

First Ord 2006-06-15-0703
Last Ord. 2006-06-15-0734



RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2006 JUN 12 A 8:51

Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, Texas 78205
June 15, 2006

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
- 4:00PM:** Neighborhood Plan and Zone Amendments
- 5:45PM:** Ceremonial Recognitions
- 6:00 PM:** 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.

**If the Council has not yet adjourned by 7:00 p.m., 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.*

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.

Questions regarding this agenda notice should be directed to the City Agenda Coordinator at 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 Reverend Jim Rion, Pastor, Westover Hills Assembly of God, Guest of Councilmember Delicia Herrera, District 6, and Pledge of Allegiance.
 - Swearing-In of Mayor Pro Tem Roland Gutierrez, District 3.
2. Approval of Minutes for the June 1, 2006 City Council Meeting.

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

ACTION ITEMS FOR STAFF BRIEFING

Not done 3. Briefing on animal care progress and improvements to the Animal Care Facility. [Presented by Craig Brestrup, Interim Director, Animal Care Services; Frances A. Gonzalez, Assistant City Manager]

not 4. An Ordinance authorizing a rate adjustment to the City Public Service (CPS Energy) gas rates (amending the service availability charge, demand charge, and/or energy charge for various rate classes) and gas furnace light fee; elimination of the gas rider G3; and discontinuation of the residential all-electric rate for new premises. [Presented by Ben Gorzell, Acting Director Finance; Sheryl Sculley, City Manager] **2006-06-15-0703**

5. Public Hearing and consideration of an Ordinance authorizing updates and amendments to the San Antonio Water System's Land Use Assumptions Plan; Capital Improvements Plan; and Water, Water Supply and Wastewater Impact Fees for 2006-2015, in accordance with Chapter 395 of the Texas Local Government Code. [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager] **2006-06-15-0704**

6. An Ordinance adopting the revised Joint Tax Phase-In Guidelines for the City of San Antonio. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager] **2006-06-15-0721**

7. An Ordinance approving Phase II of the City's Incentive Scorecard System and authorizing administrative waiver or reduction of certain development fees for projects reaching specified scores from the scorecard; and adopting improvements to the Project Scorecard, the scoring system and priorities for development types. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager] **2006-06-15-0722**

CONSENT AGENDA

Items Concerning the Purchase of Equipment, Supplies and Services

*not
2 weeks* 8. An Ordinance accepting the bid submitted by Mission Golf Cars to provide the City with 90 replacement electric golf cars and 4 replacement police traffic utility vehicles for a total cost of \$300,310.00, from the Equipment Renewal and Replacement Fund. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Michael Armstrong, Assistant City Manager/Chief Information Officer]

9. An Ordinance accepting the bid submitted by Grande Truck Center to provide the Development Services Department with one truck mounted tree transplanter, including a new truck chassis, for a total cost of \$176,874.00, from the Tree Mitigation Fund. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Michael Armstrong, Assistant City Manager/Chief Information Officer]

2006-06-15-0705

10. 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 2006 for a combined estimated cost of \$477,665.00, including: internet tutoring services for Library; supplemental taxi services for seniors; bagged Portland and Ready Mix concrete; traffic signal steel poles; and extended view traffic signal and pedestrian lights. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Michael Armstrong, Assistant City Manager/Chief Information Officer]

2006-06-15-0706

Capital Improvement Items

11. An Ordinance approving a total construction project amount of \$1,234,602.00, to include awarding a \$932,000.00 contract with PECO Administration, L.L.C., dba PECO Construction, Co., Ltd., and a \$94,000.00 Change Order for the complete mobilization, preparation, repainting, and protective coating applied to existing exterior steel framing, stanchions, base connections, mast elements, cable system and other existing painted elements including the marquee sign at the Alamodome, in connection with the Alamodome Selected Exterior Repainting project, an authorized Hotel Motel Occupancy Tax Revenue Bond funded project in District 2; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-15-0724

12. An Ordinance approving a total construction project amount of \$2,417,814.11, to include a \$1,998,328.81 contract with San Antonio Constructors, Ltd., \$232,948.56 of which will be reimbursed by San Antonio Water System, for an underground storm drain system, existing channel improvements, and street reconstruction of Ansley Blvd from Zarzamora to Wilma Jean Street, in connection with the Ansley Boulevard Drainage #1091 project, an authorized 1999-2004 and 2003-2007 General Obligation Drainage Improvement Bond funded project in District 4; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-15-0725

