



First Ord 96571  
 First Res. 2002-39-38  
 Last Ord. 96633  
 Last Res. 2002-39-39

**Agenda**  
**City Council Meeting**  
**Municipal Plaza Building**  
**City Hall Complex**  
**103 Main Plaza**  
**San Antonio, Texas 78205**  
**October 24, 2002**

*At any time during the "B" Session or 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).*

- I. The City Council will convene for a "B" Session in the B Room of the Municipal Plaza Building at 10:00 A.M. and 11:00 A.M., respectively, for the following:
  - A. Discussion of proposed improvements to Tax Increment Financing (TIF) Program including revisions to the TIF Guidelines and implementation of a TIF Staffing Unit to be paid from proposed application and processing fees. [Presented by David Garza, Director, Neighborhood Action Department; Jelynn LeBlanc Burley, Assistant City Manager]
  - B. Staff Briefing on Agreement between the City of San Antonio and Lumbermen's Investment Corporation for Services in Lieu of Annexation concerning the Lumbermen's property in Bexar County, Texas. [Presented by Christopher J. Brady, Assistant City Manager; Terry M. Brechtel, City Manager]
- II. The City Council will convene in Council Chambers, Municipal Plaza Building in a Regular Council Meeting at 1:00 P.M.
  - 1. Invocation by Rabbi Arnold Scheinberg, Congregation Rodfei Sholom, and Pledge of Allegiance.
  - 2. Ceremonial Items.
  - Swearing in of Councilman David Garcia as Mayor Pro Tem.
  - 3. Approval of the minutes for the regular City Council meetings of August 29, 2002 and September 19, 2002.

**DISABILITY ACCESS STATEMENT**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. 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.

Questions regarding this agenda notice should be directed to the City Agenda Coordinator at 207-7080.

**THE FOLLOWING ITEMS WILL BE CONSIDERED AT THE TIMES INDICATED:**

4. 2:00 P.M. – Public Hearing and Consideration of the following Zoning Cases: [Presented by Florencio Pena, Director, Development Services Department; Christopher J. Brady, Assistant City Manager]

96606  
A. ZONING CASE NUMBER Z2002108CS: The request of Jerry Arredondo, Applicant, for Dean Foods/Southern Foods Group L.P. (aka Oak Farms)-Hugo Andrade, Owner, for a change in zoning from "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to (1) "R-4 C" Residential Single Family District with a conditional use permit for a non-commercial parking lot on the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 20, Block 1, NCB 3243 and to (2) "I-1 S" General Industrial District with a specific use authorization for bottling and processing of milk and cream products on Lots 4, 5, and 13 through 21, save and except the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 21, Block 1, NCB 3243, located at 211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

96607  
B. ZONING CASE NUMBER Z2002182: The request of Kaufman & Associates, Inc., Applicant, for Samuel Panchevre - 2730 N.W. Loop 410 L.L.C., Owner, for a change in zoning from "R-4" Residential Single-Family District and "O-2" Office District to "C-2 NA" Commercial Non Alcoholic Sales District on Lots 21 and 23, Block 62, NCB 10591, located at 2730 N.W. Loop 410. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

96608  
C. ZONING CASE NUMBER Z2002184: The request of the City of San Antonio, Applicant, for the City of San Antonio, Owner, for a change in zoning from "C-3 HS NA " Commercial Historical Significance Non Alcoholic Sales District to "IDZ HS" Infill Development Zone Historical Significance with uses permitted in "C-1" Commercial District, and "MF-25" Multi-Family District on Lots 1 and 2, Block A, NCB 2556, located at 1102 South Flores Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

96609  
D. ZONING CASE NUMBER Z2002185: The request of the San Antonio Housing Authority-Diana Kinlaw, Applicant, for the San Antonio Housing Authority, Owner, for a change in zoning from "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses defined in Exhibit "C" on NCB 709, 710, 711, 883, 884, 885, 887, and 1024 and a portion of NCB 886, 3591, and 6135 located on 36.502 acres bounded on the north by Durango Street, on the east by Interstate Highway 37, on the south by Leigh Street, and on the west by Labor Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

