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AGENDA  
City Council Meeting  
Municipal Plaza Building  
City Hall Complex  
114 W. Commerce  
San Antonio, TX 78205  
**April 18, 2013**  
**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](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 Pastor Jim Rion, Westover Hills Assembly of God-Northwest, guest of Councilmember Ray Lopez, District 6.
2. Pledge of Allegiance.
3. Approval of Minutes for the April 3 - 4, 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**

**Capital Improvements**

5. An Ordinance authorizing the negotiation and execution of three On-Call Building Commissioning & LEED Monitoring Services Agreements, with Cleary Zimmerman, Jasmine Engineering, Inc. and Lackey de Carvajal CX, each in the amount not-to-exceed \$500,000.00 per year, to assist with general building commissioning of City-owned facilities as-needed; each agreement is for a one-year term with option to renew each agreement for three, one-year extensions at the City's discretion. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

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6. An Ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$448,110.62 authorized payable to San Antonio Constructors, LTD, for the construction of Lord Road (Semlinger to Loop 410), a 2007 Bond Savings funded project, and a parking lot extension in Copernicus Park, a 2012 - 2017 General Obligation Bond funded project, located in Council District 2; of this amount, \$59,709.96 will be reimbursed by the San Antonio Water System and \$53,691.00 will be reimbursed by CPS Energy. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management

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Services]

- 7. An Ordinance authorizing an amendment to a Design/Build Services Agreement with Byrne Construction Services, in the increased amount not-to-exceed \$2,025,000.00, for additional design and construction improvements to rehabilitate the historic Plaza de Armas building, located in Council District 1; and, amending the FY 2013 – 2018 Capital Improvement Budget with the appropriation of an additional \$976,240.00 in Public Education Government funds and \$430,994.00 in Certificates of Obligation funds to the Plaza de Armas project; funds in the amount of \$617,766.00 are available in the project's budget for this amendment. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

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- 8. An Ordinance authorizing two Interlocal Agreements with the Texas Department of Transportation (TxDOT) for the City to operate and maintain ten TxDOT owned traffic signals in the City of Leon Valley and accepting an amount not to exceed \$28,088.60 annually for five years for a total of \$140,443.00; and for the City to maintain and operate one TxDOT owned traffic signal in the City of Windcrest and accepting an amount not to exceed \$2,808.86 annually for five years for a total of \$14,044.30. [Peter Zanoni, Deputy City Manager; Majed A. Al Ghafry, Director, Public Works]

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Acquisition, Sale or Lease of Real Property

- 9. An Ordinance authorizing a 10-year term License Agreement with Criterion Broadway LP to use 1,436 square feet (.03296 of an acre) of the south side of East Grayson Street Public Right of Way located between Alamo and Broadway Streets within NCB 1765 for the installation, maintenance and operation of a curb cut to allow for six parking spaces located in Council District 2 for a total fee of \$8,650.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

PULLED

- 10. An Ordinance authorizing the continuation of a sports license agreement with Mission City Youth Soccer Organization at Brooks Park for a term of two years commencing on May 1, 2013 in Council District 3. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

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- 11. An Ordinance authorizing the closure, vacation and abandonment of 0.021 acres of an alley Public Right of Way, located between Dwyer Avenue and Aubrey Street and adjacent to NCB 928, in Council District 1, for a fee of \$26,521.00.[Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

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Grant Applications and Awards

- 12. An Ordinance authorizing execution of a chapter 380 Economic Development Program

Grant Agreement in a cumulative amount not to exceed \$1,696,446.70, which includes \$56,970.00 in City Fee Waivers and \$552,000.00 in SAWS Impact Fee Waivers, to 210 Developers, L.L.C. for project costs related to the Villa Espada project. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

2013-04-18-0271

- 13. An Ordinance authorizing the acceptance of funds and supplies from the Texas Department of State Health Services Oral Health Program for an amount up to \$72,129.00 to expand the reach of the City's existing school-based oral health prevention program for a short-term pilot project, which will conclude on July 31, 2013. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Public Health Director]

2013-04-18-0272

**City Code Amendments**

- 14. An Ordinance authorizing the amendment of the San Antonio City Code, Chapter 6, entitled "Buildings", Article VIII, Section 6-155.1, entitled "Building Standards Board established and authority" and Section 6-155.2, entitled "Building Standards Board administration", to make changes to board membership requirements. [David Ellison, Assistant City Manager; Roderick J. Sanchez, Development Services Director]

2013-04-18-0273

**Miscellaneous**

- 15. An Ordinance authorizing Memoranda of Agreements with Education Service Center-Region 20 and the San Antonio Independent School District to provide adult education services at the City's Community Learning Centers through September 30, 2014, with the option to extend each for an additional year. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Interim Director, Human Services]

2013-04-18-0274

- 16. An Ordinance authorizing agreements transferring the title of seven City-owned vehicles to the Boys and Girls Clubs of San Antonio; Good Samaritan Community Services; Veterans of Foreign Wars of the United States, Sam Houston, Post 76; Bethel Neighborhood Council, Inc.; and Selrico Services, Inc. in support of community public services. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Interim Director, Human Services]

2013-04-18-0275

- 17. An Ordinance authorizing the purchase of (A) Excess Liability Insurance from Starr Indemnity Insurance Company for a one year term beginning May 1, 2013 for a cost of \$325,100.00, and (B) Aircraft Hull and Liability Insurance from ACE USA Insurance Company for a one year term beginning May 1, 2013 for a cost of \$136,640.00, from the Liability Self-Insurance Fund in FY 2013. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

2013-04-18-0276

- 18. Consideration of the following items related to Unified Planning Work Program funding from the Bexar County - Metropolitan Planning Organization: [David Ellison, Assistant

City Manager; John Dugan, Director, Planning and Community Development]

A. An Ordinance authorizing the submission of a grant for Unified Planning Work Program funding and authorizing the acceptance and appropriation of an amount up to \$550,000.00 from the Bexar County Metropolitan Planning Organization for Fiscal Year 2014-2015.

