



Just Ord. 100386
Just Rev. 2005-07-05
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**Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 Main Plaza
San Antonio, Texas 78205
February 10, 2005**

At any time during the "B" Session or 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).

I. The City Council will convene in the B Room of the Municipal Plaza Building at 10:30 A.M. and recess into executive session for the following:

AM (A) Deliberation and consideration of the performance evaluation of Interim City Manager J. Rolando Bono, pursuant to Texas Government Code Section 551.074 (personnel matters).

B. Deliberate the duties, appointment, and employment of the City Manager, pursuant to Texas Government Code Section 551.074 (personnel matters), and discuss related legal issues, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

II. The City Council will convene in Council Chambers, Municipal Plaza Building in a Regular Council Meeting at 1:00 P.M.

1. Invocation by Rev. Thomas Gibbons, Epworth Methodist Church, guest of Councilman Ron Segovia, District 3, and Pledge of Allegiance.

2. Ceremonial Items.

3. Approval of the minutes of the City Council meeting of January 13, 2005.

DISABILITY ACCESS STATEMENT

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

THE FOLLOWING ITEMS WILL BE CONSIDERED AT THE TIMES INDICATED:

4. 2:00 P.M. - Public Hearing and Consideration of the following Amendments to 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; Jelynn LeBlanc Burley, Assistant City Manager]

Zoning Cases: [Presented by Florencio Peña, Director, Development Services; Christopher J. Brady, Assistant City Manager]

4A. An Ordinance amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 21.98-acres bounded by Mayfield Blvd. to the north, Kyle St. to the east, S.W. Military Drive to the south and S. Zarzamora to the west from Medium Density Residential and Mixed Use land uses to Regional Commercial land use. Staff's recommendation is for approval. The Planning Commission recommended approval. (Council District 4)

4A(1). ZONING CASE NUMBER Z2005019: The request of H.E.B. Grocery Co, LP % Eric Moede, Applicant, for Wulfe Development Ltd., Ana M. Jasso, Lorenzo & Anna Davila, Gregorio & Julia Zamora, Margarite Garcia, Joe Reyes, Pilar Negrete, Aurora Bautista, Rose Mary Guerra, Carlos Mireles, Susan Scherr & Mattie Hendrix, H.E.B. Investment & Retirement Plan Trust, and H.E. Butt Grocery Co., Owner(s), for a change in zoning from "O-2" Office District, "C-2NA" C General Commercial Nonalcoholic Sales with a Conditional Use for auto repair, "R-6" Single-Family Residential District, "C-2" Commercial District, "C-3" General Commercial District, and "C-3NA" General Commercial Nonalcoholic Sales to "C-2" Commercial District on 4.25 acres out of NCB 8607 and from "I-1" General Industrial to "C-3" General Commercial District on 13.31 acres out of NCB 8607, all on 17.56 acres out of NCB 8607. The block bound by South Zarzamora Street, Southwest Military Drive, Kyle Street, and Mayfield Boulevard. Staff's recommendation was for approval. Zoning Commission has recommended approval upon approval of plan amendment. (Council District 4)

4B. ZONING CASE NUMBER Z2004286: The request of City of San Antonio, Historic Preservation Officer, Applicant, for Carolina R. Trevino, Owner(s), for a change in zoning to designate Historic Significance on Lots 26 through 33, NCB 2237, 2211 West Salinas. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

100402
4C. ZONING CASE NUMBER Z2005017: The request of City of San Antonio, Historic Preservation Office for Jon H. Thompson, Applicant, for Jon H. Thompson, Owner(s), for a change in zoning to designate Historic Significance on the east 36.77 feet of Lot 5 and the west 28.63 feet of Lot 6, Block 10, NCB 1750, 219 East Park Avenue. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

100403
4D. ZONING CASE NUMBER Z2005018: The request of City of San Antonio, Historic Preservation Office for Methodist Healthcare System, Applicant, for Methodist Healthcare System, Owner(s), for a change in zoning to designate Historic Significance on Lot B-1, Block 2, NCB 843. 836 and 838 Erie Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

100404
4E. ZONING CASE NUMBER Z2004227: The request of Heather Drake, Applicant, for Standage Company, Owner(s), for a change in zoning from "C-3NA" S General Commercial Nonalcoholic Sales District with a specific use authorization for a Mini Storage Facility to "MF-33" Multi-Family District on Lot 1B through Lot 13B, NCB 10614, 4603, 4607 and 4426 East Houston Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 2)

100405
4F. ZONING CASE NUMBER Z2005014: The request of City of San Antonio, Historic Preservation Office for Blanca Bolner Bird, Applicant, for Blanca Bird, Owner(s), for a change in zoning to designate Historic Significance on Lot 1, NCB 2664, 2900 South Flores Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 3)

100406
4G. ZONING CASE NUMBER Z2005005: The request of Obra Homes & Culebra-Galm, Ltd., Applicant, for Obra Homes & Culebra-Galm, Ltd., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on 44.96 acres and "C-2" Commercial District on 5.95 acres, all out of NCB 18296 on 50.91 acres out of NCB 18296, 12891 FM 471 West. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 6)