Continued  
to 96614  
2002

E. ZONING CASE NUMBER Z2002076A: The request of the City of San Antonio, Applicant, for the Theissen Family LTD Partnership, Rosillo Creek Inc., Owner, for a change in zoning from (1) "I-1" General Industrial District to "C-2" Commercial District on Lots 6, P-34, P-32D, P-32B and P-34A, save and except the northwest 100 feet, and all of Lot P-32, Block 1, NCB 17322; on Lot P-32A, save and except the northwest 100 feet, NCB and all of Lot P-33, NCB 17992; and on Lots P-32C, P-34, P-34B, P-34C, P-63, save and except the northwest 100 feet, NCB 17993 and (2) from "I-1" General Industrial District to "R-6" Residential Single Family District on Lots P-38, P-38B and P-36B, NCB 12867, located on the Interstate Highway 10 East Expressway Corridor southwest of its intersection with Ackerman Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 2)

96610

F. ZONING CASE NUMBER Z2002157: The request of Standage Partnership, Applicant, for Standage Partnership, Owner, for a change in zoning from "R-5" Residential Single-Family District to "C-3 NA S" Commercial District, Nonalcoholic Sales with specific use authorization for a mini-warehouse site over 2.5 acres on Lots 1B thru 13B, Block 6B, NCB 10614, located on the north side of East Houston Street approximately 515 feet east of W.W. White Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 2)

96611

G. ZONING CASE NUMBER Z2002158 S: The request of Viola Morris, Applicant, for A. Bernard Devers I, Owner, for a change in zoning from "RM-4 HD" Residential Mixed Historic District to "RM-4 HD S" Residential Mixed Historic District with a specific use authorization for a group day care home on Lot 8 and the west 4 feet of Lot 7, Block L, NCB 1668, located at 1110 Nolan Street. Staff's recommendation was for denial. Zoning Commission has recommended denial. (Council District 2)

96612

H. ZONING CASE NUMBER Z2002169: The request of the City of San Antonio-Ann McGlone, HPO, Applicant, for Edward L Clark, Owner, for a change in zoning to designate Historic Significance on Lot 7, Block 8, NCB 650, located at 318 Virginia Blvd. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 2)

96613

I. ZONING CASE NUMBER Z2002181: The request of R. Edward Corral, Applicant, for John G. Govind, Owner, for a change in zoning from "C-2" Commercial District to "C-2 NA S" Commercial District, Nonalcoholic Sales with specific use authorization for a car wash on 0.69 acres out of Lot 38, Block 41, NCB 15156, located on the north side of Medina Base Road approximately 235 feet northwest of S. W. Loop 410. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 4)

96614

J. ZONING CASE NUMBER Z2002177 S: The request of the Cordi-Marian Sisters, Applicant, for Cordi-Marian Sisters, Owners, for a change in zoning from "MF-33" Multi-Family District to "MF-33 S" Multi-Family District with a specific use authorization for a Day Care Center on Lots 19 through 28, Block 5, NCB 6368, located at 2910 Morales Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 5)

*Denial*  
K. ZONING CASE NUMBER Z2002127: The request of Jimmie Leal, Applicant, for Jimmie Leal, Owner, for a change in zoning from "C-3 NA" Commercial Non-Alcoholic Sales District to "C-3 R" Commercial Restricted Alcohol Sales District on Lot 19, Block 1, NCB 13598, located at 4421 Culebra. Staff's recommendation was for approval. Zoning Commission has recommended denial. (Council District 6)

*96615*  
L. ZONING CASE NUMBER Z2002148: The request of Big Fish Development, Applicant, for F. Turner Bowman, Owner, for a change in zoning from "R-6" Residential Single Family District to "R-6 PUD" Residential Single Family Planned Unit Development District on Parcel 26F and Parcel 27, NCB 15363, located on Meadow Way Drive between Marbach and Meadow Trail. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 6)

*96616*  
M. ZONING CASE NUMBER Z2002179: The request of Robert P. Braubach, Applicant, for Robert P. Braubach and Rene Mestdagh, Owners, for a change in zoning from "O-2" Office District to "MF-25" Multi-Family District on 3.5397 acres out of NCB 14656, located at 6039 Whitby Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

*96617*  
N. ZONING CASE NUMBER Z2002163: The request of Jerry Arredondo, Applicant, for George E. Strauch Trust ETAL c/o Joan Seitert, Owners, for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on the north irregular 376.74 of Lot 4, Block 2, NCB 14702, located at 9093-9097 Huebner Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

