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Agenda  
City Council Meeting  
Municipal Plaza Building  
City Hall Complex  
103 S. Main Ave  
San Antonio, TX 78205  
May 1, 2008

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2008 APR 28 AM 9:52

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
- 5:15PM:** Ceremonial Recognitions
- 6:00PM:** 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.

**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.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

- 1. Invocation by Rev. Ken Hicks, Life Group Pastor, Community Bible Church. Guest of Councilmember Louis Rowe, District 9.
- 2. Pledge of Allegiance.
- 3. Approval of Minutes for the April 3, 2008 City Council meeting.

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

**ACTION ITEMS FOR STAFF BRIEFING**

- 4. A Resolution consenting to the creation by the Medina County Commissioners Court of the Medina County Water Control Improvement District No. 1, also known as Kings Gate WCID, situated within the extraterritorial jurisdiction of the City of San Antonio, two miles east of Medina Lake, along FM 1283 in Medina County, encompassing approximately 850 acres; and authorizing the execution of a Consent Agreement with the property owner, Hills of Lake Medina, LP. [T.C. Broadnax, Assistant City Manager / Interim Director, Planning and Community Development]

**2008 - 05 - 01 - 0024R**

**CONSENT AGENDA**

**Purchase of Equipment, Supplies and Services**

- 5. An Ordinance accepting the bids of various companies to provide the City with various types of commodities and services on an annual contract basis for FY 2007-2008 for a combined estimated cost of \$773,000.00, including: (A) janitorial services for the recreation centers; (B) c-fold and multi-fold paper towels; (C) materials & labor to maintain circulation & filtration mechanical system of municipal swimming pools; (D) food service supplies for Senior Services division; (E) recreational sports equipment; and (F) IA Pro & Blue Team software and support. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008 - 05 - 01 - 0334**

- 6. An Ordinance accepting the bid from Ace Surgical Supply Co. to provide the Convention, Sports, and Entertainment Facilities Department with an escalator cleaning machine for a total cost of \$60,125.00, from the Community & Visitor Facilities fund. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008 - 05 - 01 - 0335**

- 7. An Ordinance authorizing the acceptance of a contract with the State of Texas Department of Information Resources (DIR) to provide the City of San Antonio with Data Storage Disk Arrays, for a total cost of \$574,000.00. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008 - 05 - 01 - 0336**

- 8. An Ordinance authorizing a contract with the State of Texas Department Information Resources (DIR) to provide the City of San Antonio with Network Appliances Equipment, for a total cost of \$595,207.00. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008-05-01-0337

**Capital Improvements**

- 9. An Ordinance approving a \$42,890.00 amendment to a professional engineering services agreement, as amended with Lockwood, Andrews & Newnam, Inc. for additional engineering services in connection with the Salado Creek Hike and Bike Phase II Project located in District 2, and appropriating funds. [Penny Postoak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-05-01-0338

- 10. An Ordinance awarding a construction contract in the amount of \$7,221,242.00 to E-Z Bell Construction Ltd. and approving a development agreement with the Medical Center Alliance to design improvements and purchase right of way, in connection with the Medical Center Intersection Improvements Phase IV, Phase V and Part I Project, an authorized 2007-2012 Bond Program and Certificate of Obligation Project located in District 8, and appropriating \$8,458,741.30, of which \$288,611.04 will be funded by San Antonio Water System and \$68,746.00 will be funded by CPS Energy. [Penny Postoak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008-05-01-0339

- 11. An Ordinance appropriating funds in the amount of \$432,000.00 for Alamodome renovations and enhancements for meeting rooms, lighting and other minor interior improvements. [Penny Postoak Ferguson, Assistant City Manager; Michael J. Sawaya, Director, Convention, Sports and Entertainment Facilities]

2008-05-01-0340

- 12. An Ordinance appropriating \$18,535.22 for completion of the Ingram Hills Park Pavilion Project, located in District 7, including construction of a pavilion and handicap accessible walkway. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

2008-05-01-0341

**Acquisition, Sale or Lease of Real Property**

- 13. An Ordinance approving a lease agreement with W. W. Tichenor & Co., Inc., d.b.a. Stargazer Aviation for 9,298 square feet of hangar space and 10,198 square feet of ground space at San Antonio International Airport for monthly rent totaling \$855.32. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-05-01-0342

- 14. An Ordinance authorizing the assignment from Michael A. and Barbara Fanuzzi, dba Prime Time Ltd. to HH Aviation, LLC of a lease consisting of 27,099 square feet of ground space and a 6,018 square foot building at the San Antonio International Airport. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-05-01-0343

15. An Ordinance authorizing a concession agreement with Taste Inc. dba Vino Volo at San Antonio International Airport for a term of approximately seven years and four months starting May 1, 2008 with guaranteed annual rentals of \$70,000.00. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-05-01-0344

16. An Ordinance authorizing a concession agreement with Never Too Late Business and Travel Center, LLC for a term of approximately six years for operations in Terminal One of the San Antonio International Airport with total projected term revenues of \$118,000.00. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-05-01-0345

