

KS:tf
05/20/86

AN ORDINANCE **62906**

ACCEPTING THE PROPOSAL OF WENDELL DAVIS AND ASSOCIATES TO DEVELOP FOR THE CITY OF SAN ANTONIO PLANNING DEPARTMENT UNIFIED DEVELOPMENT REGULATIONS FOR A TOTAL OF \$71,500.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The proposal of Wendell Davis and Associates to develop for the City of San Antonio Planning Department Unified Development Regulations for a total of \$71,500.00 is hereby accepted. A copy of the proposal is attached hereto and incorporated herein.

SECTION 2. Payment shall be made from Activity No. 52-02-01, Object Code 02-160, Index Code 407650, Fund 11.

PASSED AND APPROVED this 22nd day of May, 1986.

Henry Cisneros
M A Y O R

ATTEST:
[Signature]
ASST City Clerk

APPROVED AS TO FORM: *John Finlay*
City Attorney

AVIATION	
BUDGET & RESEARCH	1
BUILDING INSPECTIONS	
BUILDING INSPECTIONS-HOUSE NUMBER	
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	
CONTROLLER	1
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	2
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 15
 DATE: MAY 22 1986

MEETING OF THE CITY COUNCIL

MOTION BY: _____ SECONDED BY: _____

62906

ORD. NO. _____ ZONING CASE _____

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1			
JOE WEBB PLACE 2			
HELEN DUTMER PLACE 3			
FRANK D. WING PLACE 4			
WALTER MARTINEZ PLACE 5			
BOB THOMPSON PLACE 6			
YOLANDA VERA PLACE 7			
G.E. HARRINGTON PLACE 8			
WEIR LABATT PLACE 9			
JAMES C. HASSLOCHER PLACE 10			
HENRY G. CISNEROS PLACE 11 (MAYOR)			

86-22

CONSENT AGENDA

February 28, 1986

CITY CLERK
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Re: Proposal for San Antonio Unified Development Regulations

CITY CLERK:

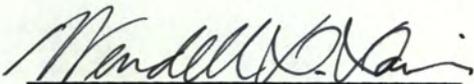
The attached proposal reflects what we believe is a comprehensive and timely approach to the above referenced project. The proposal is a joint venture of Wendell Davis & Associates and Hardy Schwartzman Bahan & Jacobson, P.C., with SA Research Corporation as the subcontractor. Rather than include a single engineering firm on the team we are proposing to seek input from numerous unnamed firms and others of the community. If a specific engineer is required for technical advice, he can be retained with approval of the Contract Monitor.

This team has had the opportunity to be involved in various aspects or stages of the development process as it occurs in San Antonio and its Extraterritorial Jurisdiction as well as in other municipalities. Familiarization with the process has resulted in an awareness and commitment to review the strengths and weaknesses and enforcement of the existing land use ordinances and regulations.

The level of effort proposes to draw upon the expertise of team members review and reorganize as well as to include participation by various public and private sector organizations or firms, to recommend changes to the existing ordinances.

The Scope of Work outlined can be completed within six and one-half months, plus time for additional review. The proposed lump sum fixed fee of \$71,500 includes labor, materials, supplies and travel required in connection with the project.

Thank you for the opportunity to submit this proposal.



Wendell D. Davis, Principal
Wendell Davis & Associates

PROPOSAL FOR SAN ANTONIO UNIFIED DEVELOPMENT REGULATIONS

The purpose of the project is to reorganize the City of San Antonio's various existing land use regulations into a single code that is consistent and fair in application. Existing regulations include the Subdivision Regulations; Mobile Home Park Regulations; Zoning Ordinances; Flood Plain Ordinance; and the Streets, Sidewalks, Curbs, Gutters and Driveway Regulations.

Proposed Scope of Work

The Contractor proposes to combine Chapters 35, 36, 37 and 42 of the City Code, along with City Ordinance 57969 into a single unified code to be called the "San Antonio Unified Development Regulations."

The Contractor proposes to suggest changes to the five ordinances which will:

1. Eliminate inconsistencies and redundancies that exist among them;
2. Reduce the complexity and uncertainty associated with the development process; and,
3. Streamline the procedural aspects of the development process.

