



Int Ord. 2006-02-23-0242
Int Ord. 2006-02-23-0263

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CITY OF SAN ANTONIO
CITY CLERK

2006 FEB 17 P 6:32

Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, Texas 78205
February 23, 2006

PUBLIC NOTICE: A quorum of the City Council may be present to discuss City business at the Texas Transportation Commission meeting located at 125 East 11th Street, Austin, Texas, from 7:00 a.m. to 1:00 p.m. on February 23, 2006.

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex on Thursday, February 23, 2006 at 2:00 p.m. After the meeting is convened, the City Council shall consider the following time certain items in the following order no sooner than the designated times, but may consider them at a later time.

- 2:00PM: Invocation and Approval of Minutes.
- 2:30PM: Public Hearing and Consideration of Amendments to the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases
- 4:30PM: Executive Session*
- 5:00PM: Ceremonial Recognitions
- 6:00 PM: Citizens to be Heard
- 7:00PM: Adjourn**

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

***At 7:00 p.m., if the meeting is not yet adjourned, the presiding officer shall entertain a motion to recess the council meeting and reconvene at 9:00 a.m., or any other time designated by Council, on the following day. If no motion is made or if a motion is made and it fails, the meeting will continue until adjourned.*

DISABILITY ACCESS STATEMENT

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

2/17/2006 6:22 PM

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 2:00 P.M.

1. Invocation by Rev. Dr. Allan F. Cope, Pastor, Trinity Lutheran Church, Guest of Councilmember Roland Gutierrez, District 3 and Pledge of Allegiance.
2. Approval of Minutes for the February 9, 2006 City Council Meeting.

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

INDIVIDUAL CONSIDERATION

3. An Ordinance authorizing negotiation and execution of professional services agreements with Baker Botts, L.L.P., Brown Consulting, Denton, Navarro, Rocha & Bernal, P.C., Christopher S. Shields, P.C., and TX Capitol Consulting Group, L.L.C. for state representation services, for a total monthly amount of \$25,000.00, beginning upon execution of the agreements and ending September 30, 2007, with an additional two-year extension, subject to City Council approval; and providing for payment. [Presented by Ray Baray, Intergovernmental Manager, External Relations; Michael D. Bernard, City Attorney] 2006-02-23-0242
4. Recess the regular session of the City Council meeting to convene a Board meeting of the San Antonio Housing Trust Finance Corporation to consider the following items:
 - A. A Resolution adopting Rules for Financing and Refinancing Multifamily Rental Residential developments; and other matters in connection therewith. 2006-02-23-0243
 - B. A Resolution concerning the proposed issuance of multifamily housing revenue bonds to finance the Landing Apartments Project located in City Council District 2 for SAAHC Landing Apartments, L.P., a to-be-formed affiliate of San Antonio Alternative Housing Corporation; authorizing preliminary actions; and other matters in connection therewith. 2006-02-23-0244
5. Adjourn the meeting of the San Antonio Housing Trust Finance Corporation and reconvene the City Council meeting to consider the following item: [Presented by David D. Garza, Director, Neighborhood Action; Jelynn LeBlanc Burley, Deputy City Manager]
 - A. A Resolution approving an amendment to the Articles of Incorporation of the San Antonio Housing Trust Finance Corporation (SAHTFC) to reduce the number of board members from eleven to five; approves the form of the amendment; and appoints five Board Members to the SAHTFC. 2006-02-23-0245

CONSENT AGENDA

Capital Improvement Items

6. An Ordinance accepting the lowest responsive bid with Additive Alternate 1, appropriating funds, and awarding a construction contract in the amount of \$86,853.00 payable to Beldon Roofing Company, and authorizing \$1,445.00 for project contingency and \$970.00 for advertising expenses, for a total amount of \$89,268.00 in connection with the Community Development Block Grant funded Claude Black Community Center Roofing Project, located in District 2. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

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Items Concerning the Purchase, Sale or Lease of Real Property

7. An Ordinance authorizing the acquisition of four properties totaling approximately 48.83 acres of land along Leon and Salado Creeks in Districts 2, 6, and 10 in connection with the Linear Creekways Development Project for a total of \$117,500.00, authorizing \$3,432.84 for closing costs and title insurance, and appropriating \$120,932.84 from Proposition 3 funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager]

