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Agenda  
City Council Meeting  
Municipal Plaza Building  
City Hall Complex  
103 S. Main Ave  
San Antonio, TX 78205  
**March 20, 2008**

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: Guest of Councilmember Lourdes Galvan, District 5.
2. Pledge of Allegiance.
3. Approval of Minutes for the February 21, 2008 City Council meeting.

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. An Ordinance appropriating \$23,960,000.00 in Certificates of Obligation funds that were sold in November 2007 and \$5,920,528.00 in Advanced Transportation District (ATD) revenues to fund the Traffic Signal System Modernization/Synchronization capital project. [Jelynne LeBlanc Burley, Deputy City Manager; Majed Al-Ghafry, Director, Public Works]

**2008 - 03 - 20 - 0209**

5. An Ordinance selecting Pape-Dawson Engineers, Inc., Kimberly-Horn Associates, Inc., and HDR Engineering, Inc. for negotiation and execution of three indefinite delivery professional services agreements for traffic engineering consulting services, each in an amount not to exceed \$1,000,000.00, in connection with the Traffic Signal Modernization/Synchronization Program, located City-wide. [Jelynne LeBlanc Burley, Deputy City Manager; Majed Al-Ghafry, Director, Public Works]

**2008 - 03 - 20 - 0210**

**CONSENT AGENDA**

**Purchase of Equipment, Supplies and Services**

6. 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 \$1,298,000.00, including: (A) mud sump service and drain line cleaning; (B) ammunition; (C) dental supplies & equipment; (D) thermoplastic pavement marking material; (E) supplemental printing services; (F) police sedan consoles and accessories; and (G) plastic bags. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008 - 03 - 20 - 0211**

7. An Ordinance consolidating multiple service agreements across several City departments into an annual contract with Sprint Solutions, Inc., to provide the City with Sprint/PCS Nextel Wireless and Cellular Services & Products for an estimated annual cost of \$3,185,000.00. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

**2008 - 03 - 20 - 0212**

8. An Ordinance ratifying payment in the amount of \$83,477.49 to American Critical Energy Systems, Inc., for the replacement purchase of an uninterruptible power supply system for the Information Technology Services Department. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008 - 03 - 20 - 0213

9. An Ordinance authorizing the City to spend an additional \$1,000,000.00 in technical staff augmentation services, through the previously approved State of Texas Department of Information Resources contract, from the Information Technology Services Department's FY 08 Capital Budget. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008 - 03 - 20 - 0214

#### Capital Improvements

10. An Ordinance authorizing a \$5,925,157.24 amendment to the professional services agreement with THC, Inc. for construction services in connection with the Residential Acoustical Treatment Program for a revised contract value of \$28,732,700.54; and funding the amendment with \$4,660,126.03 in grant funds, \$1,165,031.51 in 2007 Airport PFC Bond funds; and \$100,000.00 in project contingency. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008 - 03 - 20 - 0215

11. An Ordinance ratifying Change Order 20, in the amount of \$63,394.42 for extra work to clear or remove underground obstructions during the installation of drilled pier foundations to the \$43,567,825.19 construction contract with Barlett Cocke/ Walbridge, J.V. for Project 10 - Volume 7 - Garage Foundations, Structure and Systems at San Antonio International Airport for a revised contract value of \$43,631,219.61. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008 - 03 - 20 - 0216

12. An Ordinance approving Change Order No. 3 in the amount of \$56,916.78 to a \$826,449.96 construction contract with Baron Long Construction for the replacement of the fire alarm system equipment at the Zarzamora and South Flores Clinic in connection with the Health Clinics Improvement Project, an authorized HUD 108 Loan Program funded project, located in Council District 3 and 4; appropriating funds; and providing for payment. [Jelynn LeBlanc Burley, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2008 - 03 - 20 - 0217

13. An Ordinance approving a total construction project amount of \$258,803.00, to include awarding a \$169,063.00 contract with TCL Construction Enterprises, Inc., to provide a second entrance into Southside Lions Park on the east side of Pecan Valley Drive in connection with the Southside Lions Park (East) Entrance Community Development Block Grant (CDBG) Project located in City Council District 3; appropriating funds; and providing for payment. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

2008 - 03 - 20 - 0218

14. An Ordinance accepting the offer from Musco Sports Lighting, LLC to provide and install lighting for the baseball fields at Stinson Park for a cost of \$160,700.00, from reprogrammed Community Development Block Grant (CDBG) Funds. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008 - 03 - 20 - 0219

