zoning case 8301. Mr. Archer seconded the motion. On roll call, the motion carried by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: None.

Mr. James Ingram, Attorney, representing a number of opposing homeowners, presented the City Clerk with petitions bearing the names of some 859 persons opposed to the rezoning request (these petitions are on file with the official minutes of this meeting). He asked for City Council's denial of the request and that a permanent "R-1" zoning be placed on the property, citing an increase in traffic that would occur if the requested rezoning is granted.

Mr. Warren Ferguson, 1403 Button Lane, spoke in opposition to the request.

Mr. Chris Schelfer, 1506 Periwinkle, spoke against the request, also requesting rezoning of the site to permanent "R-1". He showed a series of color slides that showed the heavy traffic in the immediate area, the nearby school and the school zone, and road conditions of Heimer Road in the area.

Mr. Descamps stated that it would not be economically feasible to develop the property under an "R-1" zoning because of its shape, and asked that consideration be given to perhaps "R-5" rezoning for garden homes or something comparable. He again asked the Council to deny the "R-3" request and let his firm work with the homeowners in opposition to arrive at a mutually-agreeable solution.

Mr. Hasslocher again noted the petitions with more than 800 signatures against the request, and moved to accept staff's recommendation and rezone the site to "R-1" Single Family Residential District provided that proper platting is accomplished; that a six foot solid screen fence is erected and maintained along the west property line and that street dedication is accomplished in accordance with the Traffic Department's recommendations. Mr. Canavan seconded the motion.

Mr. Thompson spoke to the difficulty of developing the property under "R-1" and discussed the possibility of a rezoning somewhere in between "R-1" and the requested "R-3".

Mrs. Dutmer stated that she would favor denying the original request until the proponent can arrive at a rezoning that would be acceptable to the area homeowners, as well.

In response to a question by Mr. Eureste, Mr. Andy Guerrero, Planning Administrator, discussed land values in the areas, where development is occurring nearby; and whether the land can be developed economically under "R-1". Mr. Guerrero stated his opinion that the tract cannot economically be redeveloped under an "R-1", as a single tract.

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Mr. Eureste spoke against staff's recommendation for an "R-1" zoning and in favor of a multi-family designation because of the difficulty of economically developing the property as a single tract under "R-1". He expressed concern that the land will remain undeveloped and become an eyesore and health hazard, if "R-1" is granted.

Mr. Canavan stated that the widening of Heimer Road probably would help with the future development of this area.

Mrs. Dutmer stated that older streets within the City need to be widened and improved before Heimer Road.

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

AN ORDINANCE 54,032

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 16.371 ACRE TRACT OF LAND OUT OF NCB 13832, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 434-438 HEIMER ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED; THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST PROPERTY LINE; AND THAT STREET DEDICATION IS ACCOMPLISHED IN ACCORDANCE WITH THE TRAFFIC DEPARTMENT'S RECOMMENDATION.

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7. CASE 8501 - to rezone Lot 1, Block 18, NCB 14728, 12003 Huebner Road, from Temporary "R-1" E.R.Z.D. Single Family Residential Edwards Recharge Zone District to "O-1" E.R.Z.D. Office Edwards Recharge Zone District, located northeast of the intersection of Honey Comb Drive and Huebner Road, having 104.16' on Huebner Road and 157.50' on Honey Comb Drive.

Mr. Andy Guerrero, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

Mr. Steve Scott, Attorney for the proponent, explained the request and displayed aerial photographs of the area, showing the large undeveloped tracts in the vicinity of the subject property.

Mr. Geoffrey Crabtree, 14123 Old Bond, the proponent, spoke in favor of the rezoning, taking note of other business zoning in the immediate area.

Mr. Carl Nentwich, Realtor, 310 West Sunset Road, spoke in favor of the planned redevelopment of the property as "O-1" Office, stating that in his opinion, it would have no adverse effect upon the area.

Ms. Diane O'Hare, Attorney for an area property owner, spoke in favor of the request.

Ms. Margaret Gregory, Attorney for an area property owner, spoke in favor of the request.

Mr. Eric Turten, Attorney for an area property owner, spoke in favor of the request.

Mr. Jesse Suarez, Architect, stated that the property is well-suited for an "O-1" zoning.

