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Agenda  
City Council Meeting  
Municipal Plaza Building  
City Hall Complex  
103 S. Main Ave  
San Antonio, TX 78205  
**February 21, 2008**

RECEIVED  
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CITY CLERK  
2008 FEB 15 PM 5:15

The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 a.m. After the meeting is convened, the City Council shall consider the following time certain items no sooner than the designated times, but may consider them at a later time.

- 9:00AM:** Invocation and Approval of Minutes
- 12:00PM:** Lunch Break
- 2:00PM:** Neighborhood Plan and Zone Amendments
- 6:00PM:** Citizens to be Heard
- 7:00PM:** Adjourn

At any time during the Regular City Council Meeting, the City Council may meet in executive session for consultation concerning attorney-client matters (real estate, litigation, contracts, personnel and security) under Chapter 551 of the Texas Government Code.

**DISABILITY ACCESS STATEMENT**

The meeting is wheelchair accessible. The temporary accessible entrance is located at 114 W. Commerce St due to Main Plaza construction. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 207-7245 V/TTY for assistance. Closed captioning is available on broadcasts of the Council meetings on 21-TVSA.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation by Rev. Courtney Evans, Pastor, God's Property Baptist Church. Guest of Councilmember Sheila McNeil, District 2.
2. Pledge of Allegiance.
3. Approval of Minutes for the January 31, 2008 City Council meeting.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:**

**ACTION ITEMS FOR STAFF BRIEFING**

4. A Resolution approving the relocation of the Fiesta Carnival from Dolorosa and Santa Rosa streets and adjacent parking lots to the Alamodome Parking Lot C. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

**2008-02-21-0012R**

5. An Ordinance approving a ten-year contract with the San Antonio Fiesta Commission, Inc. (Fiesta Commission) to coordinate and oversee Fiesta events including the process for a carnival operator and parades concessions. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

**2008-02-21-0125**

6. An Ordinance approving a second amendment to the License Agreement with the San Antonio Parks Foundation for the Fiesta Event ("Fiestas Fantasias") at Market Square to restore Hidalgo Plaza to the original event footprint and to modify the annual payment to the City. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

**2008-02-21-0126**

7. An Ordinance authorizing the execution of a professional services agreement with The DiLuzio Group, LLC, in an amount not to exceed \$600,000 for the purpose of conducting a Growth Management Plan Study in conjunction with recommendations made by the 2005 Base Realignment and Closure (BRAC) Commission. [Pat DiGiovanni, Deputy City Manager; Robert Murdock, Director, Office of Military Affairs]

**2008-02-21-0127**

8. Consideration of the following relating to the 2008 Camp Bullis Joint Use Land Study: [Pat DiGiovanni, Deputy City Manager; Robert Murdock, Director, Office of Military Affairs]

- A. An Ordinance approving the submission of a grant application for additional funding from the Office of Economic Adjustment in an amount not to exceed \$318,907.00 for the purpose of conducting the Camp Bullis Joint Land Use Study; accepting funds upon award; and amending City Ordinance No. 2006-09-21-1117 by increasing the grant amount by \$318,907.00.

**2008-02-21-0128**

B. A Resolution supporting a Camp Bullis Joint Land Use Study.

**2008-02-21-0013R**

**CONSENT AGENDA**

**Purchase of Equipment, Supplies and Services**

- 9. An Ordinance accepting the bids of various companies to provide the City with various types of commodities and services on an annual contract basis for FY 2007-2008 for a combined estimated cost of \$613,000.00, including: (A) bulk jet-a-fuel - \$127,000.00; (B) janitorial services for Centro Information Center - \$56,000.00; and (C) biologicals & adult vaccines - \$430,000.00. [Sharon De La Garza, Assistant to the City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008-02-21-0129**

- 10. An Ordinance accepting the bids from Caldwell Country Chevrolet, Planet Ford 6, Grand Prairie Ford and Freightliner of San Antonio, Ltd. to provide the City with step vans, trucks, & sport utility vehicles for a cost of \$254,726.00. [Sharon De La Garza, Assistant to the City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008-02-21-0130**

