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AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
November 15, 2012
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 Rene Maciel, President, Baptist University of the Americas, guest of Councilmember Rey Saldana, District 4.
- 2. Pledge of Allegiance.
- 3. Approval of Minutes for the October 10 - 11, 2012 City Council meetings.

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

ACTION ITEMS FOR STAFF BRIEFING

- 4. An Ordinance canvassing the results of the Special Sales Tax Election held on Tuesday, November 6, 2012. [Leticia M. Vacek, City Clerk]

2012-11-15-0887

- 5. Consideration of the following matters in connection with Pre-K 4 SA: [Peter Zanoni, Assistant City Manager]

- A. An Ordinance authorizing the execution and assignment of a lease for the Northwest Model Center to be located at 3635 Medical Drive, for an eight-year term commencing upon completion of improvements to the current 30,000 sq. ft. building, scheduled for August 1, 2013 to be expanded to 50,000 sq. ft. by August 1, 2014. *pulled by staff*

- B. An Ordinance authorizing the execution and assignment of a lease for the Southeast Model Center to be located at 2535 SE Military Drive, a newly constructed and built to suit 50,000 square foot building for an eight-year term commencing upon completion of improvements, scheduled for August 1, 2013. *pulled by staff*

- C. A Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and as further designated by series and Federal tax treatment, authorizing other matters incident and related thereto, and providing an effective date.

2012-11-15-0042R

CONSENT AGENDA

Purchase of Equipment and Supplies

6. An Ordinance authorizing a contract with Kone, Inc. to provide the Convention Sports and Entertainment Facilities Department with elevator and escalator preventative maintenance services for an estimated annual amount of \$391,000.00, funded by the Community and Visitor Facilities Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-15-0888

7. An Ordinance authorizing a contract with Schindler Elevator Corp. to provide the San Antonio Airport System with elevator and escalator preventive maintenance for an estimated annual cost of \$199,700.00, from the Aviation Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-15-0889

8. An Ordinance accepting the bid from W.W. Cannon, Inc. for the purchase and installation of a shelving and pallet rack system for the new Fire Services Facility for a total cost of \$66,050.50 from the Fire Department's FY 2013 Adopted General Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-15-0890

9. An Ordinance accepting the bid from American Seating Co. for the purchase and installation of new stadium seating and the removal and disposal of existing stadium seating at Wolff Stadium for a total cost of \$271,545.75, from the Convention, Sports & Entertainment Facilities FY 2013 Wolff Stadium Building Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-15-0891

10. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$165,000.00: (A) SAT Radio Communications, LTD dba Industrial Communications for repairs and purchase of Firecom Systems and headsets and (B) Siemens Industry, Inc. for full maintenance and repair of computer room air conditioning units at the Information Technology Systems Department and Emergency Operations Center. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-15-0892

Capital Improvements

11. An Ordinance awarding a construction contract in an amount not to exceed \$909,271.17 to J. Sanchez Contracting to make improvements to the Salado Greenway trails system in the area of McAllister Park, a 2005 Proposition 2 Sales Tax Initiative funded project located in Council District 9, and authorizing an agreement with the Texas Department of Transportation to allow for the construction and maintenance of Salado Creek Greenway trail improvements within their right-of-way. [Ed Belmares, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2012-11-15-0893

12. An Ordinance authorizing the execution of three professional services contracts with Bain Medina Bain, Inc., Terra Design Group, Inc., and Jaster-Quintanilla San Antonio, LLP for Architectural and Engineering design services in an aggregate amount of up to \$918,195.30 from the Parks Development & Expansion Fund – 2010 Venue for Linear Greenway Trails Projects and amending the FY 2013-2018 Capital Improvement Plan to appropriate \$205,000.00 from 2010 Parks Development & Expansion Funds. [Ed Belmares, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2012-11-15-0894

13. Consideration of the following actions related to the Terminal A Renovations and Refurbishments Project, a General Airport Revenue Bonds, Passenger Facility Charges, Tax Note and Airport Improvement and Contingency funded project, located at the San Antonio International Airport: [Ed Belmares, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

9886-21-11-2105

A. An Ordinance authorizing an amendment of the professional services agreement with Reynolds, Smith and Hills, Inc., in the increased amount not-to-exceed \$207,918.00 for a total contract amount of \$4,439,871.00 for additional design services related to the Terminal A Renovations and Refurbishments Project; and, amending Capital Improvement Budget with the appropriation of \$207,918.00 in General Airport Revenue Bond funds to the Terminal A Renovations and Refurbishments Project.

2012-11-15-0895

B. An Ordinance authorizing an owner-requested change order in the increased amount of \$5,592,082.00 for a total contract amount of \$29,892,082.00 and authorizing payment to SpawGlass Contractors, Inc., for the Terminal A Renovations and Refurbishments Project; and, amending Capital Improvement Budget with the appropriation of \$5,592,082.00 in General Airport Revenue Bonds and Passenger Facility Charge Bonds to the Terminal A Renovations and Refurbishments Project.