100407
4H. ZONING CASE NUMBER Z2005012: The request of MB Acquisition Company, Inc., Applicant, for VIA Metropolitan Transit, Owner(s), for a change in zoning from "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-3" General Commercial District on Lot 5, Block 1, NCB 15053 (4.338 Acres), 5706 Northwest Loop 410. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

100408
4I. ZONING CASE NUMBER Z2005013: The request of Jaime Arechiga, Applicant, for Jaime Arechiga, Owner(s), for a change in zoning from "RE" Residential Estate District to PUD "R-6" Planned Unit Development Residential Single-Family District on 0.95 acre tract of land out of Block H, NCB 14660, 6537 Kitchener Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

100409

4J. ZONING CASE NUMBER Z2005015: The request of City of San Antonio, Historic Preservation Office for Ralph Fairchild, Applicant, for Ralph Fairchild, Owner(s), for a change in zoning to designate Historic Significance on Lot 39 and the west 25 feet of Lot 40, NCB 6829, 2109 West Mistletoe Avenue. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

Continued
&
4/14/04

4K. ZONING CASE NUMBER Z2004099: The request of Royal Properties, Applicant, for Roy Barrera, Owner(s), for a change in zoning from "C-3" ERZD General Commercial Edwards Recharge Zone District to "MF-33" ERZD Multi-Family Edwards Recharge Zone District on 4.455 acres out of NCB 14865, on the west side of Babcock Road approximately 215 feet north of West Hausman Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

Continued
to
4/14/04

4L. ZONING CASE NUMBER Z2004167: The request of Ken Brown, Inc., Applicant, for Educational Development Co. of America, L. L. C., Owner(s), for a change in zoning from "C-3" ERZD Commercial Edwards Recharge Zone District to "MF-25" ERZD Multi Family Edwards Recharge Zone District on P-200B, NCB 14859, 15502 Babcock Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

Continued
for
2 weeks

4M. ZONING CASE NUMBER Z2004259: The request of City of San Antonio, Applicant, for Multiple Owners, for a change in zoning to establish Neighborhood Conservation District No. 4 (NCD-4) Overlay on property generally bound by Wurzbach Parkway on the northwest, Lockhill-Selma Road on the northeast, Dreamland on the southeast and the Union Pacific Railroad right-of-way on the southwest. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

100410

4N. ZONING CASE NUMBER Z2005003: The request of Salah E. Diab, P. E., Applicant, for Seaford Trust, Owner(s), for a change in zoning from "R-6" Residential Single Family District and "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA" C Commercial Nonalcoholic Sales District with a conditional use for a medical clinic with inpatient care limited to six beds on 1.663 acres out of NCB 15656, 9396 Huebner Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

100411

4O. ZONING CASE NUMBER Z2005020 S: The request of Earl & Associates, P. C., Applicant, for HCRA of Texas Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "RM-6" S Mixed Residential District with a specific use authorization for an assisted living facility on Lot 3, Block 1, NCB 17788, 1 Heartland Drive. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 10)

5. 5:00 P.M. – Citizens to Be Heard.

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

CONSENT AGENDA

Capital Improvement Items

- 100395
- 100386
- 100396
- 100397
- 100387
6. An Ordinance amending the professional services contract for design development and contract administration services with CDS/Muery Services for an amount not to exceed \$282,515.54 for the Remain Over Night Apron at San Antonio International Airport; authorizing \$28,300.00 for construction contingencies; authorizing \$6,000.00 for administrative expenses; appropriating \$1,642,892.38 for the Federal Aviation Administration Grant 41 matching share; revising the budget; and providing for payment. [Presented by Kevin Dolliole, Director, Aviation; Roland A. Lozano, Assistant to the City Manager]
 7. An Ordinance authorizing the execution of Field Alteration No. 2 in the amount of \$66,700.00 to the contract with Yantis Company in connection with the Street and Drainage Improvement Project at San Antonio International Airport; revising the project budget; appropriating funds; and providing for payment. [Presented by Kevin Dolliole, Director, Aviation; Roland A. Lozano, Assistant to the City Manager]
 8. An Ordinance accepting the low responsible bid of 3TI, Inc., in the amount of \$203,000.00 for the construction of the Renovations to Existing Parking Garage – Bid Package 3 Project at San Antonio International Airport; authorizing execution of a construction contract; authorizing \$20,300.00 for construction contingencies, for a total amount of \$223,300.00; appropriating funds; and providing for payment. [Presented by Kevin Dolliole, Director, Aviation; Roland A. Lozano, Assistant to the City Manager]
 9. An Ordinance accepting the low responsible bid of Jerdon Enterprise, L.P., in the amount of \$1,181,800.00 to provide and install new landscaping in conjunction with the Roadway & Entrance Landscaping Project at San Antonio International Airport; authorizing \$118,180.00 for construction contingencies, for a total amount of \$1,299,980.00; authorizing the execution of a construction contract; revising the budget; appropriating funds; and providing for payment. [Presented by Kevin Dolliole, Director, Aviation; Roland A. Lozano, Assistant to the City Manager]
 10. An Ordinance accepting the low qualified bid of Jerdon Enterprise, L.P., in the amount of \$695,230.50 to provide construction services in connection with the East Air Cargo Expansion Phase II Landside Project at San Antonio International Airport; authorizing \$69,523.05 for construction contingencies, for a total amount of \$764,753.55; authorizing the execution of a construction contract; revising the budget; appropriating funds; and providing for payment. [Presented by Kevin Dolliole, Director, Aviation; Roland A. Lozano, Assistant to the City Manager]