*96618*  
*Denial*  
*to 9/21/14*  
*2002*  
O. ZONING CASE NUMBER Z2002180 C: The request of Oak Hills Properties, Applicant, for Oak Hills Properties, Owner, for a change in zoning from "C-2" Commercial District to "C-2 C" Commercial District with a conditional use for an automobile repair shop on Lot 13, Block 1, NCB 13914, located at 6502 Callaghan Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

*96618*  
P. ZONING CASE NUMBER Z2002166C: The request of City of San Antonio, Applicant, for Anthony Ferro, Owner, for a change in zoning from "R-4" Residential Single-Family District to "R-4C" Residential Single Family District with a conditional use for a four-plex on Lots 10 and 11, Block B, NCB 10110, located at 116 Nova Mae Drive. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

*96619*  
Q. ZONING CASE NUMBER Z2002183C: The request of Kaufman & Associates, Inc., Applicant, for Arthur S. Sitterle Jr., Owner, for a change in zoning from "R-5" Residential Single-Family District to "R-5 C" Residential Single-Family District with conditional use for an Administrative Services Office on Lots 10 and 11, Block 22, NCB 13037, located at 734 and 738 Sprucewood Lane. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

5. 5:00 P.M. – Citizens to Be Heard.

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

**CONSENT AGENDA**

**Items Concerning the Purchase of Equipment, Supplies and Services**

- 96572  
6. An Ordinance accepting the low qualified bid from Grande Truck Ford Sales, Inc., bid no. 3, to provide the City of San Antonio Public Works Department with tractor trailer combination units for a total cost of \$610,925.00, authorizing the execution of a lease purchase agreement or other financial obligations or transfer of funds, as necessary. [Presented by Janie B. Cantu, Director of Purchasing & General Services; Travis M. Bishop, Assistant City Manager]

**Capital Improvement Items**

- PULLED 7  
7. An Ordinance approving and authorizing the execution of a Field Alteration in an amount not to exceed \$47,500.00 to the Majestic Courtyard Project Management Agreement with Street Retail San Antonio, L.P., (S.R.S.A.) that provides for the design and funding of a vehicular pull-off space in the 200 block of East Houston Street. [Presented by Ramiro A. Cavavos, Director, Economic Development Department; Christopher J. Brady, Assistant City Manager]

- 96572  
8. An Ordinance approving Field Alteration No. 1 and authorizing payment in the amount of \$363,487.50 from 1987 and 1999 General Obligation Drainage Improvement Bond funds to Dayco Construction Co. for construction expenses in connection with the Culebra Drainage #58F Phase I Project, located in Council District 7; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

- 96572  
9. An Ordinance approving Change Order No. 14 in the amount of \$27,508.10 to the contract with Ray Faris, Inc., representing payment from 2000 Parking Revenue Bond funds to the Texas Department of Transportation for construction expenses in connection with the St. Mary's Street Parking Garage Project, located in Council District 1; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

- 96572  
10. An Ordinance approving Change Order No. 9 in the amount of \$9,995.58 and Change Order No. 10 in the amount of \$618.09, totaling \$10,613.67 to the contract with Dean Word Company, Ltd., representing payment from 1985 General Obligations of the City to the Texas Department of Transportation for construction expenses in connection with the S. Flores from Durango to Franciscan Metropolitan Planning Organization Project, located in Council Districts 1, 3 and 5; appropriating funds; and providing for said payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96575  
11. An Ordinance authorizing payment in the amount of \$618,236.67 from Certificates of Obligation to the Texas Department of Transportation for the City's share of twenty percent (20%) of construction cost in connection with the Houston from Bowie to Pine Metropolitan Planning Organization Project, located in Council Districts 1 and 2; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96576  
12. An Ordinance authorizing payment in the amount of \$403,541.10 from General Obligations of the City to the Texas Department of Transportation for the City's share of twenty percent (20%) of construction cost in connection with the Isom from Ramsey to U.S. 281 Metropolitan Planning Organization Project, located in Council District 9; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96577  
13. An Ordinance amending a professional services contract and authorizing Community Development Block Grant (CDBG) funds in the amount of \$21,175.00 payable to Civil Engineering Consultants for administrative services in connection with the Glider & Landing - Gunsmoke to Loop 410 Community Development Block Grant (CDBG) Project, located in Council District 6; revising the budget; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96578  
14. An Ordinance authorizing the City Manager or her designee to accept disposal rate proposals and execute Special Waste Disposal Agreement with Waste Management, Inc. and Browning Ferris, Inc. in amounts of \$201,500.00 and \$200,000.00, respectively, for landfill disposal of regulated materials generated by the Davis-Lake De-silting Project, located in City Council District 3; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