Mr. William Harris, 2219 Honeycomb, stated his concern that wastewater discharge for the septic tank on the property might effect area water wells, and also spoke to the parking problems on the property.

Mr. P.B. Rhodes, 4218 Moonlight Way, spoke against any commercial uses in the area.

Mrs. P.B. Rhodes, 4218 Moonlight Way, spoke to previous appearances before the City Council to oppose other land uses in the area, and stated her opposition to the request.

In rebuttal, Mr. Scott noted that the proponent is not a printing firm, and will not be discharging any chemicals into the ground. He compared the firm's twelve employees with the family of five who previously lived in the house on the property.

Mrs. Dutmer spoke to the letter filed by the Aquifer Protection Officer and expressed concern over the general context of it.

Mrs. Dutmer then made a motion to deny the requested rezoning. Mr. Archer seconded the motion.

Mr. Canavan made a substitute motion that the recommendation of the Zoning Commission be upheld provided that proper platting is accomplished; that a six foot solid screen fence is erected and maintained along the northwest and northeast property lines until such time that these areas are transitioned into commercial and further provided that street dedication is done in accordance to the Major Thoroughfare Plan. Mr. Webb seconded the motion.

After consideration, the substitute motion prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Alderete, Canavan, Hasslocher, Cisneros; NAYS: Dutmer, Archer; ABSENT: Thompson.

The main motion as substituted, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Alderete, Canavan, Hasslocher, Cisneros; NAYS: Dutmer, Archer; ABSENT: Thompson.

AN ORDINANCE 54,033

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, BLOCK 18, NCB 14728, 12003 HUEBNER ROAD, FROM TEMPORARY "R-1" E.R.Z.D. SINGLE FAMILY RESIDENTIAL EDWARDS RECHARGE ZONE DISTRICT TO "O-1" E.R.Z.D. OFFICE EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST AND NORTHEAST PROPERTY LINES UNTIL SUCH TIME THAT THESE AREAS

ARE TRANSITIONED INTO COMMERCIAL. ALSO, PROVIDED THAT STREET DEDICATION IS DONE ACCORDING TO THE MAJOR THOROUGHFARE PLAN.

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8. CASE 8533 - to rezone a 7.644 acre tract of land out of A-11, NCB A-20, being further described by field notes filed in the Office of the City Clerk, in the 700 Block of Mission Road, from Historic "C" Apartment District and Historic "J" Commercial District to Historic "I-1" Light Industry District, located southwest of the intersection of I.H. 10 Expressway and Mission Road, having 699.35' on I.H. 10 Expressway and 353.93' on Mission Road.

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

No citizen appeared to speak in opposition.

After consideration, Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished; that a landscape area varying in width from 25' to 65' is maintained along the east and west property lines; that the applicant work with the Traffic Department for egress and ingress and that further consideration of the Traffic Department is addressed in terms of the traffic safeguards needed for the heavy tourist automobile and truck traffic anticipated which already exist in the area; with these safeguards to take the form of special signage and flashing signals of a nature to establish caution to motorist if this is deemed necessary by the Traffic Department. Mr. Webb seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

AN ORDINANCE 54,034

AMENDING CHAPTER 42 OF THE CTY 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 7.644 ACRE TRACT OF LAND OUT OF A-11, NCB A-20, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 700 BLOCK OF MISSION ROAD, FROM HISTORIC "C" APARTMENT DISTRICT AND HISTORIC "J" COMMERCIAL DISTRICT TO HISTORIC "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED; THAT A LANDSCAPE AREA VARYING IN WIDTH FROM 25' TO 65' IS MAINTAINED ALONG THE EAST AND WEST PROPERTY LINES; THAT THE APPLICANT WORK WITH THE TRAFFIC DEPARTMENT FOR EGRESS AND INGRESS AND THAT FURTHER CONSIDERATION OF THE TRAFFIC DEPARTMENT IS ADDRESSED IN TERMS OF THE TRAFFIC SAFEGUARDS NEEDED FOR THE HEAVY TOURIST AUTOMOBILE AND TRUCK TRAFFIC ANTICIPATED WHICH ALREADY EXIST IN THE AREA; WITH THESE SAFEGUARDS TO TAKE THE FORM OF SPECIAL SIGNAGE AND FLASHING SIGNALS OF A NATURE TO ESTABLISH CAUTION TO MOTORIST IF THIS IS DEEMED NECESSARY BY THE TRAFFIC DEPARTMENT.