17. An Ordinance authorizing a 5-year renewal of the Nix Hospital's lease of parking spaces at the Houston Street Garage, beginning at \$77.00 a month for above-ground spaces and \$88.00 a month for basement spaces and increasing over the term. [Pat DiGiovanni, Deputy City Manager; Paula X. Stallcup, Director, Downtown Operations]

2008-05-01-0346

#### Grant Applications and Awards

18. An Ordinance ratifying the submission of a grant application and authorizing acceptance of funds upon award, not to exceed \$1,907,091.00, from the Office of National Drug Control Policy for a High Intensity Drug Trafficking Area grant; establishing a budget and personnel complement. [Erik J. Walsh, Assistant City Manager; William McManus, Police Chief]

2008-05-01-0347

19. An Ordinance authorizing the submission of a grant application and acceptance of funds, upon award, not to exceed \$1,100,000.00 from the Texas Automobile Theft Prevention Authority (ATPA) for the grant year September 1, 2008, to August 31, 2009; authorizing an interlocal agreement between the City of San Antonio and the Bexar County Sheriff's Office to fund two deputies; approving a cash match not to exceed \$590,455.00 and an in-kind match of \$1,399,146.00; and establishing a budget and personnel complement. [Erik J. Walsh, Assistant City Manager; William McManus, Police Chief]

2008-05-01-0348

20. An Ordinance authorizing the submission of a grant application and acceptance of funds, upon award, not to exceed \$800,000.00 from the Texas Department of Transportation (TxDOT) for the DWI/Speed Enforcement Selective Traffic Enforcement Program (STEP) for the grant period October 1, 2008, to September 30, 2009; and authorizing an in-kind match of \$258,619.00 and a cash match of \$16,215.00. [Erik J. Walsh, Assistant City Manager; William McManus, Police Chief]

2008-05-01-0349

#### Miscellaneous

21. An Ordinance scheduling special City Council meetings in May, August, and September 2008 and rescheduling all Council-related meetings during the month of July 2008. [Leticia M. Vacek, City Clerk]

2008-05-01-0350

22. An Ordinance approving license agreements with bidders for their use of City kitchens to

provide meal samples as part of the evaluation process of the Comprehensive Nutrition Project best value bid. [Frances A. Gonzalez, Assistant City Manager; Dennis J. Campa, Director, Community Initiatives] \* DENIED

- 23. An Ordinance authorizing the transfer of \$522,612.00 from the General Fund to the Economic Development Incentive Fund (EDIF); and authorizing an Economic Development Program Grant Agreement in the amount of \$400,000.00 with Hill Country Bakery located in Council District 5. [Pat DiGiovanni, Deputy City Manager; Robert Peche, Director, Economic Development]

2008 - 05 - 01 - 0351

- 24. Consideration of the following Ordinances relating to the Emergency Operations Center: [Erik J. Walsh, Assistant City Manager; Nim Kidd, District Fire Chief / Emergency Management Coordinator, Fire Department]

- A. An Ordinance approving an Operations and Maintenance Agreement with Bexar County for the annual funding of operation and maintenance expenses of the Emergency Operations Center.

2008 - 05 - 01 - 0352

- B. An Ordinance authorizing EOC project closeout and appropriating funds for EOC technology and facility improvements in accordance with the EOC funding agreement.

2008 - 05 - 01 - 0353

- 25. An Ordinance authorizing a contract with Gonzaba Medical Group in an estimated annual amount of \$556,370.00 to provide administration and management of the City's Occupational Health and Wellness Center. [Sharon De La Garza, Assistant City Manager; Edward Belmares, Director, Human Resources]

2008 - 05 - 01 - 0354

- 26. An Ordinance amending the FY 2008 Annual Operating Budget to adjust appropriation levels in certain funds based upon mid-year expenditure estimates. [Sheryl Sculley, City Manager; Peter Zaroni, Director, Management and Budget]

2008 - 05 - 01 - 0355

- 27. An Ordinance adopting Self-Monitoring Standards for the Parks and Recreation Department's Recreation Programs in order to comply with Texas Department of Family and Protective Services regulations. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

2008 - 05 - 01 - 0356

**Boards, Commissions and Committee Appointments**

- 28. Consideration of Board, Commission and Committee appointments, for terms of office commencing immediately upon appointment: [Leticia M. Vacek, City Clerk]

- A. Reappointing Benjamin F. Youngblood (District 8) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2009.

- B. Reappointing Mary Rogers (District 7) and Andrew M. Ozuna (District 8) to the Board of Adjustment for the remainder of unexpired terms of office to expire May 31, 2009.
- C. Reappointing Gerald P. Irwin (District 8) to the Joint City/County Commission on Elderly Affairs for the remainder of an unexpired term of office to expire September 28, 2009.
- D. Appointing Eliza Aguirre Hernandez (District 7) to Keep San Antonio Beautiful, Inc. for the remainder of an unexpired term of office to expire December 22, 2009.
- E. Reappointing Juan A. Landa (District 7 - Category: Trustee) to the San Antonio Local Development Company, Inc. (d/b/a South Texas Business Fund) for the remainder of an unexpired term of office to expire May 9, 2010.
- F. Reappointing Loyce Ince (District 9) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2009.
- G. An Ordinance appointing Councilmember Lourdes Galvan to the Board of Directors of the San Antonio Housing Trust Finance Corporation (SAHTFC) for the remainder of an unexpired term of office to expire May 31, 2009.