Work Elements

1. As an initial task, the Contractor will review, reorganize and annotate all provisions of the five ordinances into an integrated logical, useful and simple format. All sections will be kept intact in this draft. It is recommended that the reorganized draft of the "Unified Development Regulations" be reviewed at this stage by the Staff of the Planning Department without proposed changes. Four of the five ordinances will retain their separate identities within the "Unified Development Regulations," but the Mobile Home Regulations will be integrated into the Subdivision Regulations section. Where similar provisions exist among the separate ordinances, such as definitions, violations, prohibitions, enforcement and the index, they will be placed together in the new "Unified Development Regulations."
2. The Contractor will include with the initial reorganization task, a consolidated table of contents, purpose section and definitions. At this point, no deletions will have yet occurred. This task will illustrate the redundant and inconsistent provisions by placing them together for review.
3. The Contractor will then propose elimination of obsolete and redundant provisions, with concurrence of Staff. Those provisions will be noted and reasons will be given for their elimination.
4. The Contractor will prepare a revised draft of the "Unified Development Regulations" following the elimination of obsolete and redundant provisions. This will be a "cleaned-up" draft of the five existing ordinances as they were prior to integration.

5. The Contractor will then identify and develop new definitions for terms; eliminate obsolete and unnecessary definitions; and rewrite definitions which are vague, unclear or imprecise.
6. During the course of the project, Contractor will solicit recommendations of modest changes to the "Unified Development Regulations" from the present Staff, local engineers, developers and other users of the current ordinances. We will send questionnaires to engineering firms in San Antonio. In addition, we propose to interview former staff members familiar with the process. These changes are expected to reduce the number of variances requested, simplify the process and increase the fairness of the Code's application.
7. Following the reorganization, integration, simplification and reduction of the five ordinances into the "Unified Development Regulations," the Contractor will propose modest "house-cleaning" changes to various provisions of the new proposed Regulations. These will include modifications designed to assist in implementation of and consistent with the City's MASTER PLAN and its elements adopted to date, including the Major Thoroughfare Plan , the Land Use Plan and the Parks Plan.
8. In addition, the Contractor will recommend procedures in the processing of Preliminary Overall Area Development Plans (POADP's), plats and zoning applications that will allow the monitoring of individual POADP's, plats and zoning cases as well as simple and painless monitoring of land development activity on a monthly basis. The suggested system will include the potential for tracking the status of individual plats. It will include suggestions for the recording of information required, coding the information for input to the City's computer system, report formats for output and inquiry capability as to the status of a project.

Work Products

Contractors products will include the following:

1. A draft of the initial reorganized "Unified Development Regulations" with all sections intact.
2. A draft of the "Unified Development Regulations" with obsolete and redundant provisions eliminated.
3. A draft of proposed new definitions of terms, rewritten definitions of vague, unclear or imprecise terms and definitions to be deleted.
4. A draft of proposed changes to the "Unified Development Regulations."
5. A written draft of the final document of the "Unified Development Regulations" incorporating those recommended changes agreed to by Staff.
6. Monthly status reports in the form of brief letters describing each month's accomplishments, plans for the following month, and problems encountered.

7. A chart listing and identifying all provisions in the present ordinances which are proposed to be changed.
8. A suggested equivalency table for current zoning districts and old zoning districts indicating specific exceptions to current for old zoning, and a suggested method for repeal of old zoning district provisions.
9. A suggested simplified and easy-to-use table or set of tables of uses by zoning district.
10. A final report which summarizes the project development and includes recommendations for substantive changes to the land use regulations believed by the Contractor to be warranted based on his project experience as well as recommendations for type and placement of graphics within the regulations.
11. Reports in response to questions of the Director of Planning, Planning Commission, Zoning Commission, or Zoning Board of Adjustment.

Role of Contractor

The Contractor agrees to furnish all required labor, materials, supplies and travel required in connection with the project.

Role of the Contract Monitor

The Contractor anticipates that the Contract Monitor will provide access to background information, data sources, staff personnel and other resources of the City.