#### Items Concerning the Purchase, Sale or Lease of Real Property

96579  
15. An Ordinance declaring a 100 foot by 100 foot (0.230 acre) Texas Department of Transportation Channel Drainage Easement surplus to the City's drainage needs and, concurrently, accepting a 15 foot by 138 foot (0.0478 acre) Channel Drainage Easement adjacent to and easterly of Blanco Road, near the intersection with Madera Parkway from Blanco Market Limited Partnership. [Presented by Rebecca Waldman, Director, Department of Asset Management; Erik J. Walsh, Assistant to the City Manager]

96580  
16. An Ordinance authorizing the acquisition of fee simple title to one (1) parcel in the amount of \$24.00 and authorizing the expenditure of \$100.00 for a Right of Entry Agreement, for a total sum of \$124.00, payable to BPP Lubbock, Inc., a Texas Corporation, in connection with the Baetz - Moursund to Pleasanton Community Development Block Grant (CDBG) Project, located in Council District 3; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96581  
17. An Ordinance declaring a public necessity for the acquisition of one (1) fee simple title of privately owned real property containing 117.90 square feet being out of Lot 6, Block 6, New City Block 8902, South San Antonio Subdivision, San Antonio, Bexar County, Texas for a public purpose, namely the construction of Fay - Phase I Community Development Block Grant (CDBG) Project, located in Council District 5; and authorizing the City Attorney to file eminent domain proceedings. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96582  
18. An Ordinance authorizing payment in the amount of \$2,173.90 to Davidson & Troilo, P.C., for legal services in connection with the Babcock Road/Leon Creek Improvements - Hausman to DeZavala Project (\$87.00), Basse Road and San Pedro Intersection Metropolitan Planning Organization Project (\$165.70), Bitters Road - West Avenue at Heimer Metropolitan Planning Organization Project (\$918.00), Salado Creek Greenway (Hike & Bike) Project (\$567.20), Southcross Blvd. - New Braunfels to Presa Metropolitan Planning Organization Project (\$274.00), and the Thousand Oaks Intersections Metropolitan Planning Organization Project (\$162.00); revising the project budgets; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96583  
19. An Ordinance authorizing the execution of an Renewal and Extension of the Lease Agreement originally approved by Ordinance No. 86833, dated October 23, 1997, and previously renewed and extended for two years pursuant to Ordinance No. 92772, dated October 26, 2000, with Washington Place Joint Venture d/b/a Washington Place to rent approximately 6,050 square feet of office space located at 215 S. San Saba Street for a period of sixty (60) months beginning November 1, 2002 and ending October 31, 2007, at a total cost of \$339,912.00 for an average annual cost of \$67,982.40 for the term, with an option to further renew for an additional five (5) years, subject to City Council approval. [Presented by Albert A. Ortiz, Police Chief; J. Rolando Bono, Deputy City Manager]

96584  
20. An Ordinance authorizing the execution of an Amendment to the Lease Agreement originally approved by Ordinance No. 90813, dated November 4, 1999, with San Antonio Business Technology Center, L.P. for the use of an additional 1,871 square feet of office space located at 301 South Frio for a period of twenty-eight (28) months beginning August 8, 2002 and ending November 30, 2004, at a total cost of \$78,717.69 for an average annual cost of \$33,736.15. [Presented by Albert A. Ortiz, Police Chief; J. Rolando Bono, Deputy City Manager]

96585  
21. An Ordinance accepting a donation of 188 lots in the Wheatley Heights Subdivision along Salado Creek and approximately 62 acres of property located near Huebner Road and Salado Creek, from Richard Schaefer, John Schaefer and The Farmco Trust in connection with a previously approved Compromise and Settlement Agreement; and authorizing the City Manager or designee to execute any and all documents, as first reviewed and approved by the City Attorney, to facilitate such acceptance. [Presented by Andrew Martin, City Attorney; Terry M. Brechtel, City Manager]