2008-05-01-0357

29. City Manager's Report

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

**The City Council will recess into an executive session to discuss the following:**

- A. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.071 (consultation with attorney) and 551.072 (real property).
- B. Discuss legal issues related to *Continental Homes of Texas, L.P. v. City of San Antonio*, No. 04-07-00038-CV, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

**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. [Land Use Plan Amendments presented by T.C. Broadnax, Assistant City Manager / Interim Director, Planning and Community Development; and Zoning Cases presented by Roderick Sanchez, Director, Development Services; T.C. Broadnax, Assistant City Manager]

Z-1. **ZONING CASE # Z2008107 (District 6):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "O-1" Office District on 2.731 acres out of NCB 17673, 9700 Block of Westover Hills Boulevard as requested by GAC Management Co., Ltd., Applicant for GAC Management Co., Ltd., Owner. Staff and Zoning Commission recommend approval.

2008-05-01-0358

Z-2. **ZONING CASE # Z2008039 (District 7):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 2 and a 0.109 acre tract of land out of Lot 1, Block 1, NCB 18308, 7900 Block of Tezel Road as requested by Phil Garay, Applicant for Adalberto Hernandez, Owner. Staff and Zoning Commission recommend approval.

2008-05-01-0359

Z-3. **ZONING CASE # Z2008113 CD (District 7):** An Ordinance changing the zoning district boundary from "R-20 NCD-3" Residential Single Family Ingram Hills Neighborhood Conservation District-3 to "C-2 NCD-3 CD" (CD-Auto Sales) Commercial Ingram Hills Neighborhood Conservation District-3 with a Conditional Use for Auto Sales on a 0.542 acre tract out of Block E, NCB 11538, 2259 Bandera Road as requested by Jerry Arredondo, Applicant for Carp, Vasile and Sabou, loan, Owners. Staff recommends approval with conditions. Zoning Commission recommends denial.

postponed

Z-4. **ZONING CASE # Z2008115 CD ( District 7):** An Ordinance changing the zoning district boundary from "R-20 NCD-3" Residential Single-Family, Ingram Hills Neighborhood Conservation District to "R-20 NCD-3" (CD - Multi-Family Dwellings) Residential Single-Family, Ingram Hills Neighborhood Conservation District with a Conditional Use for Multi-Family Dwellings not exceeding 10 units per acre or a total of 33 units on 3.321 acres out of NCB 11538, 2279 East Bandera Road as requested by Earl & Associates, P. C., Applicant for John B. Rademacher, Owner. Staff recommends denial. Zoning Commission recommends approval.

2008-05-01-0360

Z-5. **ZONING CASE # Z2008108 (District 8):** An Ordinance changing the zoning district boundary from "R-20 GC-1" Residential Single Family Gateway Corridor Overlay District-1 to "C-2 GC-1" Commercial Gateway Corridor Overlay District-1 on Parcel 38A, NCB 34760, 6890 Heuermann Road as requested by Kaufman & Associates, Inc. Applicant for Brass Heuermann 10, L. P., Owner. Staff and Zoning Commission recommend approval.

2008-05-01-0361

Z-6. **ZONING CASE # Z2008111 (District 2):** An Ordinance changing the zoning district boundary from "I-1 EP-1" General Industrial District, Facility Parking/Traffic Control Overlay District-1 and "I-2 EP-1" Heavy Industrial District, Facility Parking/Traffic Control Overlay District-1 to "MF-33 EP-1" Multi-Family District, Facility Parking/Traffic Control Overlay District-1 on Lot 1, Block 1, NCB 12839; Lot 1, Block 2, NCB 12840; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 18, NCB 1224; 0.387 acres out of NCB 1224; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 19, NCB 1223; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 20, NCB 1222; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 14, NCB 1210; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 13, NCB 1211; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 12, NCB 1213, in an area generally bound by IH-35 North to the north, Locke to the west and the Union Pacific railroad right-of-way to the east and south, as requested by Brown, P. C. Attorneys at Law, Applicants for San Antonio Housing Authority, Owner. Staff and Zoning Commission recommend approval.

2008-05-01-0362

Z-7. ZONING CASE # Z2008092 S (District 4): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Manufactured Home on Lot 3, NCB 15628, 5431 Hillburn Drive as requested by Oscar and Donna M. Sandoval, Applicants for Oscar and Donna M. Sandoval, Owners. Staff and Zoning Commission recommend approval.

2008-05-01-0363

Z-8. ZONING CASE # Z2008119 (District 4): An Ordinance changing the zoning district boundary from "R-20" Residential Single-Family District to "RP" Resource Protection District on 0.77 acre tract of land out of CB 4191, 3000 Block of West Jett Road as requested by City of San Antonio, Development Services Department, Applicant for Suleman Sayani, Owner. Staff and Zoning Commission recommend approval.

2008-05-01-0364

5:15 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 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.*