Public Participation

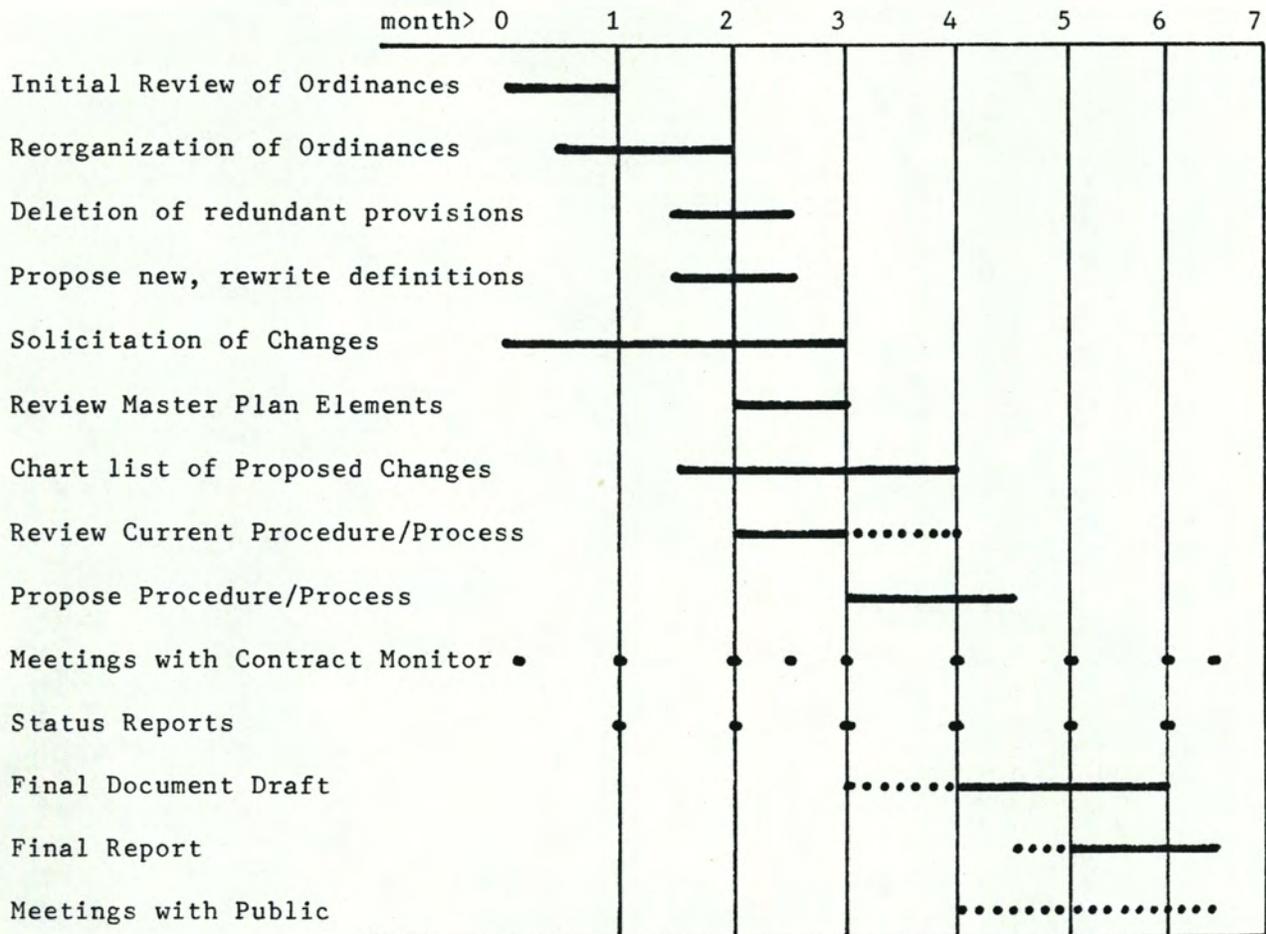
The Contractor agrees that key personnel will be available to attend meetings during the project as identified in the project flow chart, and regular meetings with the Contract Monitor.

Deliverables

The Contractor will deliver fifty (50) copies and one (1) reproducible or camera-ready copy of the final document and final report. The final document will also be provided on IBM-compatible diskette in either Wordstar or Word Perfect format for the City's use in wordprocessing changes, updates or addenda to the Regulations.

Project Schedule The Contractor proposes to perform the work within six and one-half (6.5) months of award of contract, and will adhere to the following schedule:

SCHEDULE OF MILESTONES



Proposed Fee

The fee for the proposed San Antonio Unified Development Regulations is a lump sum fixed fee of \$71,500.