- 11. An Ordinance accepting the bid from Holt Texas, Ltd. d/b/a Holt CAT, to provide the City with scheduled preventative maintenance and repair services on all City generators, transfer switches, and backup pumps for a three year period for an estimated cost of \$1,036,000.00, with renewal options. [Sharon De La Garza, Assistant to the City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008-02-21-0131**

**Capital Improvements**

- 12. An Ordinance approving a \$123,494.49 amendment to a professional engineering services agreement, as amended, with HDR Engineering, Inc. for additional engineering services in connection with the 36th Street: US 90 to Growdon Project, located in District 4 and appropriating \$146,711.46. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

**2008-02-21-0132**

- 13. An Ordinance approving \$2,255,000.00, including a \$2,105,000.00 contract with Shorty, Inc. dba Charlie & Company, for construction work in connection with the Salado Creek Greenway Central Segment (Loop 410 to Eisenhower Road) Project, an approved 2000 Proposition 3 Parks Development and Expansion Venue Project Sales Tax Initiative project located in Districts 2 and 10; and appropriating funds. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

**2008-02-21-0133**

**Acquisition, Sale or Lease of Real Property**

- 14. An Ordinance authorizing an amendment to the lease with Hawker Beechcraft Services, Inc. at San Antonio International Airport to add 53,214 square feet of ground space, located in two remnant areas adjacent to the leasehold, with associated rentals of \$11,212.19 per year.

[Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-02-21-0134

15. An Ordinance declaring an undevelopable City-owned tract in District 10 as surplus to the City's needs and authorizing its sale to Whitis Action Rentals, Ltd for \$17,001.01. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-02-21-0135

16. An Ordinance approving a one-year renewal of the City's lease of approximately 400 square feet at 726 NW Loop 410 from Goodwill Industries, where the San Antonio Metropolitan Health District provides immunizations and preventive health services, for \$320 a month, District 9. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-02-21-0136

17. An Ordinance approving a River Walk Patio Lease Agreement with FSI Restaurant Development, Ltd d/b/a Saltgrass Steakhouse for use of 512.50 square feet of patio space for outdoor dining at an initial rate of \$2.03 per square foot per month for a term ending on February 29, 2013. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

2008-02-21-0137

#### Grant Applications and Awards

18. An Ordinance authorizing acceptance of an \$80,000.00 grant from Annie E. Casey Foundation and execution of a sub-grantee agreement with Haven for Hope of Bexar County, a Texas non-profit corporation to support services to the Making Connections – San Antonio area and the development of the Center for Health Care Services (CHCS) Public Safety Triage and Detoxification (PSTD) Center. [Frances A. Gonzalez, Assistant City Manager; Dennis J. Campa, Director, Community Initiatives]

2008-02-21-0138

#### Miscellaneous

19. An Ordinance authorizing an incentive package for CIA Mexicana de Aviacion for a new daily non-stop flight to Monterrey, Mexico, initiated on December 2, 2007, including up to \$200,000 for marketing cost reimbursements and federal inspection service fee waivers in accordance with the Air Service Development Incentive Program. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-02-21-0139

20. An Ordinance authorizing contracting non-exclusively with five firms for on-call appraisal services and five other firms for on-call surveying services, the contract terms to be three years and with a provision for possible renewal. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-02-21-0140

21. An Ordinance relieving the Union Pacific Railroad of maintenance of the Hays Street Bridge in consideration of the railroad's conveyance of the bridge to the City of San Antonio. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-02-21-0141

- 22. An Ordinance renaming the "Head Start Policy Commission" the "Head Start Policy Council," in accordance with federal regulations and approving amended Bylaws, to be effective upon adoption by the Head Start Policy Council. [Frances A. Gonzalez, Assistant City Manager; Dennis J. Campa, Director, Community Initiatives]

2008-02-21-0142

- 23. An Ordinance approving an extension of line-of-duty leave for Fire Apparatus Operator Donnie Napier. [Erik J. Walsh, Assistant City Manager; Charles N. Hood, Fire Chief]

2008-02-21-0143

- 24. An Ordinance authorizing the amendment of the contract with the American Cancer Society to provide Nicotine Replacement Therapy to city employees and their eligible spouses for the period beginning March 1, 2008 and ending December 31, 2008. [Sharon De La Garza, Assistant to the City Manager; Edward Belmares, Director, Human Resources]