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9. CASE 8535 - to rezone Lot 1 and the south 26' of Lot 2, Block 229, NCB 3956, 616 West Avenue, from "D" Apartment District to "B-3R" Restrictive Business District, located southeast of the intersection of West Avenue and San Francisco Street, having 50' on San Francisco Street and 120' on West Avenue.

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

No citizen appeared to speak in opposition.

After consideration, Mr. Canavan moved that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained on the east property line of the south part of Lot 2 and that the applicant work with the Traffic Department for right-of-way dedication. Mr. Webb seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

AN ORDINANCE 54,035

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 AND THE SOUTH 26' OF LOT 2,
BLOCK 229, NCB 3956, 616 WEST AVENUE, FROM
"D" APARTMENT DISTRICT TO "B-3R" RESTRICTIVE
BUSINESS DISTRICT, PROVIDED THAT A SIX
FOOT SOLID SCREEN FENCE IS ERECTED AND
MAINTAINED ON THE EAST PROPERTY LINE OF
THE SOUTH PART OF LOT 2 AND THAT THE APPLICANT
WORK WITH THE TRAFFIC DEPARTMENT FOR RIGHT-
OF-WAY DEDICATION.

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10. CASE 8503 - to rezone a 12.167 acre tract of land out of NCB 13667, being further described by field notes filed in the Office of the City Clerk, in the 4800 Block of Hamilton-Wolfe Road, from "R-3" Multiple Family Residential District to "B-3" Business District, located northwest of the intersection of Cinnamon Creek Drive and Hamilton-Wolfe Road, having approximately 772.58' on Hamilton-Wolfe Road and approximately 970.58' on Cinnamon Creek 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.

After consideration, Mr. Webb moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Hasslocher seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

AN ORDINANCE 54,036

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 12.167 ACRE TRACT OF LAND OUT OF NCB 13667, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 4800 BLOCK OF HAMILTON-WOLFE ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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81-38 The Clerk read the following Ordinance:

AN ORDINANCE 54,037

AUTHORIZING THE EXECUTIN OF A REIMBURSABLE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION FOR PRELIMINARY ENGINEERING EXPENSES IN CONNECTION WITH THE RELOCATION OF THE AIR TRAFFIC CONTROL TOWER AT INTERNATIONAL AIRPORT.

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

In response to a question by Mrs. Dutmer as to why the Control Tower had to be moved to the north portion of the Internatonal Airport, Aviation Director, Mr. Thomas Raffety stated that the construction of the new terminal building would mask the present tower from the runways, requiring its relocation temporarily.

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

81-38 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

AN ORDINANCE 54,038

ACCEPTING THE PROPOSAL FROM THE XEROX CORPORATION TO PURCHASE A XEROX 3100 LCD COPIER WHICH IS NOW UNDER LEASE AGREEMENT.

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AN ORDINANCE 54,039

ACCEPTING THE LOW BIDS OF VARIOUS COMPANIES TO FURNISH THE CITY OF SAN ANTONIO WITH VARIOUS SUPPLIES AND SERVICES FOR THE CITY'S INTERIM BUDGET AND THE 1981-82 FISCAL YEAR.

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SECTION I
COMMODITY

1. Truck & Industrial Tires & Tubes

VENDOR

A to Z Tire & Battery Items 2,3,4,8,11,& 17,
Firestone Truck Tire Service Center, Items 7,
12,14,15,16,18,19,20,21,22,23,24,25,26,27,28,
& 29, General Tire Service Item 9, B.F.
Goodrich Co. Items 10 & 13, International Tire
Items 1,5, & 6 and tubes

SECTION II

1. Periodicals & Newspaper Subscriptions: Popular Scription

81-38 The Clerk read the following Ordinance:
AN ORDINANCE 54,040

ACCEPTING THE LOW QUALIFIED BID OF AUSTIN
MATERIAL HANDLING OF SAN ANTONIO TO FURNISH
THE CITY OF SAN ANTONIO WITH PACKAGE RACKS
FOR A TOTAL OF \$8,045.12.

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

In response to a question by Mrs. Dutmer, Mr. John Brooks,
Purchasing Director, explained that the low bidder did not meet the
specifications required for heavy-duty shelving.

