



Office of the
City Clerk

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AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
February 21, 2013
9:00 A.M.

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: Adjourn

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at the Municipal Plaza Building / Main Plaza entrance. Accessible visitor parking spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Services for the Deaf).

For additional information on any item on this agenda, please visit 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. Lemelle Taylor, Pastor, Chosen Generations Baptist Church, guest of Councilmember Ivy R. Taylor, District 2.
2. Pledge of Allegiance.
3. Approval of Minutes for the January 31, 2013 City Council meeting.

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

ACTION ITEM FOR STAFF BRIEFING

4. An Ordinance authorizing a professional services agreement with TranSystems Corporation, Inc. in the amount not to exceed \$12,000,000.00 for architectural and engineering design services and construction administration services for the Consolidated Rental Car Facility, a Customer Facility Charge funded project at the San Antonio International Airport and appropriating funds. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013-02-21-0119

CONSENT AGENDA

Purchase of Equipment and Supplies

5. An Ordinance accepting the offer from Houston Freightliner to provide the San Antonio Fire Department with one Hazmat Spill Response Vehicle for a total cost of \$257,807.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013-02-21-0120

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$245,000.00: (A) Nortex Modular Space for modular office complex lease for the San Antonio International Airport, (B) TruGreen Landcare, LLC for cemeteries landscaping and (C) Zamorano Enterprises, Inc. for decorative metal trash receptacles. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013-02-21-0121

7. An Ordinance accepting the bid from Donald Schroeder dba Brush Busters to provide maintenance services to the creekways, tributaries and bridges for the Department of Public Works Operations and Maintenance Division for an estimated amount of \$1,200,000.00

2013-02-21-0122

annually, funded with the Storm Water Operations Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

8. An Ordinance accepting the lowest responsive bid and awarding a construction contract, including two additive alternates, in the amount of \$222,583.00, authorized payable to Crownhill Builders, Inc., for parking improvements and other park amenities at Tom Slick Creek Park, Housing and Urban Development Section 108 funded project, located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]
9. An Ordinance authorizing the execution of a Job Order Contract in an amount not-to-exceed \$389,204.79, payable to Davila Construction, Inc. for the San Antonio Fire Department Warehouse Roof Replacement Project, a Certificates of Obligation funded Project, located in Council District 2. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]
10. An Ordinance authorizing the negotiation and execution of a Developer Participation Agreement with the San Antonio Food Bank in the amount not to exceed \$55,986.00 for the construction of an alley access road between the San Antonio Food Bank and Animal Care Services, a 2007 Bond Savings funded project located in Council District 6; and, amending the Capital Improvement Budget with reallocation of \$58,000.00 in 2007 Bond Saving funds to the San Antonio Food Bank and Animal Care Services Alley Project. [Peter Zanoni, Deputy City Manager; Majed A. Al-Ghafry, Director, Public Works]

2013-02-21-0123

2013-02-21-0124

2013-02-21-0125

Acquisition, Sale or Lease of Real Property

11. An Ordinance authorizing an amendment to existing lease agreements between Riverview Tower Partners, Ltd., and the City of San Antonio for the relocation of the Information Technology Services Department from the 9th floor to the 7th floor into a similar size office space of 14,928 square feet for a five-year term and to extend the existing lease agreements for Finance Administration, Finance Purchasing and Auditor departments for an additional two years all located in the Riverview Tower Building. [Ben Gorzell, Chief Financial Officer; Jorge Perez, Director, Building and Equipment Services]
12. An Ordinance authorizing a 10-year license agreement renewal with Bexar Concrete Works, Inc. for the continued use of Judson Road Public Right of Way for a gate located at a point being approximately 1,000 feet north of North Loop 1604 East and adjacent to NCB 34958, in Council District 10, for a fee of \$8,150.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013-02-21-0126

2013-02-21-0127

- 13. An Ordinance authorizing ten year license agreements with two private property owners in Market Square to encroach over City-owned property in exchange for a \$1,000.00 fee per encroachment. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-02-21-0128

- 14. An Ordinance authorizing Amendment No. 1 to an Agreement with Edgewood Independent School District in order to permit development, maintenance and exclusive use a field house and related improvements within Kennedy Park in order to enhance the Mata Stadium athletic facilities at Kennedy High School located in Council District 5 and to provide for an administrative modification to the Agreement. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2013-02-21-0129

- 15. An Ordinance declaring as surplus a vacant parcel of City-owned real property in Council District 1 described as Lot 16, Block 12, NCB 7319 bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west and authorizing its sale to Juan C. Estrada and Christine M. Estrada for a total of \$51,750.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013-02-21-0130