96586  
22. An Ordinance authorizing the execution of a one (1) year Lease Agreement with IMEF, A.C., as lessor, for approximately 1,613 square feet of office space at 3422 Lazaro Cardenas Ave., Suite 604, in Guadalajara, Jalisco, Mexico for Casa San Antonio in Guadalajara at a monthly rental rate of 11,500 pesos, which is currently equivalent to \$1,150.00 U.S. Dollars, which includes the fifteen percent value-added tax, for the period commencing October 1, 2002 and ending September 30, 2003; and providing for payment. [Presented by J. Rolando Bono, Interim Director, International Affairs; Terry M. Brechtel, City Manager]

96587  
23. An Ordinance authorizing a five (5) year Lease Agreement with Cajun Riverport, Inc. d/b/a Boudro's Restaurant for approximately 185.85 square feet of Riverwalk sidewalk space in City Council District I to be used for outdoor dining purposes for annual rent of \$3,880.55 in Year One, \$3,969.76 in Year Two, \$4,058.96 in Year Three, \$4,170.47 in Year Four, and \$4,281.98 in Year Five. [Presented by Malcolm Matthews, Director of Parks and Recreation; Melissa Byrne Vossmer, Assistant City Manager]

#### Miscellaneous

96588  
24. An Ordinance authorizing a professional services contract in the amount of \$150,000.00 with Free Trade Alliance San Antonio to continue its efforts in promoting San Antonio as an International Trade Center; and providing for payment. [Presented by J. Rolando Bono, Interim Director, International Affairs; Terry M. Brechtel, City Manager]

96589  
25. An Ordinance amending Ordinance No. 92274, passed August 10, 2000, which accepted a grant from the Bureau of Justice Assistance, to accept fourth year funding in the amount of \$13,294.27, to be used to assist in the purchase of ballistic vests for law enforcement personnel. [Presented by Albert A. Ortiz, Police Chief; J. Rolando Bono, Deputy City Manager]

96590  
26. An Ordinance accepting a \$5,300.00 supplemental grant from the Office of National Drug Control Policy for the High Intensity Drug Trafficking Area (HIDTA) Director's Administrative Support Element for the period January 1, 2002 through December 31, 2002. [Presented by Albert A. Ortiz, Police Chief; J. Rolando Bono, Deputy City Manager]

96591  
27. An Ordinance accepting a \$49,536.00 supplemental grant from the Office of National Drug Control Policy for the High Intensity Drug Trafficking Area (HIDTA) Multi-Agency Drug Courier & Apprehension Task Force to be used to pay lease and utility charges for the U.S. Customs Office at 7461 Callaghan Road. [Presented by Albert A. Ortiz, Police Chief; J. Rolando Bono, Deputy City Manager]

96592  
28. An Ordinance authorizing the City Manager or her designee to execute a funding contract with Witte Museum providing funding in the amount of \$400,000 for capital improvements to upgrade exhibition space to enable the Witte to present "American Originals: Treasures from the National Archives" from May 31 to September 1, 2003; and providing for payment. [Presented by Malcolm Matthews, Director of Parks and Recreation; Melissa Byrne Vossmer, Assistant City Manager]

96593  
29. An Ordinance authorizing the acceptance of an additional \$18,574.93 in cash from the National Opinion Research Center to extend funding of the United States Department of Justice Arrestee Drug Abuse Monitoring Program conducted by the San Antonio Metropolitan Health District through September 30, 2002; authorizing execution of the subcontract modification; and revising the project budget established through Ordinance No. 94848, passed and approved on November 1, 2001. [Presented by Dr. Fernando A. Guerra, Director of Health; Frances A. Gonzalez, Assistant to the City Manager]

96594  
30. An Ordinance authorizing the acceptance of an amount not to exceed \$800.00 in cash from Pfizer Pharmaceuticals by the San Antonio Metropolitan Health District to participate in a Havrix® Vaccine Study for the prevention of Hepatitis A in children from August 15, 2002 through November 21, 2002; authorizing the execution of the agreement; establishing the project fund; adopting the program budget; and authorizing payments for contractual services. [Presented by Dr. Fernando A. Guerra, Director of Health; Frances A. Gonzalez, Assistant to the City Manager]

96595  
31. An Ordinance accepting two (2) Texas Commission on Environmental Quality, formerly Texas Natural Resource Conservation Commission, Regional Solid Waste Pass-Through Grants, totaling \$167,407.00 from the Alamo Area Council of Governments for FY 2003; authorizing acceptance of any amended allocations of FY 2002 and FY 2003 grant monies that may become available. [Presented by Daniel Cardenas, Director, Environmental Services; Melissa Byrne Vossmer, Assistant City Manager]