## Acquisition, Sale or Lease of Real Property

15. An Ordinance authorizing a concession agreement with Generations Community Federal Credit Union at San Antonio International Airport for a primary term beginning on April 1, 2008 and expiring on May 31, 2015 with guaranteed annual rentals of at least \$6,000.00. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008 - 03 - 20 - 0220

16. An Ordinance authorizing a 6-month renewal of the lease whereby VIA leases 725 square feet of retail/office space in the Houston Street Parking Garage for total monthly rent of \$1,370.25, District 1. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

2008 - 03 - 20 - 0221

## Grant Applications and Awards

17. An Ordinance approving a \$30,000.00 Economic Development Program grant agreement with INCELL Corp., LLC. for targeted manufacturing facility expansion. [Pat DiGiovanni, Deputy City Manager; Robert Peche, Director, Economic Development]

2008 - 03 - 20 - 0222

18. An Ordinance authorizing the submission of a grant proposal and acceptance of grant funds in an amount up to \$616,461.00 from the Texas Department of State Health Services for the Local Immunizations Program of the San Antonio Metropolitan Health District for the period September 1, 2008 through August 31, 2009; and authorizing the execution of necessary documents and contracts. [Frances A. Gonzalez, Assistant City Manager; Dr. Fernando A. Guerra, Director, Health]

2008 - 03 - 20 - 0223

## Miscellaneous

19. An Ordinance implementing and approving guidelines for the City Owned Facilities Anchor Program, including eligibility and review criteria, and approving clarifications to the Arts Funding Program guidelines. [Penny Postoak Ferguson, Assistant City Manager; Felix Padron, Director, Cultural Affairs]

2008 - 03 - 20 - 0224

20. An Ordinance approving the renewal of an annual interlocal agreement and budget with Alamo Community College District which administers proceeds encumbered under the City of San Antonio vs. Alamo Community College District settlement agreement. [Pat DiGiovanni, Deputy City Manager; Robert Peche, Director, Economic Development]

2008 - 03 - 20 - 0225

21. An Ordinance approving six professional dental services contracts with the following local dentists: David Albert, D.D.S., Peter Almquist, D.D.S., Jennifer Bankler, D.D.S., William Furst, D.D.S., Catherine Nguyen, D.D.S. and Lindsey Schlepp, D.D.S., for an aggregate total of \$165,500.00 for the period of April 1, 2008 through March 31, 2009 for the provision of dental services for the San Antonio Metropolitan Health District. [Frances A. Gonzalez, Assistant City Manager; Dr. Fernando A. Guerra, Director, Health]

2008 - 03 - 20 - 0226

22. An Ordinance approving a professional services agreement with the San Antonio Mobility Coalition, Inc. (SAMCo) and authorizing payment of \$70,000.00 for the City's annual membership renewal and dues for February 1, 2008 through January 31, 2009. [Jelynne LeBlanc Burley, Deputy City Manager; Majed A. Al Ghafry, Director, Public Works]

2008-03-20-0227

23. An Ordinance authorizing the execution of a contract with the National Institute of Governmental Purchasing, Inc. to conduct a comprehensive business process review of the City's procurement and contracting program, including the procurement process, technology workflow, organizational structure, and comprehensive training program, in an amount not to exceed \$171,882.00, from the Certificates of Obligation-Capital Project Fund. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008-03-20-0228

#### **Boards, Commissions and Committee Appointments**

24. Appointing Arthur R. Garza (District 10) to the Joint City/County Commission on Elderly Affairs for the remainder of an unexpired term of office to expire September 30, 2009, effective immediately. [Leticia M. Vacek, City Clerk]

#### **25. 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 competitive matters regarding CPS Energy and discuss related legal issues pursuant to Texas Government Code Section 551.086 (competitive matters) and 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; Jelynne LeBlanc Burley, Deputy City Manager]

- Z-1. **ZONING CASE # Z2008083 (District 1):** An Ordinance changing the zoning district boundary from "MF-33" Multi-Family District to "O-1" Office District on Lot 13 and the South 16.86 feet of Lot 14, Block 8, NCB 1730, 816 Ogden as requested by Rudy and Diana Rivas, Applicants for Rudy and Diana Rivas, Owners. Staff and Zoning Commission recommend Approval.

2008-03-20-0229

- Z-2. **ZONING CASE # Z2008088 (District 1):** An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "C-2" Commercial District on 0.416

acres out of NCB 13319, 7927 Pinebrook Drive as requested by Hugo Xavier De Los Santos, Applicant for Hugo Xavier De Los Santos, Owner. Staff and Zoning Commission recommend Approval.