- 16. Consideration of the following ordinances associated with two conservation easements totaling 5,101 acres over the Edwards Aquifer Recharge and Contributing Zones: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

- A. An Ordinance authorizing payment in the amount of \$2,352,818.88 to Mission Title, as escrow agent, for land, due diligence and closing costs for title on a conservation easement on a 1,213-acre tract of land known as the Heep Ranch located in Medina County, Texas

2013-02-21-0131

- B. An Ordinance authorizing payment in the amount of \$5,889,706.79 to Texas Heritage Title, as escrow agent, for land, due diligence and closing costs for title on a conservation easement on a 3,888-acre tract of land known as the Evans Ranch located in Medina County, Texas.

2013-02-21-0132

Grant Applications and Awards

- 17. An Ordinance authorizing the Department for Culture and Creative Development to submit grant applications and accept any funding awarded as a result of those applications from the National Endowment for the Arts and the Texas Commission on the Arts and to execute any associated agreements for the acceptance of such funds, and providing the required match for such grants. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-02-21-0133

18. An Ordinance authorizing the submission of a grant application and acceptance of funds for federal assistance provided through the Texas State Library and Archives Commission for program expansion of the San Antonio Public Library's Jobs and Small Business Center, not to exceed \$75,000 for the period September 1, 2013 to August 31, 2014. [Gloria Hurtado, Assistant City Manager; Ramiro Salazar, Director, Library]

2013 - 02 - 21 - 0134

Boards, Commissions and Committee Appointments

19. Appointing Roderick Sanchez (Mayoral) to the Animal Care Services Advisory Board (Category: Municipal Official) for the remainder of an unexpired term of office to expire May 31, 2013, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment. [Leticia M. Vacek, City Clerk]

APPROVED

Miscellaneous

20. An Ordinance awarding a revenue contract to Liquid Environmental Solutions of Texas, LLC for used cooking oil collection services for the departments of Aviation, Parks and Recreation and Culture & Creative Development with expected annual revenue of \$9,000.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013 - 02 - 21 - 0135

21. An Ordinance awarding a five-year contract to Goodfellows Shoeshine - Texas Inc. for shoe shine services at the San Antonio International Airport with an expected annual revenue of \$9,000.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013 - 02 - 21 - 0136

22. An Ordinance authorizing amendments to the SAWS Fee Waiver Program and Guidelines. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

2013 - 02 - 21 - 0137

23. An Ordinance authorizing an Alamodome Distributed Antenna System License Agreement with San Antonio MTA, L.P. d/b/a Verizon Wireless. [Ed Belmares, Assistant City Manager; Michael Sawaya, Director, Convention, Sports, and Entertainment Facilities]

2013 - 02 - 21 - 0138

24. An Ordinance authorizing a five year Antenna License Agreement with Mary Lopez for the purpose of operating and maintaining a radio broadcast translator and associated equipment at the Tower of the Americas which will be subleased to and operated by Clear Channel Radio. [Ed Belmares, Assistant City Manager; Jim Mery, Interim Director, Downtown Operations]

2013 - 02 - 21 - 0139

25. An Ordinance authorizing an interlocal agreement with the Texas Parks and Wildlife Department that provides for live-fire training of San Antonio Fire Department personnel in connection with TPWD prescribed fire operations for a five year term. [Erik J. Walsh,

2013 - 02 - 21 - 0140

Deputy City Manager; Charles N. Hood, Fire Chief]

26. Consideration the following items related to the San Antonio Water System and other related matters: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

A. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2013", in an approximate amount of \$2,975,000.00 to be sold to the Texas Water Development Board (the "TWDB") through its Clean Water State Revolving Fund Program and documentation relating to a loan forgiveness award from the TWDB in the amount \$195,841.00.

2013-02-21-0141

B. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2013A", in an approximate amount of \$50,000,000.00 to be sold to TWDB through its Water Infrastructure Fund Program.

2013-02-21-0142

C. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Refunding Bonds, Series 2013B", in a principal amount not to exceed \$99,265,000.00, to refund the outstanding City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2003 and the City of San Antonio, Texas Water System Revenue and Refunding Bonds, Series 2004 for debt service savings.

2013-02-21-0143

27. City Manager's Report

- A. Library Update
- B. Downtown Tuesday Update
- C. Convention and Visitors Bureau Update
- D. 19th Annual Basura Bash

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

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. Planning cases presented by David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development. Zoning cases presented by David Ellison, Assistant City Manager; Roderick Sanchez, Director, Development Services.