96596  
32. An Ordinance authorizing a professional services agreement in an amount not to exceed \$10,000.00 from 1996 Hotel Occupancy Tax Revenue Bonds with George C. Baldwin, Attorney at Law of Lloyd, Gosselink, Blevins, Rochelle, Baldwin & Townsend, P.C. for the review and analysis of claims submitted by Todd-Ford, a subcontractor for Clark Construction, in association with Phase 1C of the Henry B. Gonzalez Convention Center Expansion Project; ratifying services previously performed; and providing for payment. [Presented by Roland A. Lozano, Assistant to the City Manager; Terry M. Brechtel, City Manager]

96597  
33. An Ordinance authorizing a professional services agreement in an amount not to exceed \$73,000.00 from 1996 Hotel Occupancy Tax Revenue Bonds with 3D/International (3D/I) for the formal claims resolution process regarding Todd-Ford, a subcontractor for Clark Construction, in association with Phase 1C of the Henry B. Gonzalez Convention Center Expansion Project; ratifying services previously performed; and providing for payment. [Presented by Roland A. Lozano, Assistant to the City Manager; Terry M. Brechtel, City Manager]

#### **Approval of Temporary Street Closures and Traffic Control Procedures for Special Events**

96598  
34. An Ordinance authorizing the Director of Parks and Recreation to execute a one-time license agreement with the American Cancer Society for use of HemisFair Park in City Council District 1 for the Cattle Baron's Gala, a fundraising event to be held on Saturday, November 9, 2002, and authorizing a temporary street closure of a portion of Alamo Street for the event. [Presented by Malcolm Matthews, Director of Parks and Recreation; Melissa Byrne Vossmer, Assistant City Manager]

#### **Board, Commissions and Committee Appointments.**

35. Consideration of the following board appointments: [Presented by Norma Rodriguez, City Clerk; Travis M. Bishop, Assistant City Manager]

96599  
A. An Ordinance reappointing Marianna Chandler Jones as Historian to the Historic and Design Review Commission (District 7) for a term of office to expire on October 31, 2004.

96600  
B. An Ordinance appointing Tito Escobar to the San Antonio Youth Commission (District 7) for a term of office to expire on June 1, 2004.

96601  
C. An Ordinance appointing Cynthia Chatelaine to the Small Business Economic Development Advocacy Advisory Committee (District 10) for a term of office to expire on November 20, 2004.

96602  
D. An Ordinance appointing Jennifer M. Moriarty (District 10) and Braxton T. Sisco (District 8) as Trustees to the San Antonio Local Development Company for terms of office to expire on May 9, 2005.

## ITEMS FOR INDIVIDUAL CONSIDERATION

- 96603
36. An Ordinance adopting an Agreement between the City of San Antonio and Lumbermen's Investment Corporation for Services in Lieu of Annexation concerning the Lumbermen's property in Bexar County, Texas, including the Exhibits to the Agreement which include property descriptions, maps, a Declaration of Restrictive Covenants (with an incorporated Golf Course Environmental Management Plan), a Firefighting Services Agreement, a Landowner's Consent to Annexation and a Wage Standards Agreement, among other documents, authorizing the execution of necessary documents to implement the Agreement and amending the Three-Year Annexation Plan in accordance with the terms of the Agreement. [Presented by Christopher J. Brady, Assistant City Manager; Terry M. Brechtel, City Manager]
- 96620
37. An Ordinance authorizing the acceptance of funding in the amount of \$725,000.00 from the Department of the Air Force to continue ongoing support for the Public Center for Environmental Health, which is operated by the San Antonio Metropolitan Health District for the purpose of investigating the health impacts from potential exposure to environmental contamination from the release of hazardous substances at the former Kelly Air Force Base, for the period October 1, 2002 through September 30, 2003; establishing a fund; adopting a budget; approving a personnel complement; and authorizing payment for contractual services. [Presented by Dr. Fernando A. Guerra, Director of Health; Frances A. Gonzalez, Assistant to the City Manager] *See report*
- 96621
38. An Ordinance amending the City's Tax Increment Financing (TIF) guidelines as amended and approved by Ordinance No. 92710 on October 12, 2000; approving a schedule of fees for the application and processing of the applications as well as the administration of reinvestment zones; establishing one Central TIF Unit within the Neighborhood Action Department to administer all residential and new commercial TIF projects; establishing a fund and approving a budget; and approving staffing complement for the TIF Unit for a first-year cost of \$432,350.00; amending the FY 2002-2003 Adopted Budget; and amending the City Code of San Antonio, Texas, Chapter 6, Buildings, Article XII, Section 6-301 by adding a new subparagraph (b) (5) to include Tax Increment Financing in a Tax Increment Reinvestment Zone established in accordance with the Tax Increment Financing Act. [Presented by David Garza, Director, Neighborhood Action Department; Jelyne LeBlanc Burley, Assistant City Manager]
- 96605
39. An Ordinance authorizing the execution of the following two (2) agreements with Centro Alameda, Inc., a Texas non-profit corporation: 1) an Amendment to the Lease Agreement ("Master Lease") to modify the completion date for the planned improvements to the Alameda Theater from October 2003 to December 2005; and 2) a Capital Improvements Funding Agreement No. 2 which outlines the provisions for the release of City funds for this project, located in the 300 block of West Houston Street. [Presented by Rebecca Waldman, Director, Department of Asset Management; Erik J. Walsh, Assistant to the City Manager]