2006-02-23-0256

8. An Ordinance authorizing the execution of a Lease Agreement with Jett Care Aerospace Group for 1,130 square feet of cargo space in the Air Cargo Building West at San Antonio International Airport for a term of thirty-two (32) months commencing March 6, 2006, for a monthly rental of \$713.42. [Presented by Mark H. Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager]

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9. An Ordinance authorizing the execution of a Lease Agreement with the Texas Department of Public Safety for 22,613 square feet of ground space and 8,400 square feet of building space at 8523 Mission Road, at Stinson Municipal Airport, for a five year term commencing March 3, 2006, for a monthly rental of \$723.13 to increase in October 2006 to a monthly rate of \$779.66. [Presented by Mark H. Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager]

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- 10. An Ordinance authorizing a lease agreement with Sealy Alamo Buildings, L.P for the use of 1,926 square feet of space for the District 6 Constituent Office at 7042 Alamo Downs Parkway, Suite 500, for a monthly rental rate of \$1,369.07, for a two year term beginning March 1, 2006 with two additional two-year renewal options, subject to City Council approval and contingent upon appropriation of funds, as requested by Councilmember Delicia Herrera, District 6.

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Miscellaneous

- 11. A Resolution establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes designated as "City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2006" and "City of San Antonio, Texas General Improvement Bonds, Series 2006"; authorizing other matters incident and related thereto; and providing for an effective date. [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager]

2006R-02-23-0250

- 12. An Ordinance approving the Community Development Block Grant (CDBG) and HOME Partnership Entitlement Grant (HOME) funding priorities for the FY2007 CDBG and HOME Program budgets; and approving the public hearing and budget schedule required for the City's CDBG, HOME, American Dream Down-payment Initiative (ADDI), Housing Opportunities for Persons With Aids (HOPWA) and Emergency Shelter Grant (ESG) Consolidated Action Plan/Budget Process. [Presented by Andrew Cameron, Director, Housing and Community Development; Jelyne LeBlanc Burley, Deputy City Manager]

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- 13. An Ordinance approving the City of San Antonio's 2006 Federal Initiatives Program for the 2nd Session of the 109th Congress. [Presented by Ray Baray, Intergovernmental Manager, External Relations; Michael D. Bernard, City Attorney]

2006-02-23-0251

- 14. An Ordinance amending technical board regulations to allow for the selection of members by preferred categories rather than required categories, as requested by Councilmember Chip Haass, District 10. [Presented by Leticia Vacek, City Clerk]

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Board, Commissions and Committee Appointments.

- 15. Consideration of the following Board Appointments: [Presented by Leticia M. Vacek, City Clerk]

- A. An Ordinance reappointing Wayne Alexander (District 9) to the Port Authority of San Antonio for the remainder of an unexpired term of office to expire November 30, 2006.

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- B. An Ordinance appointing Susan Wright (District 9) to the Zoning Commission for the remainder of an unexpired term of office to expire June 30, 2006.

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- C. An Ordinance appointing Samuel Luna (District 4) to the Historic and Design Review Commission (Category: General/Neighborhood Representative) for the remainder of an unexpired term of office to expire October 31, 2006.

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- D. An Ordinance appointing Clayton Binford to the Conservation Advisory Board (Category: Medina County) for a term of office to expire May 31, 2007.

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2:30 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the Following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. [Land Use Plan Amendments presented by Emil R. Moncivais, Director, Planning; Zoning Cases presented by Florencio Peña, Director, Development Services; Jelynn LeBlanc Burley, Deputy City Manager]

Z-1. ZONING CASE #Z2005263 (District 2): An Ordinance amending the zoning district boundary from "I-1" General Industrial District and "R-4" Residential Single-Family District to "C-3" General Commercial District on Lots 21 and 22, and Lot D, NCB 10594, 532 and 542 North W. W. White Road as requested by Pinnacle Ranch, Ltd., Applicant, for Pinnacle Ranch, Ltd., Owner(s). Staff and Zoning Commission recommend Approval of "C-3" on Lot 21 and "C-2NA" on Lot 22 and Lot D.