13. An Ordinance approving Change Order #3 in the amount of \$57,803.10 to a \$1,495,075.90 contract with 3TI, Inc., for replacement of existing sidewalks and entryways to comply with the Americans with Disabilities Act, perimeter wall improvements, and mildew removal from the exterior walls, in connection with the Great Northwest Branch Library Expansion project, an authorized 1999-2004 General Obligation Library System Improvement Bond funded project District 6; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-15-0707

14. An Ordinance approving a total construction project amount of \$2,746,764.00, to include awarding a \$2,332,000.00 contract with William & Thomas L.P. d/b/a Jamail Construction, for construction of interior walls, ramp modifications in compliance with the Americans with Disabilities Act (ADA), and enlargement and reconfiguration of the parking lot in connection with the Medical Center Area Senior Multi-Services & Health Center Project, an authorized 2003 General Obligation Public Health and Safety Improvement Bond funded project and HUD 108 Loan Program funded project in District 8; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] **2006-06-15-0708**

15. An Ordinance approving a total construction project amount of \$1,174,502.33, to include awarding a \$1,008,150.00 contract with C.A. Landry Partners, Ltd. for repairs and improvements to six fire stations in Districts 1, 2, 6, 7, and 9; and a \$28,252.08 amendment to a \$284,821.00 professional architectural services contract with Chesney, Morales & Associates, Inc. for the design of additional renovations, in connection with the Fire Station Renovations Phase I- Group I Project, an authorized Certificate of Obligation funded project; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] **2006-06-15-0726**

16. An Ordinance approving a total construction project amount of \$1,061,440.45 to include awarding a \$954,601.00 contract with Amstar Inc. for the construction of a community facility and improvements at Roosevelt Park, additional parking, an irrigation system, and fire hydrant line extension in connection with the Roosevelt Park Community Facility and Park Improvements Project, an authorized 1999-2004 Park Bond funded project in District 5; and appropriating funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2006-06-15-0709**

17. An Ordinance approving a total of \$157,431.00 for park materials and the in-house design and construction in connection with the Palm Heights Park Playground Project in District 5; and appropriating HUD 108 Loan Program funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2006-06-15-0710**

18. An Ordinance approving a total construction project of \$1,340,891.76 to include awarding a \$1,218,992.51 contract with Jerdon Enterprise L.P. to provide construction services for the Sky Place Boulevard Re-Alignment and Drainage Project at San Antonio International Airport; amending the budget; and appropriating funds. [Presented by Mark Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager] **2006-06-15-0711**

19. An Ordinance approving the negotiation and execution of a \$51,104.00 Professional Services Contract with Arias & Associates to provide construction and material testing and limited inspection services for the Operations and Customer Service Facility at Stinson Municipal Airport; and appropriating funds. [Presented by Mark Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager] **2006-06-15-0712**

Items Concerning the Purchase, Sale or Lease of Real Property

20. An Ordinance approving a twenty-two month Ground Lease with Vistana, Ltd. in a total amount of \$36,765.00 payable to the City, for the use of approximately 36 parking stalls at the Jesse James Leija Gym parking lot, located at North Santa Rosa St. and West Travis St. in District 1, with one renewal option. [Presented by Shawn Eddy, Interim Director, Asset Management; Erik J. Walsh, Assistant City Manager] **2006-06-15-0713**

21. An Ordinance authorizing the execution of two separate agreements for snack and beverage services in certain City-owned and City-leased facilities with Independent Vendors of San Antonio to provide snack, fresh/frozen food, and hot drink vending machine services and Bottling Group, L.L.C. d/b/a The Pepsi Bottling Group to provide beverage services including pouring rights and vending machines, each for an initial seven-year term, with a three-year extension subject to City Council approval; and amending the Professional Services Agreement for the Municipal Marketing Partnership Program with Active Network, Inc. [Presented by Shawn Eddy, Interim Director, Asset Management; Erik J. Walsh, Assistant City Manager]

Miscellaneous Items

22. An Ordinance authorizing the issuance of approximately \$37,600,000.00 "City of San Antonio, Texas Tax Notes, Series 2006", levying an annual ad valorem tax, within the limitations prescribed by law for the payment of the Notes; prescribing the form, terms, conditions, and resolving matters incident and related to the issuance, sale and delivery of the Notes; authorizing the execution of a Paying Agent/Registrar Agreement and Purchase and Investment Letter; complying with the requirements of the Letter of Representations with the Depository Trust Company; and providing for an effective date. [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager]