96622  
40. An Ordinance selecting Turner Collie and Braden, Inc. to provide Professional Engineering Services in connection with the Federal Emergency Management Agency (FEMA) 2002 Flood Buyout Program; authorizing the negotiation of a Professional Services Contract in an amount not to exceed \$36,000.00 from Stormwater Operating funds; authorizing \$3,600.00 for miscellaneous engineering contingency expenses; appropriating funds; and providing for payment. [Presented by Thomas G. Wendorf, Director of Public Works; Melissa Byrne Vossmer, Assistant City Manager]

96623  
41. An Ordinance authorizing and approving publication of the Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2002 in a maximum principal amount not to exceed \$75,000,000; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12, including the approval and distribution of the Preliminary Official Statements pertaining to the issuance of such obligations and approximately \$107,350,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 2002 and approximately \$24,265,000 General Improvement Forward Refunding Bonds, Series 2003; authorizing the City's staff, co-financial advisors, and co-bond counsel to take all actions deemed necessary in connection with the sale of such obligations; and providing for an effective date. [Presented by Milo D. Nitschke, Director of Finance; Melissa Byrne Vossmer, Assistant City Manager]

2005-3-31  
96624  
42. A Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditures of funds from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes designated as "City of San Antonio Combination Tax and Revenue Certificates of Obligation, Series 2003" and anticipated general obligation bonds as approved at a future election; authorizing other matters incident and related thereto; and providing for an effective date. [Presented by Milo D. Nitschke, Director of Finance; Melissa Byrne Vossmer, Assistant City Manager]

96624  
Amending Chapter 35, Unified Development Code, of the City Code Of San Antonio, Texas, by specifying in Section 35-107, Rules Of Construction, when working days and calendar days apply to the technical review process. [Presented by Florencio Pena, Director, Development Services; Christopher J. Brady, Assistant City Manager]

44. Consideration of the following Ordinances: [Presented by Susan Valis Crane, ASLA, Special Project Manager; Christopher J. Brady, Assistant City Manager]

96625  
A. An Ordinance authorizing payment to Marathon Title Company in the amount of \$1,309,950.00 as escrow agent for fee simple purchase of a 145.50 acre tract of land situated between the Kyle Seale Parkway and Babcock Road north of Loop 1604 in northwest Bexar County, Texas, under the auspices of the Proposition Three Edwards Land Acquisition and Park Expansion Project; authorizing acceptance of a 14.85 acre donation tract along Salado Creek for the Salado Creek Greenway System under the auspices of the Proposition Three Creekway Linear Parks Project; authorizing payment of \$13,095.00 to the Bexar Land Trust for its services in negotiating, investigating and purchasing said property; authorizing the execution of a real estate purchase contract to accomplish said purchase.

96626  
B. An Ordinance authorizing payment to Chicago Title in the amount of \$500,450.00 as escrow agent for fee simple purchase of a 78.39 acre tract of land situated between the Thrift Ranch Preserve and Menchaca Road in northwest Bexar County, Texas, under the auspices of the Proposition Three Edwards Land Acquisition and Park Expansion Project with the land costs paid from the Edwards Aquifer Authority and the San Antonio Water Systems in exchange for conservation easements on the 78.39 acre tract; authorizing the execution of an MOU between the City of San Antonio and San Antonio Water System providing for the joint purchase of a future property meeting requirements of both agencies Edward's aquifer protection programs; authorizing payment of \$5,000.00 to the Bexar Land Trust for its services in negotiating, investigating and purchasing said property; authorizing the execution of a real estate purchase contract to accomplish said purchase.