2008-02-21-0144

- 25. An Ordinance ratifying payment of \$181,004 to Labor Ready and \$55,000 to Preferred Staffing for temporary labor assistance with solid waste collection, and authorizing the Solid Waste Management Department to contract with both of these firms on an on-call basis up to an additional total of \$143,990 for future labor services. [Erik J. Walsh, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

2008-02-21-0145

**Boards, Commissions and Committee Appointments**

- 26. Consideration of district board and committee nominees for terms of office as outlined below: [Leticia M. Vacek, City Clerk]

- A. Appointing Celina Pena (District 7) to the San Antonio Commission on Literacy for the remainder of an unexpired term of office to expire May 31, 2009.

- B. Reappointing Michael Gallagher (District 10) to the Board of Adjustment for the remainder of an unexpired term of office to expire May 31, 2009.

- C. Reappointing to the Advisory Board of Health of the San Antonio Metropolitan Health District William D. Steinhauer, D.D.S (At Large - Category: Dentist) and Andre Smith (At-Large), and appointing Valerie Hernandez, M.D. (At-Large - Category: Physician) for the remainder of unexpired terms of office to expire December 31, 2010, and appointing Wayne Shirley (At-Large - Category: San Antonio Restaurant Association) for the remainder of an unexpired term of office to expire December 31, 2009.

**27. City Manager's Report**

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

**The City Council will recess into an executive session to discuss the following:**

- A. Deliberate competitive matters regarding CPS Energy and discuss related legal issues pursuant to Texas Government Code Section 551.086 (competitive matters) and Texas Government Code Section 551.071 (consultation with attorney).
- B. Discuss legal issues related to the towing services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time):** Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. [Land Use Plan Amendments presented by T.C. Broadnax, Assistant City Manager/Interim Director, Planning and Community Development; and Zoning Cases presented by Roderick Sanchez, Director, Development Services; Jelynn LeBlanc Burley, Deputy City Manager]

**NULLLED**

**Z-1. ZONING CASE # Z2008087 CD (District 10):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-3" (CD- Plumbing Fixtures-Wholesale) General Commercial District with a Conditional Use for Plumbing Fixtures-Wholesale on 1.486 Acres out of NCB 18890, 14803 Bulverde Road as requested by Brown, P.C., Applicant for Bulverde Industrial Partners, Ltd., Owner. Staff recommends Approval. Zoning Commission recommendation pending February 19, 2008, public hearing.

**P-1. PLAN AMENDMENT (District 1):** An Ordinance adopting The Tobin Hill Neighborhood Plan as a component of the Master Plan of the City in an area bounded by West Ashby Place, Trail Street, East Huisache Avenue and East Josephine Street to the North, Us Hwy 281 North and Broadway to the East, IH 35 North to the South and San Pedro Avenue and McCullough Avenue to the West. Staff and Planning Commission recommend Approval.

**2008-02-21-0146**

**Z-2. ZONING CASE # Z2007306 CD (District 2):** An Ordinance changing the zoning district boundary from "R-4" EP-1 Residential Single Family Facility Parking/Traffic Control District-1 to "R-4" EP-1 (CD-Multi-Family Dwellings) Residential Single Family Facility Parking/Traffic Control District-1 with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of 2 units, on Lot 2, Block 7, NCB 9548, 2275 Hays Street, as requested by Rosario Padilla, Applicant for Rosario Padilla, Owner. Staff recommends Denial. Zoning Commission recommends Approval.

*Denied*

**Z-3. ZONING CASE # Z2008044 (District 2):** An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "C-3" General Commercial District, on Lot 2, Lot 6, Lot 6A and Lot 6B, NCB 12887, also known as Lot 2, NCB 12887 and 3.149 acres out of NCB 12887, 2002, 2010 and 2018 Semlinger Road, as requested by DNJ Hospitality, LLC, Applicant for Semlinger Properties, LLC/Jaimin Properties, LLC and DIPTI, Inc., Owners. Staff and Zoning Commission recommend Approval.

**2008-02-21-0147**

**Z-4. ZONING CASE # Z2008060 (District 3):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "R-6" Residential Single-Family District, on

the East 144 feet of Lot 23, Block 5, NCB 7526, 196 Beethoven Street, as requested by Upward Faith Builders Inc., Applicant for Upward Faith Builders Inc., Owner. Staff and Zoning Commission recommend Approval.