Proposed Payment

Payments will be made to the Contractor monthly upon receipt by the Contract Monitor of verification of progress as specified in the schedule of milestones. Ten percent (10%) of the contract cost will be withheld each month and paid as final payment after receipt and acceptance by the City of the final document and report.

PROJECT MANAGEMENT

Capability to perform the proposed work

Key Personnel, level of effort, man-days

Wendell Davis, AICP will be the project manager and will be responsible for the rewriting effort. His level of effort will be approximately 40% of the total and will include a minimum of fifty (50) man-days.

Harvey Hardy will serve as legal counsel to the project and will be involved with reorganizing the ordinances, formulating proposed changes, rewriting of definitions, analyzing violations and enforcement, and reviewing drafts prior to submittal. His level of effort will be approximately 20% of the total and will include a minimum of twelve (12) man-days.

The balance of effort, approximately 40%, will be the staff of Wendell Davis & Associates, subcontractors and expenses related to the project.

Strength, depth and breadth of the organization, prior experience

Wendell Davis & Associates has been in business for more than six years in land planning and development consulting in the San Antonio area. The firm has conducted market and economic feasibility analyses, prepared an areawide environmental impact statement for the U.S. Department of Housing and Urban Development (HUD), an impact analysis of Encino Park on the Comal Independent School District and an Action Plan for Blanco County.

Under contract with the Blanco County Commissioners Court, Wendell Davis & Associates conducted research into the development process in Blanco County and prepared a unified set of regulations from the Subdivision Regulations, the Flood Hazard Prevention Order and the Private Sewage Facility Regulations.

Following is a selected list of projects of Wendell Davis & Associates over the last five years.

PROJECTS OF WENDELL DAVIS & ASSOCIATES

Special Reports

Action Plan for Blanco County, Texas - included goals & objectives, action plan, procedures, information and records for implementation and draft of regulations for subdivisions, floodplains, and septic tanks for the Blanco County Commissioners Court.

Areawide Environmental Impact Statement - for the Randolph AFB, Texas Subregion prepared for the U.S. Department of Housing and Urban Development.

Impact of Encino Park on Comal Independent School District - included analysis and projections of enrollment, school facilities, transportation, financial and political impact for Encino Park Venture.

Land Plans and Market Feasibility Analysis

Market Feasibility of and Master Plan for Encino Park - 2371 acre residential, commercial, business park community in north San Antonio for Denton Development Company and Gill Savings.

Market Feasibility of and Plan for residential and commercial uses on the 4,000 acre Evans Road tract in north central San Antonio for Nash Phillips/Copus and Denton Development Company.

Market Feasibility of and Plan for residential, commercial, office/service and high technology research park on 1,200-acre Crownridge II development in north west San Antonio for K & M Development.

Market Feasibility of and Master Plan for Residential, Office/Warehouse, Light Industrial and Retail Uses - 700 acres in Orange County, Texas for KWW Associates (Mrs. Chris Gill, Dr. William C. Winter, Richard B. Negley and James L. Negley).

Market Feasibility of and Plan for 125-acre mixed use development in Robstown, Texas for the Bank of Robstown.

Market Feasibility of and Plan for Office and Retail Uses - 10.6 acres on Huebner Road in north west San Antonio for WKM Companies.

Market Feasibility of and Plan for Office, Office/Showroom/Warehouse and Retail Uses - 4.0 acres on DeZavala Road in north west San Antonio for Jim Shepherd Developments, Inc.

Land Plans

Oakwell Farms - 500 acre residential and commercial community in near northeast San Antonio for Denton Development Company and Oakwell Farms Corporation. The Master Plan was prepared by Ford Powell & Carson, plan refinements, detail planning and coordination by Wendell Davis & Associates.

Longs Creek and Longs Ridge - 400 acre residential and commercial development in north east San Antonio for Denton Development Company.

StoneRidge - 200 acre residential and commercial development in north central San Antonio for Denton Development and San Antonio Savings.

Woodglen - 158 acre residential community in northwest San Antonio for Denton Development Company.

Woodcrest - 360 acre residential community in Live Oak for Denton Development Company.

Shavano Park Unit 15 - 200 acre residential 1-acre tracts in Shavano Park, Texas for Denton Development Company and Wallace Rogers.