96627  
C. An Ordinance authorizing payment to Alamo Title Company in the amount of \$284,450.00 as escrow agent for fee simple purchase of a 50 acre tract of land situated between the Maybery Ranch and Highway 211 in northwest Bexar County, Texas, under the auspices of the Proposition Three Edwards Land Acquisition and Park Expansion Project; authorizing payment of \$2,840.00 to the Nature Conservancy for its services in negotiating, investigating and purchasing said property; authorizing the execution of a real estate purchase contract to accomplish said purchase.

96628  
45. An Ordinance authorizing the allocation and expenditure of Human Development Services funds to the University of Texas Health Science Center at San Antonio Dental School (UTHSC) for the provision of comprehensive dental care services to underserved children, pregnant women and teenage mothers at the Ricardo Salinas Public Health Clinic of the San Antonio Metropolitan Health District; accepting dental equipment from UTHSC in connection with the provision of such services; and authorizing the execution of any and all agreements with UTHSC in connection with the foregoing; as requested by Councilwoman Bonnie Conner, District 8. [Presented by Dr. Fernando A. Guerra, Director of Health; Frances A. Gonzalez, Assistant to the City Manager]

96604  
96604  
46. An Ordinance authorizing the allocation and expenditure from Human Development Services Funds and the execution of an agreement with San Antonio Gateway Corridor Inc. for the development of a computer animated presentation illustrating various modifications in the San Antonio Zoo area; and providing for payment; as requested by Councilman Carroll W. Schubert, District 9. [Presented by Dennis J. Campa, Director of Community Initiatives; Frances A. Gonzalez, Assistant to the City Manager]

96604  
47. An Ordinance accepting the low bid submitted by BFI Waste Services of Texas, L.P. to provide the City of San Antonio with garbage disposal service on an annual contract basis for an estimated amount of \$370,000.00 annually. [Presented by Janie B. Cantu, Director of Purchasing & General Services; Travis M. Bishop, Assistant City Manager]

96629  
48. An Ordinance authorizing the expenditure of \$550.00 from the District 4 Contingency Account Fund, payable to the Parks and Recreation Department, for the use of one (1) Showmobile, with sound system, for St. Bonaventure Church's festival that was held on April 7, 2002; as requested by Councilman Enrique "Kike" Martin, District 4.

96630  
49. An Ordinance authorizing the expenditure of \$1,000.00 from the District 4 Contingency Account Fund, payable to the South San Bobcats Association, to be used to help defray the cost of supplying the team with new jerseys and football pants for the Pop Warner football team; as requested by Councilman Enrique "Kike" Martin, District 4.

96631  
50. An Ordinance authorizing the expenditure of \$550.00 from the District 6 Contingency Account Fund, payable to the Parks and Recreation Department, for the use of one (1) Showmobile, with sound system, for Resurrection of the Lord Catholic Church's annual festival that was held on June 2, 2002; as requested by Councilman Enrique M. Barrera.

96632  
51. An Ordinance authorizing the expenditure of \$200.00 from the District 6 Contingency Account Fund, payable to Making A Difference, to be used to help defray the cost of food and supplies for its annual Senior Jubilee to be held on Saturday, November 16, 2002; as requested by Councilman Enrique M. Barrera,

96633  
52. An Ordinance authorizing the expenditure of \$500.00 from the District 8 Contingency Account Fund, payable to the San Antonio Symphony, to be used to support the Young People's Concerts educational program benefiting the children of District 8 and San Antonio; as requested by Councilwoman Bonnie J. Conner.

2002-39-38  
53. A Resolution acknowledging use of the Matricula Consular issued by the Mexican Consulate as a form of identification for City purposes. [Presented by Andrew Martin, City Attorney; Terry M. Brechtel, City Manager]

54. City Manager's Report. — *Stone*

55. Executive Session: Consultation concerning attorney-client matters (real estate, litigation, contracts, personnel and security) may be discussed.

✓ A. Attorney-client consultation pursuant to §551.071 of the Texas Gov't Code to discuss legal issues related to annexation and economic development proposals in areas proposed for annexation.