2006-06-15-0727

23. An Ordinance authorizing the execution of two contract amendments with the Texas Commission on Environmental Quality to provide an additional \$70,000.00 to the City and extend the contract periods for the San Antonio Metropolitan Health District to operate and maintain air quality monitors; and revising the program's budgets. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

2006-06-15-0714

24. An Ordinance authorizing the selection and execution of three one-year Standby Professional Services Agreements with Post Buckley Schuh & Jernigan, Inc. (PBSJ), Adams Environmental, Inc. (Adams), and S & B Infrastructure Management, LLC (S&B), in an annual amount not to exceed \$125,000.00 per firm for necessary "as needed" engineering services to comply with the National Environmental Policy Act, with two one-year extension options, contingent upon City Council approval. [Presented by Daniel Cardenas, Director, Environmental Services; Frances Gonzalez, Assistant City Manager]

2006-06-15-0715

25. An Ordinance authorizing execution of a one-year Standby Environmental Remediation Services contract with Alamo Environmental, Inc., d.b.a. ALAMO 1, for "as needed" environmental construction and disposal services in an annual amount not to exceed \$998,000.00, with two one-year extension options, contingent upon City Council approval. [Presented by Daniel Cardenas, Director, Environmental Services; Frances Gonzalez, Assistant City Manager]

2006-06-15-0716

26. An Ordinance approving a land use and intensity plan for the Timberwood Park annexation area to assist in planning future services and capital improvements in the area that may be necessary upon annexation of the area for full purposes. [Presented by Emil R. Moncivais, Director, Planning; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-15-0717

27. An Ordinance amending Chapter 35, Unified Development Code, of the City Code by adopting procedures for review of archaeological and cultural resources in the City of San Antonio's Extraterritorial Jurisdiction. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-15-0718

28. An Ordinance removing the City of San Antonio as a party of the Declaration of Protective Covenants affecting property at 11711 IH 35 North; as requested by Councilman Chip Haass. [Presented by Florencio Pena, Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-15-0719

29. An Ordinance waiving the forty-five day minimum time period prescribed by Chapter 2, Article VI, City Code of San Antonio, Section 2-223(c), for the renaming of facilities and streets and authorizing the renaming of the "Auditorium Circle Historic District" surrounding the San Antonio Municipal Auditorium to "Veterans Memorial Plaza" Historic District, as requested by Councilman Flores, District 1. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-15-0723

Board, Commissions and Committee Appointments

30. Consideration of the following Board Appointments: [Presented by Leticia M. Vacek, City Clerk]

- Approval*
- A. Appointment of Albert Hernandez (District 3) to the Building and Fire Code Board of Appeals (Category: Fire Prevention Expertise) for the remainder of an unexpired term of office to expire July 31, 2007.
 - B. Appointment of John Rodriguez (District 3) and John Dickson (District 9) to the City Commission on Veterans Affairs for terms of office to expire May 31, 2007.

Approval

31. An Ordinance approving the appointment of Dr. Laura McKieran to the Alamo WorkSource Board for the remainder of an unexpired term of office to expire December 31, 2008. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-15-0720

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

4:00 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 Emil R. Moncivais, Director, Planning; Zoning Cases presented by Florencio Peña, Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager]

Cont'd to 8/17/04

Z-1. ZONING CASE #Z2006077 (District 2): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in the "C-2" Commercial District on Lot 1, Block 1, NCB 1360, 734 North New Braunfels Avenue as requested by Joaquin Arch, Applicant, for Howard Wong, Owner(s). Staff and Zoning Commission recommend Approval.

Z-2. ZONING CASE #Z2006124 (District 2): An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "MF-33" Multi-Family District on 13.22 acres out of NCB 10568, 3000 Block of Binz-Engleman Road as requested by Brown, P.C., Applicant, for ARDC Binz Ltd., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0729

Z-3. ZONING CASE #Z2006114 (District 3): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "RM-4" Residential Mixed District on Lot 16, NCB 11149, 557 West Chavaneaux Road as requested by Americo and Melba Garcia, Applicant, for Americo and Melba Garcia, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0730

Z-4. ZONING CASE #Z2006079 (District 4): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single-Family District on 90.743 acres out of NCB 15248 and "C-2" Commercial District on 2.849 acres out of NCB 15248, 8331 SW W. Loop 410 as requested by Brown, P. C., Applicant, for JLC Development Co., Inc., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0731

Daniel

Z-5. ZONING CASE #Z2006091 CD (District 4): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-1" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair on Lots 20 and 21, Block 30, NCB 8523, 1610 Whitman Avenue as requested by Richard R. Whitcher, Jr., Applicant, for Richard R. Whitcher, Jr., Owner(s). Staff and Zoning Commission recommend Approval with conditions.