**2008-03-20-0230**

- P-1. **PLAN AMENDMENT (District 2):** An Ordinance amending the land use plan in the IH 10 East Perimeter Plan, a component of the Master Plan of the City, by updating the land use element in an area generally bounded by Gibbs Sprawl and the San Antonio ETJ to the north, Cibolo Creek to the east, the San Antonio ETJ and FM 1346 to the south, and Loop 410 to the west. Staff and Planning Commission recommend Approval.

**2008-03-20-0231**

- Z-3. **ZONING CASE # Z2008081 (District 2):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on Lot 3, NCB 12174, 6210 Fairdale Drive as requested by Sok Sun Yang, Applicant for Sok Sun Yang, Owner. Staff and Zoning Commission recommend Approval.

*postponed*

- Z-4. **ZONING CASE # Z2008096 CD (District 2):** An Ordinance changing the zoning district boundary from "RM-4 EP-1" Residential Mixed District, Facility Parking/Traffic Control Overlay District-1 to "RM-4 CD EP-1" (CD-Dwelling - Four Family) Residential Mixed, Facility Parking/Traffic Control Overlay District-1 with a Conditional Use for a Dwelling - Four Family on Lot 14, Block 31, NCB 1482, 340 Maryland Street as requested by Malcolm Thomas, J & N Land Development, LLC, Applicant for Malcolm Thomas, J & N Land Development, LLC, Owner. Staff recommends denial. Zoning Commission recommends Approval.

*postponed*

- Z-5. **ZONING CASE # Z2008076 (District 2):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-2" Commercial District on Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A 15B, 16A, 16B, Block 4, NCB 6338 and the North 75 Feet of Lots 13A, 14A, 15A, and 16A and the North 75 Feet of Lots 13B, 14B, 15B and 16B, Block 3, NCB 6337, 316 and 410 North New Braunfels Avenue as requested by Pulman, Cappuccio & Pullen, LLP, Applicant for Texas EZ Pawn, L. P., Owner. Staff recommends approval. Zoning Commission recommendation pending the March 18, 2008, public hearing.

*postponed*

- Z-6. **ZONING CASE # Z2008080 (District 2):** An Ordinance changing the zoning district boundary from From "I-1" General Industrial District to "C-3" General Commercial District on Lots 20 and 21, NCB 16095, 4815 and 4803 Rittiman Road as requested by Chandravadan D. Bhakta, Applicant for Chandravadan D. Bhakta, Owner. Staff and Zoning Commission recommend Approval.

*postponed*

- P-2. **PLAN AMENDMENT # 08013 (District 5):** An Ordinance amending the land use plan in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of a +/- 0.3447 acre tract of land located at 1126 W. Commerce from Residential to Mixed Use land use. Staff and Planning Commission recommend Approval. (**Associated Zoning Case Z2008063**)

**2008-03-20-0232**

- Z-7. **ZONING CASE # Z2008063 (District 5):** An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "IDZ" Infill Development Zone with uses

permitted in "C-2" Commercial District on Lot 1, Lot 2, Lot 3 and Lot 4, Block 122, NCB 226 , 1126 West Commerce Street as requested by Jerry Arredondo Interest, Applicant for B. P. Embrey Properties, LLC, Owners. Staff and Zoning Commission recommend Approval pending Plan Amendment.

2008-03-20-0233

- Z-8. **ZONING CASE # Z2008055 (District 6):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 17.756 acres out of NCB 17639, Impala Summit, North of Wiseman Boulevard as requested by Earl & Associates, P. C., Applicant for Bendicion Land Development Company, LLC, Owner. Staff and Zoning Commission recommend Approval.

2008-03-20-0234

- Z-9. **ZONING CASE # Z2008078 CD (District 6):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District, "MH" Manufactured Housing District and "C-3" General Commercial District to "MF-33" Multi Family District, "C-3 NA" General Commercial, Nonalcoholic Sales District and "C-2 NA" (CD – Mini Warehouse exceeding 2.5 acres) Commercial, Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres on 47.15 acres out of NCB 17635, NCB 18295, NCB 34449 and NCB 34450, 11600 Block of Culebra Road as requested by Kenneth E. Saunders, Applicant for FC Stonebridge, LTD Partnership, Owners. Staff recommends Denial. Zoning Commission recommends Approval.

2008-03-20-0235

- Z-10. **ZONING CASE # Z2008062 (District 7):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "MF-33" Multi-Family District on Lots Parcel 22B and Parcel 22C, NCB 15052 and Lots 7 through 13, Block 8, NCB 18098, 5831 Northwest Loop 410 and 5052 through 5082 Wurzbach Road as requested by Kaufman & Associates, Inc., Applicant for Elkin McGaughey, Owner. Staff and Zoning Commission recommend Approval.

