



OFFICIALLY POSTED ON THE
WEB:
10/25/2012 5:10 PM

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2012 OCT 25 PM 5:16

AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
November 1, 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 Sister Jane Ann Slater, CDP, Assumption Seminary Faculty, guest of Councilmember Ivy R. Taylor, District 2.
2. Pledge of Allegiance.
3. Approval of Minutes for the September 19 - 20, 2012 City Council meetings.

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

CONSENT AGENDA

Purchase of Equipment and Supplies

4. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,533,000.00: (A) Johnson Controls for maintenance and repair services of the HVAC at the Central Library and (B) Vulcan Construction Materials, LP for asphalt and pothole paving materials. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-11-01-0842

Acquisition, Sale or Lease of Real Property

5. An Ordinance authorizing an amendment to a 10-year term license agreement with Lazy G Ranch, Inc. for the use of Mockert Street to place a grease reduction unit adjacent to NCB 10125 in Council District 5. [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-11-01-0843

6. An Ordinance authorizing a 5 year lease with Tacoland Studios LLC to occupy River Walk airspace with a patio balcony and authorizing execution of a boundary line agreement. [Pat DiGiovanni, Deputy City Manager; Jim Mery, Interim Director, Downtown Operations]

2012-11-01-0844

7. Consideration of the following Ordinances authorizing the declaration as surplus and disposition of five real properties owned by the San Antonio Water System: [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

- A. An Ordinance declaring as surplus an approximate 0.68 acre circular tract of property located off a private road at 7000 Dorothy Louise Drive within the Dream Hill Estates Subdivision, NCB 11611, in Council District 8.

2012-11-01-0845

- B. An Ordinance declaring as surplus three unimproved residential lots located on Queenspoint Drive, NCB 34400B, in Council District 6.

2012-11-01-0846

- C. An Ordinance declaring as surplus a 0.107 acre unimproved tract of real property located at 16236 White Fawn, NCB 14789, in Council District 8.

2012-11-01-0847

- D. An Ordinance declaring as surplus a 0.1062 acre unimproved tract of real property located at 1503 Edison Drive, NCB 7092, in Council District 1.

2012-11-01-0848

- E. An Ordinance declaring as surplus a 0.1789 acre unimproved tract of real property located at 127 Hillcrest Drive, NCB 11410, in Council District 7.

2012-11-01-0849

Street Closures and Traffic Control Procedures

- 8. An Ordinance authorizing the closure of a small portion of Ellis Bean Street at the railroad crossing near Lone Star Boulevard located in Council District 5 in connection with the District 5 - Lone Star Del Rio Quiet Zone, and ratifying the acquisition of a 0.114-acre tract of real property along Ellis Bean to facilitate the closure. [Ed Belmares, Assistant City Manager; Majed A. Al Ghafry, Director, Public Works]

2012-11-01-0850

- 9. An Ordinance authorizing a Temporary Closure Agreement with the Texas Department of Transportation allowing the temporary street closure of various State rights of way along the San Antonio Rock 'n' Roll Marathon & 1/2 Marathon route. [Ed Belmares, Assistant City Manager; Majed A. Al Ghafry, Director, Public Works]

2012-11-01-0851

Grant Applications and Awards

- 10. An Ordinance authorizing the acceptance of a grant award from the U.S. Economic Development Administration in the amount of \$1,500,000.00; designating \$1,825,248.00 in matching funds; and authorizing a funding agreement between the City, SAWS and/or Port San Antonio for the construction of a new waterline infrastructure to support the development of Port San Antonio's North Airfield for the purpose of attracting jobs and investment in the SA2020 targeted Aerospace Industry. [Pat DiGiovanni, Deputy City Manager; Rene Dominguez, Director, Economic Development]

2012-11-01-0852

Boards, Commissions and Committee Appointments

11. An Ordinance approving appointments and re-appointments to the Worforce Solutions Alamo Board of Directors as recommended by the Committee of Six. [Pat DiGiovanni, Deputy City Manager; Rene Dominguez, Director, Economic Development]

2012-11-01-0853

12. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms 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; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

- A. Appointing Manuel Villa (District 6, Category: Technology and Research) to the Brooks Development Authority. *Approved*

- B. Reappoint Lora D. Eckler (District 6) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2014. *Approved*

- C. Appointing Josh Kaplan and Philip M. Austin and reappointing Jan W. Sweetnam to the Tax Increment Reinvestment Zone Number 9, known as Houston Street. *Approved*

Miscellaneous

13. An Ordinance approving a one year contract with the Humane Society of San Antonio for up to \$100,000.00 and a one year contract with San Antonio Pets Alive! for up to \$200,000.00 to increase Animal Care Services' (ACS) live release rate by up to a combined total of 6,000 rescues annually, with the option to renew for three one year terms; approving a one year contract with Dr. April Campbell for up to \$90,000.00 for the provision of veterinary services with the option to renew for two one year terms; and appropriating ACS donation funds to maintain ACS's current live release rate goals. [Erik Walsh, Deputy City Manager; Kathy Davis, Director, Animal Care Services]

2012-11-01-0854

14. An Ordinance approving the adoption of San Antonio Downtown Transportation Study and Recommendations to be used as guidelines for the redevelopment and improvement within Downtown area. [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-11-01-0855

15. An Ordinance authorizing the adoption of Public Private Partnership guidelines in accordance with Chapter 2267 of the Texas Government Code. [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-11-01-0856