Donore Square P.U.D. - 10 acre garden home planned unit development for Denton Development Company.

Wetmore Road Business Park - 64 acre business park in northeast San Antonio for Denton Development Company and San Antonio Savings.

Olmos Creek Office Park - 74-acre garden apartment, retail and office development at Huebner Road and NW Military Drive in San Antonio for Omni Interests, Inc.

North Bend Business Park - 110-acre business park in northeast San Antonio for Bulverde Road Joint Venture.

Shavano Creek Business Center - 265-acre mixed use projects in northwest San Antonio for LDR Limited, Joint Venture (Quincy Lee Interests, Denton Development and the Rogers Family).

WENDELL D. DAVIS, AICP

Wendell Davis & Associates
Planning, Development & Environmental Design Consultants

Wendell Davis, AICP has been a professional planner for 14 years. He has been in private planning practice since 1979, preparing land plans for residential and nonresidential developments, planned unit developments, processing zoning cases and POADP's, writing protective covenants, working with neighborhood associations, conducting impact analyses and feasibility analyses for private and public clients. Under contract to the Blanco County Commissioners Court, he analyzed problems of growth in unincorporated Blanco County and supervised rewriting and unifying the County's development regulations that included Subdivision Regulations, Flood Hazard Prevention Order and Private Sewage Facility Regulations.

Davis' education includes the Master of Community Planning (MCP) from the University of Rhode Island and the Bachelor of Arts in Economics from the University of Texas at Arlington.

Wendell Davis served as principal planner in the Master Plan update effort for the City of San Antonio from 1977 to 1979. He founded SA Research Corporation in 1983 to offer real estate research and market feasibility analysis to public and private clients, and serves as its President. Davis was a Senior Associate with Frank Osgood Associates, Business and Development Consultants in Tulsa in 1976-77. From 1972 to 1976, he served as Chief of Development Economics, Research and Data for the Tulsa Metropolitan Area Planning Commission, where he not only managed the research function but prepared a plan for a large neighborhood and assisted in the formulation of growth management policy.

Wendell Davis passed the examination to become a member of the American Institute of Certified Planners (AICP) in 1979, and has been a member of the American Institute of Planners/American Planning Association since 1968. Davis is also a member of the Greater San Antonio Chamber of Commerce, the North San Antonio Chamber of Commerce, the Greater San Antonio Builders Association, the Building Owners and Managers Association (BOMA), the Urban Land Institute and the World Future Society.

Related prior experience While he has been in San Antonio, Wendell Davis has:
Staffed Land Use Committee of the Planning Commission: 1977-79
Staffed Subdivision Regulations Committee: 1977-79
Staffed Development Code Task Force: 1978-79
Chaired Government Affairs Committee, GSABA: 1981
Chaired of Zoning Committee, GSABA: 1981 (proposed R-7 small lots)
Served on GSABA Ad Hoc Committees to review and comment on various proposed City Ordinance changes and the Land Use Plan.
Prepared, submitted and processed 10 Planned Unit Developments
Processed dozens of Zoning cases in SA, Live Oak, Schertz
Wrote protective covenants for Encino Park Commercial, Jung Road Business Park.
Submitted and processed 9 Preliminary Overall Area Development Plans
Wrote development regulations for Blanco County Commissioners Court

HARVEY L. HARDY

Hardy Schwartzman Bahan & Jacobson, P.C.
Attorneys at Law

Harvey L. Hardy has been a specialist in municipal law for 34 years. He has served as City Attorney of the City of San Antonio and is currently serving as city attorney for six municipalities and has had zoning and land use experience with all of them. Mr. Hardy is well aware of the weaknesses of the development ordinances of the City of San Antonio and with this knowledge and his experience in all phases of municipal law, both in San Antonio and other municipalities, can assist in strengthening the City's unified development regulations.

Mr. Hardy personally codified the ordinances of the City of Castle Hills in 1966 and ordinances of the City of Leon Valley in 1972. He has written hundreds of city ordinances of all kinds. He has had extensive and successful civil non-jury and appellate litigation in many branches of municipal law.