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B. An Ordinance authorizing a change in scope to the Fiscal Year 2012-2013 Unified Planning Work Program for the Traffic Signal Re-Timing Project in an amount not to exceed \$300,000.00.

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**19. City Manager's Report**

A. Ambassador Program

B. Mentor Protege and Bonding Assistance Programs

**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 # Z2012221 (District 2):** An Ordinance amending the Zoning District Boundary from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre on Lots 8 and 9, Block 22, NCB 537 located at 503, 507 Burnet Street and 710 North Cherry Street. Staff and Zoning Commission recommend approval.

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Z-2. **ZONING CASE # Z2012215 CD (District 2):** An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) on 1.852 acres out of Parcel 112, NCB 10832 located at 2710 Rigsby Avenue. Staff and Zoning Commission recommend approval.

**CONTINUED**

P-1. **PLAN AMENDMENT #13019 (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 future land use of approximately 41.51 acres of

land addressed as 3131 Southeast Loop 410, further described as NCB 10780 Lot 6; 4530 Sinclair Road, further described as NCB 10780 Lot 1/ED 1 and 3 C.O.; 4546 Sinclair Road, further described as NCB 10780 Tract 4; 4614 Sinclair Road, further described as NCB 10780 Lot 5; 4622 Sinclair Road, further described as NCB 10780 N 286.4 ft of S IRR 525.33 ft of 15; 4626 Sinclair Road, further described as NCB 10780 IRR 293.19 ft of 15; 4626 Sinclair Road, further described as NCB 10780 Lot 25 Excluding N 6.99 Anthony Guajardo UT 4; 4630 Sinclair Road further described as NCB 10780 Lot 24 Excluding NW 6.99 ft; 4636 Sinclair Road further described as NCB 10780 Lot 23 Excluding N 6.77 Anthony Guajardo UT 4; 4646 Sinclair Road further described as NCB 10780 S 260.47 ft of N 267.24 ft of 18; 4694 Sinclair Road further described as NCB 10780 S 292 ft of 18; 4744 Sinclair Road further described as NCB 10780 S 24.84 ft of N 291.58 ft of 18; Sinclair Road further described as NCB 10780 Block P-400 and P-401; 4818 Sinclair Road further described as NCB 10780 Lot 22 excluding N 6.22' Anthony Guajardo Unit 3; 4848 Sinclair Road further described as NCB 10780 Lot 19 excluding N 6.22 ft; 4902 Sinclair Road further described as NCB 10780 S 137.8 ft of 20; 4906 Sinclair Road further described as NCB 10780 Lot 29 Ramos Cabinets Subdivision; 4914 Sinclair Road further described as NCB 10780 Lot 30 Talamantes Subdivision; 4916 Sinclair Road further described as NCB 10780 P-400A; and 4916 Sinclair Road further described as NCB 10780 P-401A from "Urban Living" and "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend approval. (Associated Zoning Case: N/A)

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P-2. **PLAN AMENDMENT #12064 (District 3):** An Ordinance amending the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 12.25 acres identified as NCB 10934 P-104A from Medium Density Residential to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2012175)

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Z-3. **ZONING CASE # Z2012175 (District 3):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 located on a portion of 6402 South New Braunfels Avenue. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 12064)

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Z-4. **ZONING CASE # Z2013082 (District 3):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the north 50 feet of Lot 168, Block 15, NCB 11111 located at 335 Moursund Boulevard. Staff and Zoning Commission recommend approval.

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Z-5. **ZONING CASE # Z2013080 (District 4):** An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 7, Block 7, NCB 15416 located on a portion of 500 Tomar Drive. Staff and Zoning Commission recommend approval.

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Z-6. **ZONING CASE # Z2013079 (District 5):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.0464 of an acre out of Lot 13, 0.0139 of an acre out of Lot 27, and all of Lots 14, 15, 28, 29 & 30, Block 3, NCB 6675 located at 371, 375 Hawthorne Street and 360 Teresa Street. Staff and Zoning Commission recommend approval.

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Z-7. **ZONING CASE # Z2013078 (District 6):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 16 & 17, Block 1, NCB 15586 located at 2303 & 2307 Westward Drive. Staff and Zoning Commission recommended approval.

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P-3. **PLAN AMENDMENT #13021 (District 8):** An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 16.07 acres out of NCB 14859, addressed at 15502 Babcock Drive from "Mixed Use Tier" to "General Urban Tier". (Associated Zoning Case: N/A)

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Z-8. **ZONING CASE # Z2012149 ERZD (District 10):** An Ordinance amending the Zoning District Boundary from "C-1 PC-1 ERZD" Light Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District and "C-1 ERZD" Light Commercial Edwards Recharge Zone District to "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 12.7 acres out of NCB 34910, NCB 34919 and NCB 34921, and 15.301 acres out of NCB 34919 and NCB 34921 located on a portion of the 21000 Block of Bulverde Road. Staff recommends denial. Zoning Commission recommends approval.

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### 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.