- Z-11. **ZONING CASE # Z2008075 ERZD CD S (District 8):** An Ordinance changing the zoning district boundary from "C-3 NA ERZD" General Commercial, Nonalcoholic Sales, Edwards Recharge Zone District to "C-3 NA CD S ERZD" (CD- Outside Storage, Screened) General Commercial, Nonalcoholic Sales, Edwards Recharge Zone District with a Conditional Use for Outside Storage with screening and a Specific Use Authorization for Outside Storage on the Edwards Recharge Zone on Lot 5, Block 1, NCB 17615, 13327 Western Oak Drive as requested by City of San Antonio, Applicant for G & H Wade Joint Venture, Owner. Staff and Zoning Commission recommend Approval.

2008-03-20-0236

- Z-12. **ZONING CASE # Z2008061 S (District 8):** An Ordinance changing the zoning district boundary from "O-2" Office District to "O-2 S" Office District with a Specific Use Authorization for a Day Care Facility and "O-1" Office District on .853 acres out of NCB 14714, 12200, 12210, 12226 Huebner Road as requested by Kaufman & Associates, Inc., Applicant for T & K Young Partners, Ltd., Owners. Staff recommends Approval. Zoning Commission recommendation pending March 18, 2008 public hearing.

2008-03-20-0237

- Z-13. **ZONING CASE # Z2008058 (District 9):** An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District and "R-5" Residential Single-Family District to "RE" Residential Estate District and "R-20" Residential Single-Family District on Lot 3, NCB 12060, Lot 2, the North 175 feet of Lot 3, the Southeast 195 feet of Lot 3, the

Southeast 368.8 feet of Lot 7, the Northwest 368.8 feet of Lot 7, the Southwest 153.9 feet of Lot 7 and the Southwest 113.1 feet of Lot 8, the Northwest 233.5 feet of Lot 8, the Northeast 346.6 feet of Lot 8, the North 172.4 feet of the East 197.4 feet of Lot 9, the South 172.4 feet of the East 321.4 feet of Lot 9, the Northwest 97.45 feet of the West 318.7 feet of Lot 9 and the North 172.4 feet of the West 121.3 feet of the East 318.7 feet of Lot 9, the Southwest 172.45 feet of the West 321.4 feet of Lot 9, the Northeast 190.88 feet of the East 244.7 feet of Lot 10, the Northwest 200 feet of the Northeast 390.88 feet of Lot 10, Lot 11C, Lot 12B, Lot 13D, Lot 13E, the Southwest 60.78 feet of the East 355.4 feet of Lot 13 and the North 220.6 feet of the East 496.74 feet of Lot 14, Lot 13B, Lot 13C, Lot 16C, the Southeast 190 feet of Lot 15 and the Northwest 190 feet of Lot 16 and 15C and 16D, the South 190 feet of Lot 17 and 17C, the Southwest 140 feet of the North 381.9 feet of Lot 18B, the Southeast 50 feet of Lot 18B and Lot 18C, the Northwest 190 feet of Lot 18, the South 190 feet of Lot 19 and 19C, the Northwest 190 feet of Lot 19 and 19D, the North 192.35 feet of Lot 20 and 20D, the South 192.35 feet of Lot 20 and 20C, the Southwest 534.7 feet of the Northwest 106.5 feet of Lot 21 and Southeast 332 feet of 21B, the South 101 feet of Lot 21 and Parcel 101, the South 289.19 feet of East 145.6 feet of the Southwest 252.1 feet of Lot 21, the Northeast 252 feet of Lot 21B, the Northeast 252 feet of Northwest 145.6 feet of Lot 21 and 21F and Parcel 100, Lot 17D, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 62, Lot 63, Lot 64, Lot 65, NCB 12061 and Lot 8, Block 3, NCB 16076, both sides of Blue Crest Lane, between Bitters Road and Jones Maltsberger Road as requested by City of San Antonio, Applicant for Multiple Property Owners. Staff and Zoning Commission recommend Approval.

**2008 - 03 - 20 - 0238**

Z-14. **ZONING CASE # Z2008087 CD (District 10):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-3 CD" (CD- Warehousing) General Commercial District with a Conditional Use for Warehousing on 1.486 acres out of NCB 18890, 14803 Bulverde Road as requested by Brown, P.C., Applicant for Bulverde Industrial Partners, Ltd., Owners. Staff recommends Approval. Zoning Commission pending hearing on March 18, 2008.

**2008 - 03 - 20 - 0239**

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.*