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3/28/2013 3:04 PM

AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
April 4, 2013
9:00 A.M.

13 MAR 28 PM 3:10

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

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.

5013-04-05105

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).

5013-04-05105

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 Chaplain James M. Hough, D.Min., Texas Department of Criminal Justice, guest of Councilmember Rey Saldaña, District 4.
2. Pledge of Allegiance.
3. Approval of Minutes for the March 6 - 7, 2013 City Council meetings.

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

ACTION ITEMS FOR STAFF BRIEFING

4. Briefing and possible action on legislation filed in the 83rd Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

CONSENT AGENDA

Purchase of Equipment and Supplies

5. An Ordinance accepting a contract with Abel Unlimited, Inc. to provide the Department of Public Works with 421 pairs of steel toe safety boots for a total cost of \$59,049.00, funded with the General and the Storm Water Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013 - 04 - 04 - 0215

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$378,000.00: (A) CCG Systems d/b/a FASTER Asset Solutions for BES FASTER Fleet annual support; (B) eCivis, Inc. for eCivis grant network subscription & service; (C) Graebel San Antonio Mover for moving services; and (D) Nebraska Book Company, Inc. d/b/a L&M Bookstore for DHS textbooks. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013 - 04 - 04 - 0216

Capital Improvements

- 7. An Ordinance authorizing two professional service agreements in the amount not to exceed \$1,750,000.00 each with Weston Solutions, Inc. and Freese and Nichols, Inc. to provide on-call environmental consulting and engineering services for the Aviation Department on an as-needed basis for a three-year term with a two one-year renewal options. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

8550-40-40-8105

2013-04-04-0217

- 8. An Ordinance accepting the lowest responsive bid and awarding a construction contract, including one additive alternate, in the amount of \$5,335,301.00 authorized payable to Pronto Sandblasting & Coating & Oilfield Services Company, Inc., for the construction of West Villaret Boulevard (SH 16 to Jennifer Street), a 2007 and 2012 General Obligation Bond funded project, included in the FY 2013 – FY 2018 Capital Improvements Program, located in Council District 4; of this amount, \$729,931.00 will be reimbursed by the San Antonio Water System and \$232,230.00 will be reimbursed by CPS Energy. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

8550-40-40-8105

2013-04-04-0218

Acquisition, Sale or Lease of Real Property

- 9. An Ordinance authorizing a 25-year lease agreement with Zachry Industrial, Inc. for the use of approximately 217,800 square feet of undeveloped ground space at an annual rental rate of \$76,230.00 at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

85100-40-40-8105

2013-04-04-0219

- 10. An Ordinance consenting to the assignment and assumption of the leasehold of Clear Channel Broadcasting, Inc. by Running M. Hangar Services, LLC at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013-04-04-0220

- 11. An Ordinance authorizing the acquisition of 268 acres of land, to expand the City's Pearsall Park, through negotiation of fee simple title to a 262.135 acre tract of privately-owned real property located in N.C.B. 15613, and a 6.00 acre tract of privately-owned real property located in N.C.B. 13975, Council District 4, and authorizing expenditures not to exceed \$1,344,850.49 payable to the selected title company for land and closing costs. Amending the FY 2013 – 2018 Capital Improvement Program Budget with the reallocation of \$1,344,850.98 from previously authorized Certificates of Obligation and Tax Notes. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

85

2013-04-04-0221

- 12. An Ordinance authorizing the negotiation and acquisition of real estate for the District 9 New Branch Library included within the voter approved 2012-2017 Bond Program through a fee simple title to an existing 8,000 square foot facility residing on 5.5 acres of privately-owned real property located at 2515 E. Evans Road in NCB 17600 in Council District 9; and authorizing expenditures in an amount not to exceed \$4,250,000.00 payable to the selected title company for land, structure and associated title fees. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013-04-04-0222

- 13. An Ordinance terminating a lease for a tract of land owned by the San Antonio Housing Authority used for a portion of San Juan Brady Park in Council District 5. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2013 - 04 - 04 - 0223

- 14. Consideration of the following items related to the disposition of property located at 4503, 4531 and 4719 South Zarzamora: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

- A. An Ordinance declaring as surplus approximately 28.6 acres of City-owned property located at 4503, 4531 and 4719 South Zarzamora in Council District 5; and, authorizing its sale to GFR Development Services, LLC in an amount up to \$5,400,000.00.

2013 - 04 - 04 - 0224

- B. A Resolution authorizing GFR Development Services, LLC to submit applications to amend the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, and to request a change in the Zoning District Boundary of approximately 28.6 acres of property located at 4503, 4531 and 4719 South Zarzamora and to bring forward to the Planning Commission and Zoning Commission for consideration and to City Council for final consideration.