- 16. An Ordinance rescheduling certain City Council Meetings in November and December 2012 and January 2013. [Leticia M. Vacek, City Clerk]

2012-11-01-0857

- 17. An Ordinance authorizing an affiliation agreement between the San Antonio Fire Department (SAFD) and the Alamo Community College District (ACCD) in which SAFD will provide clinical practice to ACCD students in support of the San Antonio College's Allied Health and Nursing Education curricula. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2012-11-01-0858

- 18. Public Hearing and Consideration of an Ordinance authorizing and approving a substantial amendment to the City's Fiscal Year 2013 Annual Action Plan to include the reprogramming of Neighborhood Stabilization Program (NSP) funds in the amount of \$1,603,298.74 to fund targeted acquisition within the Wheatley Courts neighborhood and land banking activities within each of the six NSP target areas. [David Ellison, Assistant City Manager; John M. Dugan, Planning and Community Development Director]

2012-11-01-0859

19. **City Manager's Report**

- A. 2012 Charitable Campaign
- B. LED Streetlight 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 # Z2012190 (District 1):** An Ordinance amending the Zoning District Boundary from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a bar on Lot 5, Block B, NCB 7007 located at 103 West Grayson Street. Staff and Zoning Commission recommend approval.

2012-11-01-0860

- Z-2. **ZONING CASE # Z2012101 CD (District 1):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office Courtyard allowing a fence up to 6 feet in height along the

front property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code on Lots 8 and 10, NCB 3599 located at 644 and 648 West Elmira Street. Staff and Zoning Commission recommend approval with conditions.

2012-11-01-0861

Z-3. **ZONING CASE # Z2012201 (District 1):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District on Lot 10, Block 5, NCB 2226 save and except that portion deeded to the San Antonio River Authority in Volume 5115, Page 669 of the Official Public Record of Real Property of Bexar County, Texas, located at 2215 West Martin Street. Staff and Zoning Commission recommend approval.

2012-11-01-0862

Z-4. **ZONING CASE # Z2012205 S (District 1):** An Ordinance amending the Zoning District Boundary from "HE D H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District to "HE D S H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for a Mobile Food Court on Lots A8 and A9, NCB 909 located at 101 and 103 East Commerce Street and 100 North Main Avenue. Staff and Zoning Commission recommend approval.

2012-11-01-0863

P-1. **PLAN AMENDMENT #12069 (District 2):** An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.59 acres legally described as NCB 18449 Blk 9 Lot 8 from Medium Density Residential to Community Commercial. Staff recommends denial. Planning Commission recommends approval. (Associated Zoning Case: #ZZ2012095 CD)

2012-11-01-0864

Z-5. **ZONING CASE # Z2012095 CD (District 2):** An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 8, Block 9, NCB 18449 located on the north side of New Sulphur Springs Road, west of Southcross Ranch Road. Staff recommends denial. Zoning Commission recommends approval with conditions pending the plan amendment.

2012-11-01-0865

Z-6. **ZONING CASE # Z2012176 S (District 3):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.291 of an acre out of Lots 17 and 18, Block 40, NCB 8666 located at 835 Southeast Military Drive. Staff and Zoning Commission recommend approval.

2012-11-01-0866

P-2. **PLAN AMENDMENT #12074 (District 4):** An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.7304 acres

located at 1142 Kendalia Avenue and 1146 Kendalia Avenue from Low Density Residential to Regional Commercial. Staff recommends denial. Planning Commission recommends approval. (Associated Zoning Case: #ZZ2012204 CD)

2012-11-01-0867

Z-7. **ZONING CASE # Z2012204 CD (District 4):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicles Sales (Full Service) on Lot 54, Block 4, NCB 7645 located at 1146 Kendalia Avenue. Staff recommends denial. Zoning Commission recommends approval with conditions pending the plan amendment.

2012-11-01-0868

Z-8. **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 October 18, 2012)

continued

Z-9. **ZONING CASE # Z2012200 (District 5):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the north 47 feet of Lot 5 and the west 15.87 feet of the north 47 feet of Lot 6, Block 1, NCB 2234 located at 1804 and 1806 West Martin Street. Staff and Zoning Commission recommend approval.

2012-11-01-0869

Z-10. **ZONING CASE # Z2012199 CD (District 8):** An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 4.164 acres out of Parcels 5A and 13, NCB 18338 and Parcel 12, NCB 34034 located at 21667, 21683, and 21691 Milsa Drive. Staff and Zoning Commission recommend approval with conditions.

2012-11-01-0870

Z-11. **ZONING CASE # Z2012196 (District 9):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD MLOD" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District to "O-1.5 AHOD MLOD" Mid-Rise Office Airport Hazard Overlay Military Lighting Overlay District on Lot 1, Block 16, NCB 17723 located at 825 West Bitters Road. Staff and Zoning Commission recommend approval. (Continued from October 18, 2012)

2012-11-01-0871

Z-12. **ZONING CASE # Z2012206 (District 9):** An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "RM-5 IDZ NCD-6" Residential Mixed Infill Development Zone Mahncke Park Neighborhood Conservation District on Lots 3 and 4, Block 6, NCB 3081 located at 214 Carnahan Street. Staff and Zoning Commission recommend approval.

2012-11-01-0872

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.

9080-10-11-5105

0880-10-11-5105

0820-10-11-5105

1580-10-11-5105

5180-10-11-5105