2012-11-15-0896

14. Consideration of the following ordinances related to the Hausman Road (Loop 1604 to IH 10) Project, a 2012-2017 General Obligation Bond-funded project located in Council District 8: [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

9886-21-11-2105

A. An Ordinance authorizing the negotiation and execution of a Design-Build Services Agreement in an amount not-to-exceed \$62,000,000.00 authorized payable to Sundt Construction, Inc. for the design and construction of the Hausman Road (Loop 1604 to IH 10) Project; and, of this total contract amount, funds in the amount up to \$36,000,000.00 will be funded by City, funds in the amount up to \$16,800,000.00 will be reimbursed by Bexar County, funds in the amount up to \$5,200,000.00 will be reimbursed by San Antonio Water System (in accordance with Ordinance 2012-10-11-0795) and funds in the amount up to \$4,000,000.00 will be reimbursed by CPS Energy for their work.

9886-21-11-2105 2012-11-15-0897

B. An Ordinance authorizing the negotiation and execution of an Interlocal Agreement

with Bexar County and authorizing receipt of funds from Bexar County in connection with Bexar County flood control projects LC-9 and LC-10 located within the project limits of the City's Hausman Road (Loop 1604 to IH 10) Project.

2012-11-15-0898

C. An Ordinance authorizing the negotiation and execution of a reimbursement agreement with CPS Energy and acceptance of reimbursement funds for joint-bid utility work associated with the Hausman Road (Loop 1604 to IH 10) Project.

2012-11-15-0899

Acquisition, Sale or Lease of Real Property

15. An Ordinance authorizing the acquisition, through negotiation or condemnation, of 58,480 square feet (1.343 acres) for permanent easement interest and 205,847 square feet (4.726 acres) for temporary construction easement interest of privately-owned real property located in NCB 17639, needed for the Westover Valley Drainage Project, located in Council District 6; and declaring it to be a public project and a public necessity for the acquisition and authorizing expenditures not to exceed \$200,000.00, payable to the selected title company for land and closing costs. [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-11-15-0900

Grant Applications and Awards

16. An Ordinance authorizing the submission of a grant application to KaBoom! and the acceptance upon award of a new playscape, at an estimated value of \$100,000.00, for Jim Mattox Park located in Council District 3 and amending the FY 2013-2018 Capital Improvement Plan to appropriate \$11,584.75 from fees in lieu of parkland dedication as provided in the Unified Development Code to the Parks Playground Replacement Project. [Ed Belmares, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2012-11-15-0901

City Code Amendments

17. An Ordinance amending the Traffic Control Devices Schedules for the City of San Antonio, established in Chapter 19, Section 68 of the City Code, to include new traffic control devices and delete previous entries from the schedules that are in conflict with current traffic code regulations and creating Schedule H (j) entitled "Stopping, Standing, or Parking Prohibited 12 AM to 5 AM"; providing for criminal and civil penalties for violations. [Ed Belmares, Assistant City Manager; Majed A. Al-Ghafry, Director, Public Works]

2012-11-15-0902

Boards, Commissions and Committee Appointments

18. Appointing a member to the Planning Commission for the remainder of a term to expire October 6, 2013. [Leticia M. Vacek, City Clerk]

Approved: *Marcello Martinez*

Miscellaneous

19. An Ordinance approving the Stinson Municipal Airport Master Plan. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2012-11-15-0903

20. An Ordinance authorizing an amendment to the professional service agreement with BQR Advertising and Public Relations, Inc. to expand marketing and advertising services for the San Antonio International Airport from the current air service development and concessions marketing programs. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2012-11-15-0904

21. An Ordinance authorizing the renewal of the Professional Services Agreement between the City of San Antonio and Providence Commercial Real Estate Services, Inc. to provide real estate brokerage services on an as needed basis in connection with the City's acquisition, disposition and leasing of real estate for City needs, for a two-year period beginning December 21, 2012. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-11-15-0905

22. An Ordinance authorizing the transfer of \$767,163.00 in net proceeds from the sale of the SAMM Shelter to fund Haven for Hope campus operations through a funding agreement with Haven for Hope of Bexar County. [Peter Zanoni, Assistant City Manager; Gloria Hurtado, Director, Human Services]

2012-11-15-0906

23. An Ordinance approving the proposed FY 2013 San Antonio Economic Development Foundation ("EDF") Action Plan as endorsed by the City Council Economic and Community Development Committee on November 6, 2012, and authorizing an amendment to the Professional Service Agreement between the City of San Antonio and the EDF to modify the quarterly disbursement of funds. [Pat DiGiovanni, Deputy City Manager; Rene Dominguez, Director, Economic Development]