**2008-02-21-0148**

- P-2. **PLAN AMENDMENT # 08010 (District 4):** An ordinance amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 107-acres generally located within the vicinity of S. Jett Rd. and Loop 1604, more specifically described by legal description NCB 4191 P-32 from Agricultural and Resource Protection/Open Space land uses to Urban Living land use. Staff and Planning Commission recommend denial. (**Associated Zoning Case Z2007256**)

**2008-02-21-0149**

- Z-5. **ZONING CASE # Z2007256 (District 4):** An Ordinance changing the zoning district boundary from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District (88.480 acres) and "C-2" Commercial District (19.019 acres) all on 107.499 acre tract of land out of CB 4191, 3000 Block of West Jett Road and Southwest Loop 1604 as requested by Earl & Associates, P.C., Applicant for Hold'em Investments, LP, Owner. Staff and Zoning Commission recommend Denial.

**2008-02-21-0150**

- P-3. **PLAN AMENDMENT # 08004 (District 4):** An Ordinance amending the land use plan in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 8.9 acres out of NCB 16001 generally located at SW Loop 410 between Medina Base Road and Ray Ellison Boulevard, from Low Density Residential to Community Commercial land use. Staff and Planning Commission recommend Approval. (**Associated Zoning Case Z2007311**)

**2008-02-21-0151**

- Z-6. **ZONING CASE # Z2007311 (District 4):** An Ordinance changing the zoning district boundary from "R-4" Residential Single Family District to "C-2" Commercial District on P-3 C and P-3 E, NCB 16001, 6000 Block of Southwest Loop 410, as requested by Ismail Family Partnership, Ltd., Applicant for Ismail Family Partnership, Ltd., Owner. Staff and Zoning Commission recommend Approval.

**2008-02-21-0152**

- Z-7. **ZONING CASE # Z2008051 (District 5):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-3" General Commercial District, on the North 22.32 Feet of Lot 3, Lot 4, and Lot 5, Block 6, NCB 6589, 1932 Culebra, 1618 NW 23rd Street and 1622 NW 23rd Street, save and except that portion of land acquired by the State of Texas described as parcel 32 and recorded in Volume 11287 Page 1715 of the Real Property Records of Bexar County, Texas, as requested by John E. Dallmann, Applicant for John and Elma Dallmann, Owner. Staff and Zoning Commission recommend denial as requested with an alternate recommendation of C-2 (CD- Auto Sales) Commercial District with a Conditional Use for Auto Sales.

**2008-02-21-0153**

- Z-8. **ZONING CASE # Z2008053 (District 5):** An Ordinance changing the zoning district boundary from "O-2" Office District to "NC" Neighborhood Commercial District on Lot 16, Block 40, NCB 3639, 710 Northwest 24th Street, as requested by Jesse Castillo, Applicant for Jesse and Stella Castillo, Owner. Staff and Zoning Commission recommend Approval.

**2008-02-21-0154**

- Z-9. **ZONING CASE # Z2008065 (District 6):** An Ordinance changing the zoning district

boundary from "R-6" Residential Single-Family District and "DR" Development Reserve District to "C-2" Commercial District on Lot 1, Block 8, NCB 17642; Lot 1, CB 4419C and Lot P-10 D, NCB 17642, 9999 and 9855 Westover Hills Boulevard as requested by City of San Antonio, Applicant for San Antonio Properties, Inc. and QVC San Antonio, Inc., Owner. Staff and Zoning Commission recommend Approval.

**2008-02-21-0155**

Z-10. ZONING CASE # Z2008077 (District 8): An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District and "R-6" Residential Single Family District to "C-2" Commercial District on Lots 7B and 7C, Block A, NCB 11609, 5330 Medical Drive as requested by City of San Antonio, Applicant for John G. and Mary L. Tarsikes, Owner. Staff and Zoning Commission recommend Approval.

**2008-02-21-0156**

**6:00 P.M. (may be heard after this time) – Citizens to be Heard**

#### **ADJOURN**

**7:00 P.M. –** *If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.*