Z-6. ZONING CASE #Z2006117 (District 4): An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "O-1" Office District on Lots 22, 44 and 45, Block 4, NCB 11190, 411, 415 and 419 Palo Alto Road as requested by Dr. Charles Cervantes, Applicant, for Kenneth Archer, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0732

W. L. Luech

Z-7. ZONING CASE #Z2006119 (District 5): An Ordinance changing the zoning district boundary from "C-2 NA" (CD-Automobile Repair Shop) Commercial Nonalcoholic Sales District with a Conditional Use for an Automobile Repair Shop to "C-2" Commercial District on Lot 13, Block 1, NCB 2449, 2424 Guadalupe Street as requested by Culebra Meat Market (Roman Inc.), Applicant, for Manuel Ramirez, Owner(s). Staff and Zoning Commission recommend Approval.

Z-8. ZONING CASE #Z2006120 (District 5): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "C-2" Commercial District on Lot 1 and the West 9.39 Feet of Lot 2, Block 8, NCB 8199, 640 Cordelia as requested by Alicia Garza, Applicant, for Alicia Garza, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0733

Z-9. ZONING CASE #Z2006123 (District 5): An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "IDZ" Infill Development Zone on Part of Tract E ARB E1, NCB A-14, 1518 South Alamo Street as requested by SAY SI, Applicant, for SAY SI, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0734

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Z-10. ZONING CASE #Z2005288 (District 6): An Ordinance changing the zoning district boundary from "I-1" Industrial District to "C-3" General Commercial District on 22.435 acres out of NCB 11493, 7620 Northwest Loop 410 as requested by Wade Interest, Inc., Applicant, for Southwest Foundation for Research and Education, Owner(s). Staff and Zoning Commission recommend Approval.

Detail
Z-11. ZONING CASE #Z2006019 (District 7): An Ordinance changing the zoning district boundary from "O-2" Office District to "C-1" Light Commercial District on Lot 17, Block 2, NCB 17176, 5900 Block of Babcock Road as requested by Padmasiri Somawardana, Applicant, for Padmasiri and Prabha Somawardana, Owner(s). Staff and Zoning Commission recommend Approval.

Z-12. ZONING CASE #Z2006104 CD (District 7): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" (CD-Two Dwellings Per Lot) Residential Single-Family District with a Conditional Use for Two Dwellings Per Lot on 1.51 acres out of NCB 17971, 6739 John Marshall as requested by Trinity Construction and Developments, Applicant, for Paul D. Tausch, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0735

Z-13. ZONING CASE #Z2006115 (District 7): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Parcel-23 and Parcel-23A, NCB 17973, 7525 Eckhert Road as requested by Reina Circle Properties, LLC, Applicant, for Ana Kruegar, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0736

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to
6/29/06*
Z-14. ZONING CASE #Z2006098 (District 8): An Ordinance changing the zoning district boundary from "O-1 ERZD" Office Edwards Recharge Zone District, "O-2 ERZD" Office Edwards Recharge Zone District and "ED ERZD" Entertainment Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District on 46.18 acres out of NCB 14859 and NCB 34725, 16000 Block of La Cantera Parkway as requested by Brown, P.C., Applicant, for Cantera-Parkway Development Partners of SA, LP, Owner(s). Staff and Zoning Commission recommend Approval.

Z-15. ZONING CASE #Z2005204 (District 10): An Ordinance changing the zoning district boundary From "R-4" and "R-5" Residential Single-Family Districts and "MF-33" Multi-Family District to "NP-8" and "NP-10" Neighborhood Preservation Districts as per Exhibit map on properties bounded by Harry Wurzbach to the East, Eisenhower Road the South, Broadway to the West, and Loop 410 to the North as requested by City of San Antonio, Applicant, for Multiple Owners, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-15-0728

32. City Manager's Report

✓ 5:45 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.*