Mr. Hardy works with the City Managers of the cities of Castle Hills and Leon Valley on land use law problems on a weekly basis and with their city councils on a monthly basis. He deals frequently with the Mayors and administrators of the cities of Helotes and Cibolo with such problems and less frequently with the officials of Roma and Garden Ridge. As of April 1986, Mr. Hardy will have served 30 years as legal advisor to the Fireman's and Policeman's Pension Fund Board of Trustees of the City of San Antonio.

He is eminently qualified to serve as legal counsel of this Unified Development Regulations project.

Harvey L. Hardy was admitted to the bar of Texas in 1936; admitted to practice in U.S. District Court, Southern District of Texas and the Fifth Circuit Court of Appeals in 1946; admitted to practice before the U.S. Supreme Court in 1949; admitted to practice in U.S. District Court, Western District of Texas in 1954. He also:

- Served as 1st Assistant District Attorney in Bexar County, 1947-1950
- Served as Acting District Attorney in Bexar County, 1950-1951
- Served as City Attorney: City of San Antonio, 1952-1953
- City Attorney: City of Castle Hills, 1959-present
- City Attorney: City of Leon Valley, 1967-present
- City Attorney: City of Roma, Texas, 1973-present
- City Attorney: City of Garden Ridge, Texas, 1982-present
- City Attorney: City of Cibolo, Texas, 1984-present
- City Attorney: City of Helotes, Texas, 1984-present
- Memberships: San Antonio and American Bar Associations (Local Government Law Section and Natural Resources Law Section)
State Bar of Texas (Water and Air Conservation Section, Mineral Law Section)
Texas Association of City Attorneys
National Institute of Municipal Legal Officers

Proposed project staff:

Dixie Watkins, III has education and experience in environmental management, land planning, market research, landscape architecture, architecture, archaeology and recreation planning. He prepared and promoted a recreation plan for Salado Creek in San Antonio, conducted market research for the 1500 acre Southwest Ranch. He was a member of the Development Code Task Force during his employment with the City of San Antonio and spent numerous hours reviewing, writing and discussing proposed changes to the Code. Mr. Watkins holds a Bachelor of Architecture from Texas Tech University and a Master of Science in Environmental Management from the University of Texas at San Antonio.

Proposed Subcontractor: SA Research Corporation

QUALIFICATIONS OF SA RESEARCH CORPORATION (SUBCONTRACTOR)

SA Research Corporation offers real estate market research and data analyses to the real estate development and investment community in Central and South Texas. Staff at SA Research Corporation have written more than 100 technical reports in the real estate and related fields. Gisela Girard Lopez will be the professional staff member to serve as a subcontractor for the subject proposal.

Ms. Lopez has had extensive report writing and research experience in both public and private sector projects. She holds a Bachelor of Arts degree in Political Science from St. Mary's University, and a Master of Arts degree in Urban Studies from Trinity University. Prior to her position as Senior Research Associate, she was employed also the Department of Planning - Transportation Study Office as a planner, and authored air quality and transportation planning reports. She also completed an internship in the Data Management Section of the Department of Planning.

As Senior Research Associate with SA Research Corporation, Ms. Lopez is responsible for conducting feasibility studies, designing research methodology, developing recommendations, and report writing for research projects. She has authored numerous reports on the retail, office, hotel/motel, business park, multi-family, and single family land uses.

REPORTS WRITTEN BY SA RESEARCH CORPORATON (SUBCONTRACTOR)

Real Estate Research - Submarket Reports:

- SA Development Digest (monthly)
- SA Profile (annually)
- SA Single Family Market (quarterly)
- SA Apartments (quarterly)
- SA Condominium/Townhouse (annually)
- SA Office Market (annually)
- SA Shopping Centers (annually)
- SA Business Parks (annually)

Market Feasibility of Single Family Residential in Encino Park (Analysis prepared on three occasions for approvals by the Texas Department of Water Resources for bond issues and creation of Municipal Utility Districts).

Market Feasibility of and Master Plan for Residential, Office/Warehouse, Light Industrial and Retail Uses - 700 acres in Orange County, Texas for KWW Associates (Mrs. Chris Gill, Dr. William C. Winter, Richard B. Negley and James L. Negley).

General Market Area Analysis of the Single Family Market in the San Antonio Metropolitan Area for Morton Southwest Company.

Market Analysis for Rustic Creek Duplexes located in Northeast Sector of San Antonio, Bexar County, Texas for Morton Southwest Company.