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

81-38 The following Ordinance was read by the Clerk and after
consideration, on motion of Mrs. Dutmer, seconded by Mr. Eureste, was
passed and approved by the following vote: AYES: Berriozabal, Webb,
Dutmer, Wing, Eureste, Alderete, Canavan, Hasslocher, Cisneros;
NAYS: None; ABSENT: Thompson, Archer.

AN ORDINANCE 54,041

AUTHORIZING A REVISION OF THE CETA TITLE
VII PRIVATE SECTOR INITIATIVE PROGRAM
(PSIP) BUDGET FOR THE 1980/81 AND AUTHORIZING
MODIFICATIONS TO THIRD PARTY SUBAGREEMENTS
FOR ADDITIONAL FUNDS REALLOCATED.

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81-38 The Clerk read a proposed ordinance adopting an amended
affirmative action plan for the City of San Antonio; establishing
goals for the small and/or minority business enterprise program; and
directing immediate implementation of said plan.

Mrs. Dutmer moved to approve the ordinance. Mr. Alderete
seconded the motion.

Mrs. Berriozabal spoke to her concerns about goals
established to rectify inequities identified in the City's
Affirmative Action Plan, and her request for information showing
progress being made toward achieving those goals. She asked for
information showing a year-by-year comparison of progress toward AAP
goals for the City.

Mrs. Berriozabal then made a motion to postpone action on the
ordinance until the Council receives more detailed information on the
City's AAP, identifying categories and measuring year-by-year
progress toward reaching the plan's goals. Mr. Webb seconded the
motion.

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Mr. George Johnson, Director of Equal Employment Opportunities, stated that it would take some three to four weeks to compile and report back that information.

Mr. Webb spoke to his concerns that some City departments are not achieving their stated goals as they relate to blacks and women, and stated his belief that the Council should mandate achievement of those departmental goals by a certain date, such as the date of the 1982 EEO report.

Mayor Cisneros stated that the Council might want a Council committee, such as the Policy and Planning Objectives Committee to hold work sessions with City Staff and provide input toward the report being sought.

Council and City staff then held a brief discussion of changes made in certain job classes and titles from year to year, and how they relate to the EEO report.

Mr. Eureste spoke to his concerns for goals established for hiring refuse collectors and refuse truck drivers in the Public Works Department, and their representation by ethnic group. He expressed his concern for the disparity of proportionate ethnic representation, stating that he would like to see a better ethnic distribution in these jobs.

Mr. Archer stated his belief that it might be better to consider job distribution by ethnic group as a whole, throughout the municipal system, rather than by department.

Mayor Cisneros then restated the substitute motion on the floor, including the requirement for the Council Plans and Policy Committee to conduct work sessions with City staff within the next month, with the target of those sessions being the aim for a higher degree of specificity in the CCO goals for the City.

Mr. Thompson thanked Mr. Johnson for his work in EEO, and spoke to the definition of 'parity'.

Mr. Eureste stated his hope that his area of concern will be addressed by the committee.

After discussion, the substitute motion to postpone carried by the following vote: AYES: Berriozabal, Webb, Wing, Eureste, Thompson, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Dutmer, Alderete.

81-38 CONSIDERATION OF MR. HAROLD VEXLER'S REQUEST

Mr. David Garcia, Project Coordinator for Vista Verde South UDAG Project, stated that a result of meetings with Mr. Harold Vexler, they had arrived at a negotiated agreement concerning his request regarding Parcel 881-1 of the project.

81-38 The Clerk read the following Ordinance:

AN ORDINANCE 54,042

AUTHORIZING SUBMISSION OF AN APPLICATION FOR AND SUBSEQUENT ACCEPTANCE OF A GRANT NOT TO EXCEED \$12,000.00 PURSUANT TO TITLE X, PL-95-265 (URBAN PARK AND RECREATION RECOVERY ACT OF 1978) IN SUPPORT OF ONE-HALF THE COST OF OBTAINING A MARKETING SURVEY

July 16, 1981
mb

TO DETERMINE ECONOMICALLY CORRECT RENTAL RATES AND LEASE CONTRACT TERMS FOR PUBLICLY OWNED LA VILLITA AND OTHER PUBLIC PROPERTIES, ASSURING THE GRANTING AGENCY OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS RELATED TO SAID GRANT, ESTABLISHING A FUND AND A MAXIMUM BUDGET FOR THE PROJECT.