Z-1. ZONING CASE # Z2012225 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 33A and 34A, the east 10 feet of the north 92.8 feet of Lot 32A, and the north 29 feet of Lot 35A, Block 19, NCB

CONTINUED

2083 aka Lots 32-35, Block 19, NCB 2083 located at 1623 North Sabinas. Staff recommends denial. Zoning Commission recommends approval.

CONTINUED

Z-2. **ZONING CASE # Z2013041 S (District 1):** An Ordinance amending the Zoning District Boundary from "FBZ T5-1 RIO-2 AHOD" Form Base Zone Transect Zone 5-1 River Improvement Overlay-2 Airport Hazard Overlay District to "FBZ T5-1 S RIO-2 AHOD" Form Base Zone Transect Zone-1 River Improvement Overlay-2 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on Lot 1, Block 26, NCB 783 located at 201 Arden Grove. Staff and Zoning Commission recommended approval.

2013-02-21-0144

Z-3. **ZONING CASE # Z2013048 (District 2):** An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District on 0.078 of an acre out of Block 2, NCB 982 located at 516 East Grayson Street. Staff and Zoning Commission recommend approval.

2013-02-21-0145

P-1. **PLAN AMENDMENT #13009 (District 4):** An Ordinance amending the land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of a 0.3719 acre tract of land located at 251 Altitude Drive, from Civic Center to General Urban Tier. The Staff and Planning Commission recommend approval. (Associated Zoning Case #Z2013039-CD)

2013-02-21-0146

Z-4. **ZONING CASE # Z2013039 CD (District 4):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lot 1, Block 14, NCB 15505 located at 251 Altitude Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13009)

2013-02-21-0147

Z-5. **ZONING CASE # Z2013037 S (District 3):** An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House/Reception Hall/Meeting Facilities on Lots 33, 34, 35 and 36, Block 24, NCB 7712 located at 5608 and 5614 South Flores Street. Staff and Zoning Commission recommend approval.

2013-02-21-0148

P-2. **PLAN AMENDMENT #13002 (District 7):** An Ordinance amending the land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of a 19.8035 acre tract of land legally described as Lots 12 and 13, NCB 8349 located northeast of the intersection of Woodlawn Avenue and Bandera Road from Mixed Use to Regional Commercial. Staff and Planning Commission recommend approval. (Associated Zoning #Z2013021)

2013-02-21-0149

Z-6. ZONING CASE # Z2013021 (District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.1377 of an acre out of Lot 12, NCB 8349 located at the north corner of Bandera Road and West Woodlawn. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the February 19, 2013 public hearing. (Associated Plan Amendment Case # 13002)

2013-02-21-0150

Z-7. ZONING CASE # Z2013010 (District 8): An Ordinance amending the Zoning District Boundary from "C-2NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lot 13, Block 1, NCB 14281 located at 9102 Wurzbach Road. Staff recommends approval. Zoning Commission recommends denial.

Withdrawn by applicant

Z-8. ZONING CASE # Z2013051 CD (District 8): An Ordinance amending the Zoning District Boundary from "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to "C-2 CD GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 10.8 acres out of NCB 14858 located on a portion of the 15000 Block of Interstate Highway 10 West. Staff and Zoning Commission recommend approval.

CONTINUED

P-3. PLAN AMENDMENT #13010 (District 9): An Ordinance amending the future land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.4018 acres located at 149 Perry Court, 153 Perry Court, 152 Burr Road, and 156 Burr Road from Urban Single Family Residential to Compact Multi Family Residential. Staff and Planning Commission recommend approval. Associated Zoning Case: #Z2012172)

CONTINUED

Z-9. ZONING CASE # Z2012172 (District 9): An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "MF-25 NCD-6" Low Density Multi-Family Mahncke Park Neighborhood Conservation District on Lots 27, 28, 29 and 30, Block 3, NCB 6229 located at 149 and 153 Perry Court and 152 and 156 Burr Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13010)

CONTINUED

P-4. PLAN AMENDMENT #13007 (District 9): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.988 acres of land at 426 Everest Avenue, 430 Everest Avenue, 214 West Sunset Road, 220 West Sunset Road, 226 West Sunset Road, and 232 West Sunset Road from Medium Density Residential and Community Commercial to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2013046)

2013-02-21-0151

Z-10. **ZONING CASE # Z2013046 (District 9):** An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 1.966 acres out of Lots 27, 28, 80, 81, 86 and 91, NCB 11888 located at 214, 220, 226, and 232 West Sunset Road, 426 and 430 Everest Avenue. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the February 19, 2013 public hearing. (Associated Plan Amendment Case # 13007)

2013-02-21-0152

Adjourn

6:00 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.