Items Concerning the Purchase, Sale or Lease of Real Property

11. An Ordinance ratifying and authorizing the execution of a lease agreement with Claudia Griselda Paz and Salvador Carzres Negrete d/b/a Casa Clasal for use of 642 square feet of retail space in Building Number 14, upstairs and downstairs, in La Villita in Council District 1, for a term which commenced on August 15, 2004 and which will expire on June 30, 2007, at an initial rent of \$6,329.75 in Year One, \$7,347.01 in Year Two and \$7,440.69 in Year Three. [Presented by Malcolm Matthews, Director, Parks and Recreation; Christopher J. Brady, Assistant City Manager]
12. An Ordinance authorizing the execution of a renewal and extension of lease agreement with WNLV, Ltd. for use by the San Antonio Metropolitan Health District of approximately 8,400 square feet of clinic and office space at 4020 Naco-Perrin Boulevard in Council District 10 for the period February 1, 2005 through September 30, 2005 at a rate of \$5,916.00 per month; and approving payments to the lessor in connection therewith. [Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]
13. An Ordinance releasing an easement retained for utilities on, over, across and under Pecan Springs Road located between NCBs 14858 and 15825, which was reserved in association with a Right of Way closure approved by Ordinance No. 83176, passed and approved on November 9, 1995, in Council District No. 8, as requested by Galleria Ventures, Ltd. [Presented by Rebecca Waldman, Director, Asset Management; Erik J. Walsh, Assistant City Manager]

Miscellaneous

14. An Ordinance accepting the Texas State Library and Archives Commission FY 2005 Loan Star Libraries grant award in the amount of \$87,838.00, to be used to replace over eighty (80) outdated staff desktop computer workstations throughout the San Antonio Public Library System. [Presented by Aubrey W. George, Acting Director, Library; Frances A. Gonzalez; Assistant City Manager]

Approval of Temporary Street Closures and Traffic Control Procedures for Special Events

15. An Ordinance approving the parade permit and authorizing the temporary closure of portions of certain streets in the downtown area in connection with the St. Patrick's Day Parade be held from 12:00 P.M. until 4:00 P.M. Saturday, March 12, 2005. [Presented by Roland A. Lozano, Assistant to the City Manager; J. Rolando Bono, Interim City Manager]

Board, Commissions and Committee Appointments.

16. Consideration of the following Ordinances: [Presented by Leticia M. Vacek, City Clerk]
- A. An Ordinance appointing Paul E. Klein (District 6) as a Regular Member of the Board of Adjustment for a term of office to expire on February 22, 2007.

100393
B. An Ordinance appointing Ernie De La Rosa (District 4) to the Commission for Children and Families for a term of office to expire on December 31, 2006.

100394
C. An Ordinance appointing Sammy L. Gott (District 10) as a Trustee to the South Texas Business Fund for at term of office to expire on May 9, 2008.

ITEMS FOR INDIVIDUAL CONSIDERATION

100412
17. An Ordinance ordering the General Municipal Election to be held on Saturday, the 7th day of May, 2005, in the City of San Antonio, Bexar County, Texas, for the purpose of electing the Members of the Council and the Mayor of the City of San Antonio; authorizing said election to be held jointly with the Northside Independent School District; and revising early voting and election day polling site locations. [Presented by Leticia M. Vacek, City Clerk]

100413
18. An Ordinance authorizing the execution of a professional services agreement with Public Enterprise Group, Inc. in an amount not to exceed \$30,000.00, for the development of an inventory of assets, program policies and a strategic marketing plan for a comprehensive and integrated Municipal Marketing Partnership Program; authorizing an amount not to exceed \$10,000.00 for related reimbursable expenses, for a total amount of \$40,000.00; and providing for payment. [Presented by Rebecca Waldman, Director, Asset Management; Erik J. Walsh, Assistant City Manager]

2005-07-05
19. A Resolution deciding an appeal by Aetna Sign Group, Ltd., of the decision of the Director of Development Services to deny a billboard relocation permit at 13111 San Pedro; and consideration of a variance to the code requirements for billboards. Staff recommends denial of the appeal. [Presented by Florencio Peña, Director, Development Services; Christopher J. Brady, Assistant City Manager]

20. City Manager's Report.

Report on Curfew - Chief Albert Onty
Award Presentation to Airport - Kevin Delliola

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

- A. Deliberation and consideration of the performance evaluation of Interim City Manager J. Rolando Bono, pursuant to Texas Government Code Section 551.074 (personnel matters).
- B. Deliberate the duties, appointment, and employment of the City Manager, pursuant to Texas Government Code Section 551.074 (personnel matters), and discuss related legal issues, pursuant to Texas Government Code Section 551.071 (consultation with attorney).