2013 - 04 - 04 - 0013R

Street Closures and Traffic Control Procedures

- 15. An Ordinance approving the temporary closure of certain streets for the 2013 Fiesta San Antonio celebration; approving the locations, dates and times for the Fiesta Carnival and official Fiesta events with related requirements and conditions including a limited exception of Municipal Code Section 32-30 for the 2013 Fiesta De Los Reyes Fiesta Event at Market Square; and approving the Fiesta parade routes. [Edward Belmares, Assistant City Manager; Jim Mery, Interim Director, Downtown Operations]

2013 - 04 - 04 - 0225

Grant Applications and Awards

- 16. An Ordinance authorizing the submission of 15 grant renewal applications and the acceptance of funds upon award in an amount up to \$11,753,384.00 from the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District for the period of September 1, 2013 through September 30, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2013 - 04 - 04 - 0226

Boards, Commissions and Committee Appointments

- 17. Appointing John Kuderer (District 9) to the Zoning Board of Adjustment for the remainder

of 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

18. An Ordinance authorizing a five-year revenue contract with Alclear, LLC for implementation and administration of a registered traveler program at the San Antonio International Airport with guaranteed annual revenue of \$2,000.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013-04-04-0227

19. An Ordinance terminating inactive campaign treasurer appointments. [Leticia M. Vacek, City Clerk]

2013-04-04-0228

20. An Ordinance authorizing authorizing a contract for Election Services for the May 11, 2013 General Election with the Bexar County Elections Administrator in an amount not to exceed \$728,331.40. [Leticia M. Vacek, City Clerk]

2013-04-04-0229

21. A Resolution expressing official intent to reimburse costs incurred to plan, design and construct a new consolidated rental car facility at the San Antonio International Airport. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013-04-04-0014R

22. An Ordinance authorizing the issuance of approximately \$74,285,000 "City of San Antonio, Texas Municipal Drainage Utility System Revenue Refunding Bonds, Series 2013" for interest cost savings; pledging the revenues of the Drainage Utility System for the payment of the bonds; resolving other matters incident and related to the issuance of the bonds, including the approval and distribution of an official statement pertaining thereto; authorizing the execution of a paying agent/registrars agreement, an escrow agreement, and a purchase contract; delegating authority to authorized officials to finalize certain sale terms to the bonds; enacting any other provisions incident and related to the subject and purpose of this ordinance; and providing for an effective date. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Director of Finance]

2013-04-04-0230

23. An Ordinance authorizing the extension of Line of Duty Leave for Fire Engineer Lauro Uribe. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2013-04-04-0231

24. An Ordinance approving a three year contract with Booth Research Group, Inc. at a cost of \$500,000.00 to develop validated written promotional examinations for all tested promotional ranks of the San Antonio Fire Department and to prepare, administer and score promotional Assessment Centers for the rank of District Fire Chief, and providing for one two-year extension at the City's option. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

2013-04-04-0232

- 25. An Ordinance approving a contract amendment and two year extension with Industrial/Organizational Solutions, Inc., at a cost of \$185,686.00 to develop validated, written examinations for the positions of Firefighter Trainee, San Antonio Fire Department, and online examinations for Police Cadet, San Antonio Police Department. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

2013-04-04-0233

- 26. An Ordinance authorizing an amendment and month-to-month extension of the professional services agreement with Gonzaba Medical Group, for the administration and management of the City's Employee Health and Wellness Center for a period of no longer than four (4) months, and an amount not to exceed \$140,000.00, which is the amount budgeted for the center in the Employee Benefits Fund [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

2013-04-04-0234

- 27. An Ordinance terminating Tax Increment Reinvestment Zone Number Twenty-Nine, City of San Antonio, Texas ("Rosillo Ranch") in City Council District 2; dissolving the Tax Increment Fund and the Board of Directors of Rosillo Ranch and providing an effective termination date for Rosillo Ranch. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]

2013-04-04-0235

- 28. A Public Hearing and consideration of an Ordinance authorizing a substantial amendment to the FY 2013 Consolidated Annual Action Plan and the reprogramming of \$2,992,158.72 in Home Investment Partnership (HOME) funds for HOME eligible affordable housing activities. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]

2013-04-04-0236

- 29. An Ordinance authorizing the San Antonio Housing Finance Corporation to issue Tax Exempt Multi-Family Housing Revenue Bonds in an amount not to exceed \$14,800,000 to provide financing for the construction of the San Juan III Apartments Project located in District 5; enacting other provisions incident and related to the subject and purpose of this Ordinance; and providing for an immediate effective date. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]

