

**Infrastructure & Growth  
Meeting Minutes  
Wednesday, February 20, 2008  
1:30 p.m.  
Municipal Plaza C Room**

**Members Present:** Councilmember Diane Cibrian, *District 8*  
Councilmember Jennifer Ramos, *District 3*  
Councilmember Philip Cortez, *District 4*  
Councilmember Lourdes Galvan, *District 5*

---

**Members Absent:** None

---

**Staff Present:** Jelynn Burley, *Deputy City Manager*; Pat DiGiovanni, *Deputy City Manager*; T.C. Broadnax, *Assistant City Manager*; Roderick Sanchez, *Development Services Director*; Fernando De Leon, *Development Services Assistant Director*; Barry Archer, *Development Services Assistant Director*; Brandon Smith, *Office of the City Clerk*

---

**Others Present:** Robert Murdock, *Office of Military Affairs Director*; Steven Ross, *SA Apartment Association*

---

**Call to Order**

Councilmember Cortez called the meeting to order.

**1. Citizens To Be Heard**

Steven Ross addressed the Committee on behalf of the San Antonio Apartment Association and spoke in support of the proposed amendment to Chapter 6, Articles 1 and 5 of the Mechanical Code. He noted that the Association felt that the proposed amendment was a positive and practical solution to the compliance process.

**2. Approval of Minutes for the January 16, 2008 Infrastructure & Growth Council Committee Meeting**

Councilmember Galvan moved to approve the Minutes of the January 16, 2008 Infrastructure & Growth Council Committee Meeting. Councilmember Ramos seconded the motion. Motion carried unanimously.

**3. Consideration of staff's recommendation regarding an amendment to the UDC regarding Zoning for Bail Bond Businesses**

Presented by Roderick Sanchez, Development Services Department Director

Councilmember Galvan moved to table said item to be addressed at the next Infrastructure & Growth Committee Meeting. Councilmember Ramos seconded the motion. Motion carried unanimously.

**4. Consideration of staff's recommendation of an amendment to the UDC regarding the minimum acreage requirement for Master Planned Community Districts**

Presented by Roderick Sanchez, Development Services Director

Mr. Sanchez presented information on the proposed amendment to change the requirement of a Master Planned Community District consisting of one hundred (100) contiguous acres to twenty five (25) contiguous acres.

Councilmember Galvan moved to forward said item to the full Council for consideration. Councilmember Ramos seconded the motion. Motion carried unanimously.

**5. Consideration of staff's recommendation regarding an amendment to Chapter 6 Mechanical ICC Changes Annual Permits**

Presented by Roderick Sanchez, Development Services Director

Mr. Sanchez informed the Committee that the current Ordinance does not provide for the inspection of mechanical repairs in apartments. He presented the proposed amendment to Chapter 6 of the City's Building Code that would allow for periodic inspections of maintenance work performed during the year. He noted that the Mechanical Appeals and Advisory Board, Air-Conditioning Association, and the Apartment Association supported the proposed amendment.

Councilmember Cortez moved to forward said item to the full Council for consideration. Councilmember Galvan seconded the motion. Motion carried unanimously.

**6. Staff briefing on the Growth Management Plan and Camp Bullis Joint Land Use Study**

Presented by Robert Murdock, Office of Military Affairs Director

Robert Murdock presented background information on Base Realignment and Closure (BRAC) 2005 and the potential impact on the City of San Antonio. He stated that one proposal was received by the DiLuzio Group, LLC and noted the proposed Ordinance to execute a Professional Services Contract to conduct a Growth Management Plan Study. The Study will provide analysis and recommendations in support of the community's partnership with the Military to implement the results of BRAC 2005.

Mr. Murdock explained that several potential bidders stated that the indemnification clause outlined in the City's contract was too risky and that there were several other potential bidders that expressed concerns with coordinating with small business partners to satisfy the evaluation process. He noted that the Evaluation Committee felt that the DiLuzio Group could deliver a strong product to the City. Pat DiGiovanni informed the Committee that staff would be working with the City Attorney's Office to address the concerns regarding the indemnification clause and report back to the Committee with those findings.

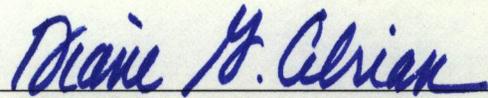
Mr. Murdock addressed the Committee regarding the Camp Bullis Joint Use Land Use Study (JLUS) and noted that the purpose of the study was to ensure that the public-private

developments around military installations were compatible with the military mission and the community development needs. He added that the major increase in growth of northern San Antonio could place encroachment pressure on Camp Bullis which could potentially degrade the Camp's effectiveness as a training facility.

Mr. Murdock stated that staff recommended amending the original grant and authorizing the Office of Military Affairs to apply for an additional grant from the Office of Economic Adjustment for the Camp Bullis Joint Land Use Study and provide a Resolution of Support for the Camp Bullis Joint Land Use Study

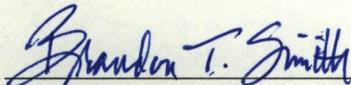
### 7. Adjournment

**There being no further discussion, the meeting was adjourned at 2:40 p.m.**



**Diane Cibrian, Chairperson**

*Respectfully Submitted,*



**Brandon T. Smith  
Administrative Assistant II  
Office of the City Clerk**