2012-11-15-0907

24. A Resolution nominating Valero Services, Inc. for consideration and designation as a State Enterprise Project qualifying the company for a potential refund of up to \$1,250,000.00 over 5 years in state sales and use taxes based on project investment over \$5 million and the retention of 500 jobs. [Pat DiGiovanni, Deputy City Manager; Rene Dominguez, Director, Economic Development]

2012-11-15-0043R

25. An Ordinance approving the City's 2013 State Legislative Program for the 83rd State Legislative Session. [Carlos Contreras, Director, Intergovernmental Relations]

2012-11-15-0908

26. An Ordinance authorizing an amendment to the Municipal Wrecker Services Agreement between the City of San Antonio and Texas Towing by providing two additional one-year renewal options commencing on January 1, 2013. [Erik Walsh, Deputy City Manager;

2012-11-15-0909

William McManus, Chief, Police]

27. City Manager's Report

- A. Haven for Hope Update
- B. B-cycle Expansion Update

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 # Z2012194 H (District 1): An Ordinance amending the Zoning District Boundary from multiple zoning districts to add the "H" Five Points Historic District to all existing zoning districts; all other overlay districts remain unchanged on properties generally bound by Interstate Highway 35, Interstate Highway 10, West Poplar Street, Jackson, West Euclid Avenue and North Flores Street. Staff and Zoning Commission recommended approval. *Denied*

Z-2. ZONING CASE # Z2012217 (District 1): An Ordinance amending the Zoning District Boundary from "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District to "HL IDZ AHOD" Historic Landmark Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses on Lot 21, Block 3, NCB 2208 located at 235 Monclova. Staff and Zoning Commission recommend approval.

2012-11-15-0910

Z-3. ZONING CASE # Z2012168 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 46, 47 and 48, Block 11, NCB 3806, save and except that portion of Lot 48 conveyed to the City of San Antonio in Volume 8526, Page 1836 of the Real Property Records of Bexar County, Texas located at 2547 Steves Avenue. Staff and Zoning Commission recommend approval. (Continued from October 4, 2012)

2012-11-15-0911

Z-4. ZONING CASE # Z2012162 CD (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 CD IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 47 and 48, Block 7, NCB 2889 located at 2803 Vera Cruz Street. Staff and Zoning Commission recommend approval. (Continued from November 1, 2012)

Denied

Z-5. ZONING CASE # Z2012203 (District 5): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 3, NCB 14598 located at 1102 Barclay Street. Staff and Zoning Commission recommended approval.

2012-11-15-0912

P-1. PLAN AMENDMENT #12078 (District 5): An Ordinance amending the future land use plan contained in the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 17.306 acres located at 2001 South Zarzamora and 300 Gante Walk from High Density Residential to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2012208)

2012-11-15-0913

Z-6. ZONING CASE # Z2012208 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone 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 Lot 14, Block 12, NCB 12692; and 7.109 acres out of NCB A-62 located at the 2000 Block of South Zarzamora Street. Staff and Zoning Commission recommend approval, pending the plan amendment.

2012-11-15-0914

Z-7. ZONING CASE # Z2012216 (District 6): An Ordinance amending the Zoning District Boundary from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 7, NCB 34393 located on a portion of the 1400 Block of North Ellison Drive. Staff and Zoning Commission recommend approval.

2012-11-15-0915

Z-8. ZONING CASE # Z2012210 HL (District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "HL C-2 AHOD" Historic Landmark Commercial Airport Hazard Overlay District on Lot 1A, Block 36, NCB 1929 save and except the northwest triangular 16 feet and the southeast triangular 5 feet located at 1815 Fredericksburg Road. Staff and Zoning Commission recommend approval.

2012-11-15-0916

P-2. PLAN AMENDMENT #12079 (District 7): An Ordinance amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of an 0.8413-acre tract of land located at 1518 Hillcrest Drive from Mixed Use to Community Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case #Z2012222)

2012-11-15-0917

Z-9. ZONING CASE # Z2012222 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial

Airport Hazard Overlay District on 0.828 acres out of Lots 21 and 22, Block G, NCB 8394 located at 1518 Hillcrest Drive. Staff and Zoning Commission recommend approval, pending the plan amendment.

2012-11-15-0918

Z-10. **ZONING CASE # Z2012003 (District 8):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre, and "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre to "MPCD" Master Planned Community District, all overlay district boundaries remain unchanged on 52.2 acres out of NCB 14858 and NCB 15825 located along the north and south sides of Presidio Parkway between Interstate Highway 10 and Vance Jackson. Staff and Zoning Commission recommend approval with a reduction in the open space requirement as shown on the MPCD site plan and in accordance with UDC Section 35-345(i)(2).

2012-11-15-0919

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.