Market Analysis for Woodlake Duplexes located in North East Sector of San Antonio, Bexar County, Texas for Diversified Developers, Inc.

Market Analysis of Country Villa Apartments in Castroville, Texas for Ceilo Vista Investments, Inc.

Market Feasibility of Residential Development - Canyon Springs Ranch in North Bexar County, Texas for F and W Ltd.

Market Analysis of Fieldcrest Apartments Located in North West Sector of San Antonio, Bexar County, Texas for National Western Capital Corporation.

Market Analysis of Austin Retirement Communities - Travis County, Texas for Pacific Scene, Inc.

Market Study of San Antonio Retirement Communities - Bexar County, Texas for Pacific Scene, Inc.

Market Feasibility of Condominiums in North San Antonio, Texas for Bob Boyd of Taylor-Morley-Simon, St. Louis, Missouri.

Market Feasibility of Condominiums and Apartments in New Braunfels, Texas. Prepared for Mr. Ken Rector.

Market Feasibility of Garden Homes in Cinnamon Creek, San Antonio for Texas Frates Company.

Market Feasibility Analysis and Land Plan for 100 acres on Lake Placid, Guadalupe County, Texas. Prepared for Col. Herb Austin of Austin Quality Homes.

Market Feasibility Analysis and Land Plan for the Bank of Robstown, Texas - a 115 acre mixed used development in downtown Robstown prepared for Mr. Lawrence Wood.

Market Feasibility of Residential and Commercial Development on the Redland-Worth Tract, Bexar County, Texas for Project Control, Inc.

Market Feasibility Analysis of Redland Oaks Mixed Use Development in North Central Bexar County, Texas for Redland Oaks Joint Venture.

Market Feasibility of Two Sites in South San Antonio, Texas, for J.L. Enterprises.

Highest and Best Use Study of 21-acre tract at Babcock Road and Hamilton Wolfe Road for Entre' Nous Investments, San Antonio, Texas.

Recommended Highest and Best Use for 39 acres on I-35 and State Highway 46 in New Braunfels, Texas for WKM Companies.

Summary of Development Activity in the SMSA, July 1984 - June 1985, for the City of San Antonio, Department of Planning.

Market Feasibility Analysis of Rector Drive Mixed-Use Development located in North Central San Antonio for L. Searey.

Market Feasibility Analysis for Proposed Office and Office/Service Space located in the 225-acre Westpark Development in San Antonio, Texas for Development Technology, Inc.

Market Analysis of 11.9-acre tract at Tezel and Guilbeau Roads in Northwest San Antonio, Texas for Morton Southwest Company.

Market Feasibility Analysis of Office and Retail Space for Commercial Tracts on Jones-Maltsgerger Road, Bexar County, Texas for Continental Development.

Highest and Best Use Analysis for University Oaks Business Park Parcels, Bexar County for Pacific Scene, Inc.

Market Analysis for Proposed Apartments in Converse, Texas for Roger Hopkins, Inc.

Market Analysis of 52-acre Tract located in North Central San Antonio, Texas for Realcor Properties and The Oxford Group.

Market Feasibility of Residential and Commercial Development on the Evans Road Tract, Bexar County, Texas for Nash Phillips/Copus and Denton Development Co.

Market Feasibility Analysis for Proposed Office Building located at Ray Bon and Walzem Road, San Antonio, Texas for Multivest Financial Services, Inc.

Market Analysis of Proposed Apartment Project at U.S. 90 and General McMullen.

Market Feasibility of Office Space and Residential Condominiums in the Aztec Center, San Antonio, Texas for the Gill Companies.

Progress Report on Comprehensive Survey of Non-City Recreational Resources for
City of San Antonio, Department of Parks & Recreation.

Interdepartment Correspondence Sheet

AGENDA ITEM NO. 15

TO: City Council
FROM: John W. Brooks, Director of Purchasing & General Services
COPIES TO: File
SUBJECT: San Antonio Unified Development Regulations

Date May 8, 1986

SUMMARY & RECOMMENDATION:

The attached tabulation of six proposals to develop Unified Development Regulations for the City's Planning Department is hereby submitted for council consideration and action. The low qualified proposal was submitted by Wendell Davis and Associates.