* * * *

Mr. Archer moved to approve the Ordinance. Mr. Canavan seconded the motion.

Mr. Alderete expressed concern for the equality of rental rates in all municipal areas and that if the new rates are established for La Villita, they also should be studied for all municipal areas.

Mr. Alderete then made an amended motion to approve the Ordinance but also mandate a study of rental rates on all municipal properties, not just La Villita.

The motion died for lack of a second.

In response to a question by Mr. Thompson, Mr. Ron Darner, Director of Parks and Recreation, stated that \$12,000 is available from a grant from the Urban Parks Recovery Act and an additional \$12,000 would be forthcoming from City funds.

Mr. Thompson expressed his belief that City staff has the necessary expertise to accomplish this rate study in-house, rather than hire an outside consultant.

City Manager, Thomas E. Huebner stated that the City's real estate section at present is too overloaded with work to handle this, in addition to this being a very difficult area to study and evaluate.

Mr. Hasslocher expressed his belief that the City should re-evaluate rental rates on its leases as they come up for renewal.

Mr. Hasslocher then made an amendment to the motion that the City study a property's fair market value and leasing charges each time a leasing action comes up. Mr. Alderete seconded the motion.

Mayor Cisneros restated the two pending motions on the floor.

After discussion, the amendment to the motion prevailed by the following vote: AYES: Berriozabal, Webb, Thompson, Alderete, Canavan, Hasslocher, Cisneros; NAYS: Wing, Archer; ABSENT: Eureste; ABSTAIN: Dutmer.

The original motion as amended prevailed by the following vote: AYES: Berriozabal, ~~Webb~~, Wing, Thompson, Alderete, Canavan, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste; ABSTAIN: Dutmer.

Mayor Cisneros reiterated the substance of the Council action that City staff first get comparable market prices and data before bringing future leasing actions to Council for a decision.

8138 The Clerk read the following Ordinance:

AN ORDINANCE 54,043

AUTHORIZING THE CITY MANAGER TO EXECUTE
A PROFESSIONAL SERVICES CONTRACT WITH GERALD

July 16, 1981
mb

521

C. HENCKEL D/B/A/ HENCKEL AND ASSOCIATES,
TO ACT AS LEGISLATIVE LIAISON FOR THE
CITY OF SAN ANTONIO.

* * * *

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

Mr. Gerald C. Henckel, Legislative Liaison, spoke to several instances where the employment of a legislative liaison resulted in a money savings to San Antonio this past legislative session.

A brief discussion was held concerning legislative actions relative to water and redistricting.

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

8138

LEGISLATIVE PROGRAM

Mr. Frank Kiolbassa, Director of Public Works, briefed the Council on the status of federal legislation dealing with wastewater programs, and presented a chart outlining current federal actions affecting wastewater programs. He stated that San Antonio could lose some \$60 million in expected federal funding for the wastewater program if the administration goes ahead with plans to reduce the amount of federal participation. He stated further that this could increase the City's local share of costs for the wastewater program by 33 percent.

In response to a question by Mr. Thompson, Mr. Kiolbassa stated that federal regulatory requirements still are not being substantially reduced, despite the pending loss of federal monetary participation in wastewater programs.

Mr. Kiolbassa stated that the local sewer bill to the average homeowner within just a few years could reach eleven dollars, and perhaps reach up to \$14-\$15 if anticipated federal funding cuts are finalized.

Mayor Cisneros stated that the idea is a good one, and noted that the White House has asked cities to share with them just how federal mandates will adversely affect cities in the future.

Mr. Eureste moved to have a Resolution to that effect prepared for Council consideration next Thursday. Mr. Thompson seconded the motion.

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

81-38 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Eureste, seconded by Mr. Hasslocher, was passed and approved by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Hasslocher, Cisneros; NAYS: None; ABSENT: Archer.

AN ORDINANCE 54,044

APPOINTING MR. HERBERT SCHENKER TO SERVE

July 16, 1981
mb

ON THE SAN ANTONIO PUBLIC LIBRARY BOARD
OF TRUSTEES.

* * * *

81-38 Item 21B being a proposed ordinance creating the San Antonio re-districting committee to assist the City Council by recommending re-districting alternatives that will fulfill the City's obligations as mandated by law was withdrawn from consideration at the direction of Mayor Cisneros for further discussion by the City Council before formal consideration. The Council gave its concurrence to pull the item from agenda consideration.