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Z-2. ZONING CASE #Z2006039 C (District 4): An Ordinance amending the zoning district boundary from "C-3" General Commercial District to "RM-4" (CD- Five Senior Dwellings) Residential Mixed District with a Conditional Use for Five Senior Dwellings on the West 45 feet of Lot 5 and that portion of Lot 18, Block 8, NCB 8777 located North of the New Laredo Highway (U. S. Highway 81), 1103 New Laredo Highway as requested by the City of San Antonio, Applicant, for Big Town Plaza, Owner(s). Staff recommends Approval and Zoning Commission recommendation is pending February 21, 2006 public hearing.

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*Applicant
with show*

Z-3. ZONING CASE #Z2005218 CD S (District 8): An Ordinance amending the zoning district boundary from "C-3 R ERZD" GC-1 Commercial Restrictive Alcoholic Sales Edwards Recharge Zone District Gateway Corridor Overlay District-1 and "C-3 ERZD" GC-1 General Commercial Edwards Recharge Zone District Gateway Corridor Overlay District-1 to "C-2 CD (Conditional Use for a Freight Depot) S ERZD" GC-1 Commercial Edwards Recharge Zone District Gateway Corridor Overlay District-1 with a Conditional Use and a Specific Use Permit for a Freight Depot on 9.835 acres out of NCB 14881 and NCB 14882, property generally located East of I-10 and North of Loop 1604 as requested by Brown, P.C., Attorneys at Law, Applicant, for Fourth Quarter Properties d/b/a/ Thomas Acquisition Corporation, Owner(s). Staff and Zoning Commission recommend Approval with SAWS Site Specific Recommendations including 65% impervious cover and the condition that the freight depot is for the off loading and loading of lumber only.

Z-4. ZONING CASE #Z2005292 CD S (District 8): An Ordinance amending the zoning district boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District, "R-6 ERZD" GC-1 Residential Edwards Recharge Zone Gateway Corridor District-3, , "C-3 ERZD" General Commercial Edwards Recharge Zone District, "C-3 ERZD" GC-1 General Commercial Edwards Recharge Zone Gateway Corridor District-3 and "I-1 ERZD" General Industrial Edwards Recharge Zone District to "C-3 CD S ERZD" (CD-Freight Depot) General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Permit for a Freight Depot and "C-3 CD S ERZD" GC-1 (CD-Freight Depot) General Commercial Edwards Recharge Zone Gateway Corridor District with a Conditional Use and Specific Use Permit for a Freight Depot on 21.23 acres out of NCB 14881, NCB 14882, NCB 14853 and 4.260 acres out of NCB 34760, NCB 34761, and NCB 14747, 17000 Block of IH-10 West as requested by Brown, P.C., Applicant, for La Cantera Partnership, Owner(s). Staff and Zoning Commission recommend Approval with SAWS recommendations.

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Z-5. ZONING CASE #Z2005298 (District 8): An Ordinance amending the zoning district boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on Lot P-22, NCB 13667, 8103 Babcock Road as requested by Hawk Ventures Inc., DBA Hawk Development, Applicant, for Hawk Ventures Inc., DBA Hawk Development, Owner(s). Staff and Zoning Commission recommend Approval of "C-2 S," Commercial District with a Specific Use Permit for an automatic car wash with conditions.

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Z-6. ZONING CASE #Z2005294 (District 10): An Ordinance amending the zoning district boundary from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lots 6 and 7, Block 2, NCB 14948, 5735 Randolph Boulevard as requested by W. G. Carlisle Enterprises, Inc., Applicant, for William G. Carlisle, Owner(s). Staff and Zoning Commission recommend Approval of "C-2."

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16. City Manager's Report

4:30 P.M. – EXECUTIVE SESSION

- A. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices at the San Antonio International Airport, pursuant to the Texas Government Code Section 551.076 (Security Devices).

5:00 P.M. (*may be heard after this time*) – Ceremonial Recognitions

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

ADJOURN

7:00 P.M. – If Council has not yet adjourned, the presiding officer shall entertain a motion to recess the council meeting and reconvene at 9:00 a.m., or any other time designated by Council, on the following day. If no motion is made or if a motion is made and it fails, the meeting will continue until adjourned.