2013-04-04-0237

- 30. An Ordinance authorizing a three-year interlocal agreement with the Comal County Criminal District Attorney's Office allocating proceeds from asset forfeiture cases filed pursuant to Chapter 59 of the Texas Code of Criminal Procedure. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]

2013-04-04-0238

- 31. An Ordinance authorizing the submission of applications to the Centers for Disease Control and Prevention for two Public Health Prevention Specialists for assignment in the San Antonio Metropolitan Health District for a two-year period beginning October 2013 and authorizing the execution of necessary documents. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2013-04-04-0239

- 32. An Ordinance authorizing an amendment to the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health System (UHS) to extend the term of the agreement and authorize the acceptance of compensation from UHS in the amount of \$95,383.00 for the period April 1, 2013 through September 30, 2013. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2013-04-04-0240

- 33. **City Manager's Report**
 - A. Employee Survey
 - B. Library Update
 - C. Head Start 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 # Z2013073 (Districts 1 & 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829 and Parcel 100, Block 3, NCB 2572; and "R-6 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District on 0.1943 of an acre out of Lot 4, Block 3, NCB 2572 and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County) located at 213 and 217 Stark, a portion of the 200 Block of West LaChappelle, and a portion of the 400 Block of West Cevallos Street. Staff and Zoning Commission recommend approval.

2013-04-04-0241

Z-2. 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 2083 aka Lots 32-35, Block 19, NCB 2083 located at 1623 North Sabinas. Staff recommends denial. Zoning Commission recommends approval. (Continued from March 21, 2013)

CONTINUED

P-1. PLAN AMENDMENT #13006 (District 1): An Ordinance amending the land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master

Plan of the City, by changing the use of a 0.799 acre tract of land located at 211, 215 and 219 East Courtland Place and 2003 and 2011 McCullough Avenue from Low Density Mixed Use to High Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning #Z20133030) (Continued from March 21, 2013)

2013-04-04-0242

Z-3. **ZONING CASE # Z2013030 (District 1):** An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses at a density not to exceed 65 units per acre on Lots 3, 4, 5, 6 and 14, Block 3, NCB 1726 located at 211, 215, 219 East Courtland Place, 2003 and 2011 McCullough Avenue. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case #13006) (Continued from March 21, 2013)

CONTINUED

Z-4. **ZONING CASE # Z2013045 HL (District 1):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District on 0.3485 of an acre out of Lots 68, 69, and 70, Block 2 NCB 3099 located at 2801, 2803, 2805, 2809, and 2811 North St. Mary's Street. Staff and Zoning Commission recommend approval.

2013-04-04-0243

P-2. **PLAN AMENDMENT #13020 (District 2):** An Ordinance amending the future land use plan contained in the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 6.25 acre tract of land located on the north side of East Houston Street between Loop 410 and North Foster Road from Parks/Open Space to Industrial. Staff and Planning Commission recommend approval.

CONTINUED

P-3. **PLAN AMENDMENT #13013 (District 3):** An Ordinance amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of a 14.767 acre tract of land out of NCB 10879 located at the southwest corner of Research Plaza and South New Braunfels Avenue from Regional Commercial to Light Industrial. Staff and Planning Commission recommend approval. (Associated Zoning Case #Z2013077 S)

2013-04-04-0244

Z-5. **ZONING CASE # Z2013077 S (District 3):** An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing on 14.767 acres out of NCB 10879 located at the southern corner of South New Braunfels Avenue and Research Plaza. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13013)

2013-04-04-0245

Z-6. **ZONING CASE # Z2013053 (District 4):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to

"RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 15A, Block 88, NCB 11063 located 803 Rockwell. Staff and Zoning Commission recommend approval. **Denied**

Z-7. **ZONING CASE # Z2013095 (District 6):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 3, NCB 15329 located at 8203, 8211 & 8219 State Highway 151. Staff recommends approval. Zoning Commission recommendation pending the April 2, 2013 public hearing.

2013 - 04 - 04 - 0246

P-4. **PLAN AMENDMENT #13018 (District 10):** An Ordinance amending the 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 future land use of a 1.58 acre tract of land out of NCB 17726 addressed at 16080 O'Connor Road from Neighborhood Commercial to Community Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2013066 S)

2013 - 04 - 04 - 0247

Z-8. **ZONING CASE # Z2013066 S (District 10):** An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Gymnasium-Commercial on Parcel 60, NCB 17726 located at 16080 O'Connor Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13018)

2013 - 04 - 04 - 0248

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.