81-38 The following Ordinances were read for the second and final time by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Hasslocher, Cisneros; NAYS: None; ABSENT: Archer.

AN ORDINANCE 53,901

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY OF APPROXIMATELY 32 (PLUS, MINUS) ACRES OF LAND, GENERAL REFERRED TO AS THE EASTSIDE MIDDLE SCHOOL SUBDIVISION, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

AN ORDINANCE 53,902

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF APPROXIMATELY 75 (PLUS, MINUS) ACRES OF LAND, GENERALLY REFERRED TO AS THE GANAHL WALKER TRACT, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

81-38 The following Ordinance was read by the Clerk and after consideration, on motion of Mrs. Dutmer, seconded by Mr. Hasslocher, was passed and approved by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Alderete, Canavan, Hasslocher, Cisneros; NAYS: None; ABSENT: Archer.

AN ORDINANCE 54,045

ACCEPTING THE PROPOSAL OF DALTON SERVICE AGENCY, INC., TO OVERHAUL THE TRANE AIR CONDITIONING COMPRESSORS AT SAN ANTONIO INTERNATIONAL AIRPORT FOR A TOTAL OF \$5,970.00.

* * * *

81-38

DISCUSSION REGARDING CENTRO 21

Mrs. Berriozabal noted that she had prepared and distributed to other members of the Council, a memorandum on the subject of Centro 21, and read the memorandum for the record.

Mrs. Berriozabal then made a motion to place on the agenda for next Thursday, consideration of a draft ordinance she had presented. Mr. Alderete seconded the motion.

Mrs. Berriozabal then asked that the effective date of the proposed change in the structure of Centro 21 be made July 31, 1981, and spoke to the importance of Centro 21 as a mechanism for downtown development, noting that she would welcome any input from Council members as to possible changes or modifications of the proposed ordinance.

Mayor Cisneros spoke to his belief that membership in Centro 21 should include those with a definite interest in downtown, and then spoke to the possibility of phasing-in any changes of membership rather than abruptly disbanding the body at once and replacing it.

At this point, Mayor Cisneros was obliged to leave the meeting and Mayor Pro-Tem Dutmer presided.

Mr. Canavan reiterated the Mayor's statements and commended Mrs. Berriozabal for her efforts to revitalize Centro 21.

Mr. Eureste stated that Centro 21 has a very serious responsibility. He stated that in the past he had never had any problems with this Board, however, there has been some controversy lately and feels that Mrs. Berriozabal has given her interpretation of what has transpired at those meetings. He stated that he feels that it lately has become a political body and stated that he will be voting for the restructuring of this Board at next week's meeting.

Mr. Hasslocher agreed with Mrs. Berriozabal's statements and stated that he feels persons appointed to the Board should be more responsible to attendance at meetings.

Mr. Alderete stated that he feels that the Centro 21 Board is merely an extension of the City staff and is no longer independent. He stated that he also feels that the President of the San Antonio Conservation Society should be on this particular board and this will be one appointment he will make to this board.

Mr. Archer concurred with Mayor Cisneros' statement, however he would prefer two-year terms.

Mr. Wing stated that some types of criteria should be imposed on such as automatic removal for missing a certain number of meetings. He stated that a quorum should be on hand at all times. He then made a motion to have this discussed in "B" Session. Mr. Canavan seconded the motion.

Mr. Eureste spoke against a "B" Work Session on this matter and stated he would prefer to place this item on "A" Session.

Mrs. Berriozabal spoke against it being discussed in "B" Session but stated that she wants it discussed in "A" Session.

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

Mayor Pro-Tem Dutmer stated that she wants the ordinance to include wording as to the definition of Central Business District and also stated that she would favor some type of restructuring of Centro 21.

July 16, 1981
mb

Mayor Cisneros returned to the meeting and presided.

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

81-38 BEXAR COUNTY HOUSING FINANCING CORPORATION

Councilman Eureste expressed concern about the manner in which the Bexar County Housing Financing Corporation is transacting business. He asked the Mayor to ask the Chairman of the Bexar County Housing Financing Corporation to see if the July 20, 1981 meeting scheduled at 11:00 A.M. can be postponed. He stated that he would prefer a more convenient time such as 5:00 P.M.