The award is being made to the lowest qualified bidder based upon criteria set up in the proposal requirements: Experience in regulations and comprehensive development codes, qualifications of project staff and project management availability, project cost, time schedule, degree of organization concerning project monitoring and reporting, and overall responsiveness to the project.

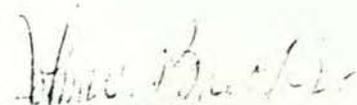
It is recommended that the proposal of Wendell Davis and Associates be accepted. The Director of Planning concurs with this recommendation.

POLICY ANALYSIS:

This contract will provide engineering, planning and legal services needed to merge subdivisions, mobile home parks, streets, sidewalks, curbs, gutter and driveway regulations with zoning and flood plain ordinances that will be reviewed as a unified code or regulation for the City of San Antonio.

FINANCIAL IMPACT:

The total cost of this contract is \$71,500. This contract will be funded from the Planning Department General Fund.


JOHN W. BROOKS
Director of Purchasing
and General Services

JWB/mg

APPROVED.


LOUIS J. FOX
City Manager

CITY OF SAN ANTONIO
BID TABULATION
FOR: SAN ANTONIO UNIFIED DEVELOPMENT REGULATIONS

	SAN ANTONIO UNIFIED DEVELOPMENT REGULATIONS TOTAL PRICE
RICHARD TANGUM & ASSOC.	\$75,000.00
WALTER P. MOORE & ASSOC.	\$72,000.00
BROWN ENGINEERING CO.	\$75,000.00
HALLENBERGER/TELEFORD INC.	\$65,970.00
PAPE-DAWSON CONSULTING ENGINEERS INC.	\$75,000.00
WENDELL DAVIS & ASSOC.	\$71,500.00

BIDS WERE MAILED TO: Professional Engineers in Private Practice, Greater SA Builders Association, National Assoc. of Industrial & Office Parks, Ralph Bender & Assoc., Hallenberger/Telford Inc., Mathews & Branscomb Pape-Dawson Engineers, Vickrey & Assoc, WF Castella & Assoc., MBC & Assoc., Brown Engineering, Richard Tangum, Harland Bartholomew & Assoc., Wendell Davis & Assoc., Raba-Kistner Consultants Inc., Oppenheimer, Rosenberg, Kelleher & Wheatley, Walter P. Moore & Assoc., Peckham Inc., Marmon, Barclay, Souther, Foster, Hays, Alex Caragonne, Ford/Powell & Carson Inc., Harvey Hardy, Dean Dwight Henderson, Dr. Earl M. Lewis, SA Board of Realtors, Foster/Lewis/Larigley/Gardner/Banack Inc., Holbrook/Kaufman/Becker, Harry Jewett & Assoc., Rehler/Vaughan/Beaty/Koone, Brendler-Dove, Cerna Raba, Amer. Planning Assoc., American Society of Landscape Architects, Ernest Olivares, Planned Environments Inc., Amer. Inst. Architects, Masters in Management

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only	
Approval			Date Considered	
Finance	Budget		Consent <input type="checkbox"/> Individual <input type="checkbox"/>	
Legal	Coordinator		Item No. Ord. No.	

Date: 5-12-86	Department: Purchasing & General Services	Contact Person/Phone # John W. Brooks 299-7266
Date Council Consideration Requested: 5-22-86	Deadline for Action:	Dept. Head Signature: <i>J. Brooks</i>

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It is recommended that the proposal of Wendell Davis and Associates be accepted. The Director of Planning concurs with this recommendation.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
 Planning

Contract signed by other party
 Yes No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. <u>11</u> Amt. Expended <u>\$71,500.00</u>	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. <u>50-02-01</u> SID No. _____	Positions Currently Authorized _____
Index Code <u>407650</u> Project No. _____	Impact on future O & M _____
Object Code <u>02-160</u>	If positions added, specify class and no. _____ _____ _____
Comments: 	

Coordinator — White
 Legal — Green
 Budget — Canary
 Finance — Pink
 Originator — Gold

This contract will provide engineering, planning and legal services needed to merge subdivisions, mobile home parks, streets, sidewalks, curbs, gutter and driveway regulations with zoning and flood plain ordinances that will be reviewed as a unified code or regulation for the City of San Antonio.

The total cost of this contract is \$71,500. This contract will be funded from the Planning Department General Fund.