81-38 VIA BOARD

Mr. Thompson stated that the City Council has five appointments to VIA Board and the members' terms should be staggered and suggested that this be handled at a later meeting.

81-38 CITIZENS TO BE HEARD

MR. JOE NEAVES

Mr. Joe Neaves, Sheriff of Bexar County, stated that Mr. Henry Salvera, City Employee and also a Reserve Deputy Sheriff, wants the City Council to give him an extended sick leave period, since he will be exhausting his sick leave with the City.

Mr. Canavan suggested that this employee's leave be possibly funded through the County since he got hurt while working with the County.

Mr. Louis Fox, Deputy City Manager stated that a report will be forthcoming to the Council.

Mr. Neaves asked if the east side of Main Avenue, adjacent to the Courthouse could be served for the Sheriff's Office parking.

Mr. Canavan moved to have staff directed to approve parking for Sheriff's vehicles adjacent to the Courthouse on the east side of Main Street. Mr. Alderete seconded the motion.

On roll call, the motion carried by the following vote:
AYES: Berriozabal, Dutmer, Wing, Eureste, Alderete, Canavan, Archer,
Hasslocher, Cisneros; NAYS: None; ABSENT: Webb; CONCERNED: Thompson.

Mr. Thompson expressed concern on this vote.

At this time, Mayor Cisneros was obliged to leave the meeting and Mayor Pro-Tem Dutmer presided.

MR. E.L. RICHEY

Mr. Richey spoke about the current conditions of the City Cemetery at San Jose. He stated that he had concerns about the poor maintenance at the City cemeteries.

Mayor Pro-Tem Dutmer stated that soil conditions add to this problem.

MRS. MARY CAMPOS

Mrs. Campos spoke about the Bexar County Womens Center and the benefits she has derived from the Center. She thanked the City of San Antonio for their past efforts in supporting this Organization.

Mrs. Berriozabal stated that she will address this organization's funding during the budget discussion.

Mr. Eureste concurred with Mrs. Berriozabal's statement. He stated that this is one of the agencies not recommended for funding by the City Staff. He spoke on behalf of this organization and its efforts.

MRS. MARIA DOMINGUEZ

Mrs. Dominguez took exception to the City Manager's proposed budget which includes an increase in garbage and sewer fees. She stated that the citizens cannot afford it.

Mr. Eureste stated that Mr. Huebner should be present at the Citizens To Be Heard segment.

Mayor Pro-Tem Dütmer stated that several Council members are also absent from City Council Meetings at Citizens To Be Heard.

MR. RAY DESCH

Mr. Desch stated that zoning ordinances are approved by the City Council, yet these laws are not enforced. He stated that he has been to the Council on the matter before.

Mr. Alexander Briseno, Assistant City Manager, stated that members of the condominium where Mr. Desch lives do not want the property rezoned as Mr. Desch wants and this is where the request is at. He stated that a report will be forthcoming to the Council summarizing the alternatives.

Mayor Pro-Tem Dutmer stated that Mr. Desch should be present at next week's meeting to receive the report.

Mr. Alderete stated that he doesn't need to make excuses for leaving the Council Chamber and doesn't feel it is a prerogative of the Chair to say who is excused and who is not excused.

MR. ALEX VIERA

Mr. Viera, representing Region 3 of the American G.I. Forum, spoke of the concern that the Hispanic Arts' funds are proposed to be eliminated from the budget by the City Manager. He stated that all the arts should be funded and took exception to the remarks made by the City Manager that Hispanic Arts do not stack up. He asked that the City Manager be fired.

Mr. Alderete stated that funding for the Hispanic Arts will be included in the Budget.

Mr. Eureste also took exception to remarks made by the City Manager.

MR. RAUL RODRIGUEZ

Mr. Rodriguez spoke about the absence of the City Manager from the Citizens To Be Heard Segment.

He also spoke about the request of the Police Association for higher wages.

81-38 The Clerk read the following Letter:

July 10, 1981

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

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

July 18, 1981

Petition submitted by Mr. Sam McMurry in behalf of Alamo Iron Works requesting the closure and quit-claiming of all of Well Street.

* * * *

/s/ NORMA S. RODRIGUEZ
City Clerk

There being no further business to come before the Council, the meeting was adjourned at 6:15 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

