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AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
August 1, 2013
9:00 A.M.

13 JUL 26 PM 4:32
SECRETARY
CITY OF SAN ANTONIO
CITY CLERK

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 Reverend Dave Felps, Chapel Hill United Methodist Church, guest of Councilmember Rey Saldaña, District 4.
2. Pledge of Allegiance.
3. Approval of Minutes for the June 12 - 13, 2013 City Council meetings.

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

INDIVIDUAL ITEM FOR STAFF BRIEFING

4. Staff briefing on the City's 'AAA' general obligation bond rating which was affirmed by all three major bond rating agencies for the fourth consecutive year; recent bond refunding results; and an update on the City's latest sale of bonds and certificates of obligation. [Sheryl Sculley, City Manager; Troy Elliott, Director, Finance]

CONSENT AGENDA

Purchase of Equipment and Supplies

5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$5,222,000.00: (A) Cooper Equipment Co. for hamm roller parts & service, (B) E.J. Ward, Inc. for E.J. Ward automated fuel management system, (C) Hesselbein Tire Southwest, Southern Tire Mart, LLC, T & W Tire and O'Reilly Automotive Stores, Inc. d/b/a O'Reilly Autoparts for tires and tire services and (D) Jaco Industrial Supply, Inc. for orange citrus solvent degreaser. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013-08-01-0491

Capital Improvements

6. An Ordinance authorizing a change order in the increased amount not to exceed \$215,000.00 to the Task Order Contract for Pavement Markings with Interstate Barricades and Markings, Inc., for scheduled FY 2013 Infrastructure Management Program projects and for as-needed services for the installation of additional pavement markings city-wide. [Peter Zanoni, Deputy City Manager, Majed A. Al-Ghafry, Director, Public Works]

2013-08-01-0492

7. An Ordinance authorizing a funding agreement with the Harmony Science Academy accepting funds in an amount up to \$7,500.00 for the construction and installation of two roadside mounted solar powered flashing beacons to alert motorists of the Harmony Science Academy campus located in Council District 6. [Peter Zanoni, Deputy City Manager; Majed A. Al-Ghafry, Director, Public Works]

2013-08-01-0493

Acquisition, Sale or Lease of Real Property

8. An Ordinance authorizing the execution of a ten year lease with Hackberry Investors, LTD and the City of San Antonio Metropolitan Health District for 12,251 square feet of clinic space located at 512 East Highland Avenue in Council District 3, for the purpose of establishing a Sexually Transmitted Disease Clinic for an annual rental amount of \$210,000.00 during the first year of the term, eventually adjusting to \$231,767.41.00 during the final year of the term. [Ben Gorzell, Chief Financial Officer; Jorge A. Perez, Director, Building and Equipment Services]

2013-08-01-0494

9. An Ordinance authorizing a two year extension of the existing leases for the 23 La Villita tenants. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-08-01-0495

10. An Ordinance authorizing a ten-year license agreement with Michael Litofsky for building-feature encroachments over Produce Row and a nearby alley in District 1, in exchange for a \$2,000.00 fee. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-08-01-0496

11. An Ordinance authorizing a ten-year license agreement with Robert San Miguel for building-feature encroachments over Produce Row in District 1, in exchange for a \$1,000 fee. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-08-01-0497

12. An Ordinance amending the lease agreements with Texas Republic and J.B. Leather in Market Square. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-08-01-0498

Grant Applications and Awards

13. A Public Hearing and consideration of an Ordinance adopting the 39th year Community Development Block Grant in the total amount of \$12,090,427.00; the 22nd year HOME Investment Partnerships Program Entitlement Grant in the total amount of \$4,292,605.00; the Housing Opportunities for Persons with AIDS Entitlement Grant in the total amount of \$1,138,748.00; and the Emergency Solutions Grant in the total amount of \$843,303.00 as

2013-08-01-0499

each grant is contained in the FY 2013-2014 Consolidated Annual Action Plan/Budget; authorizing the reprogramming and reallocation of \$108,387.00 in CDBG funds, included in the total amount; the allocation of program income in the amount of \$210,000.00 in CDBG funds and \$547,200.00 in HOME funds, included in the total amount; authorizing the submission of the grants to the U.S. Department of Housing and Urban Development; and authorizing a personnel complement of forty-five positions. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]

2013-08-01-0499

- 14. An Ordinance ratifying the acceptance of funds from the U.S. Department of Health and Human Services, Health Resources & Services Administration for the annual Healthy Start Initiative grant for an amount up to \$710,400.00 for a one-year period beginning June 1, 2013 through May 31, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2013-08-01-0500

City Code Amendments

- 15. An Ordinance amending Article I (General Procedures), Article IV (Horse Drawn Carriages), Article V (Limousine Services), Article VI (Pedicab Service), Article VII (Tour and Charter Service) and Article VIII (Taxicabs) of Chapter 33 of the San Antonio City Code to meet the needs for each industry and to maintain public safety. [Erik J. Walsh, Deputy City Manager; William McManus, Police Chief]

2013-08-01-0501

Boards, Commissions and Committee Appointments

- 16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, 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. Reappointing Inigo Arzac (Mayoral), Manuel Villa (District 6), and Manuel Pelaez-Prada (District 7) to the Brooks Development Authority. **APPROVED**

- B. Reappointing Amy Hardberger (Mayoral) to the Capital Improvements Advisory Committee. **APPROVED**

- C. Reappointing Andrea N. Nocito (Mayoral) to the Citizens' Environmental Advisory Committee. **APPROVED**

- D. Appointing Clarissa Perez (District 4) to the Small Business Advocacy Committee. **APPROVED**

- E. Appointing Denisse Bermea (District 4), Presley Price (District 8), Stephanie Lundstrom (District 8) and reappointing Davon Nunn (District 6) and Andrew Salazar (District 6) to the San Antonio Youth Commission. **APPROVED**
- F. Appointing Ericka Barrera (District 6) to the Mayor's Commission on the Status of Women. **APPROVED**
- G. Reappointing Jesus Zuniga, Jr. (District 6) to the Building Standards Board and to the Zoning Board of Adjustment. **APPROVED**
- H. Reappointing Richard L. Lapaglia (District 6) to the Arts and Cultural Advisory Committee. **APPROVED**
- I. Reappointing Victor Landa (District 6) to the Port Authority of San Antonio. **APPROVED**
- J. Reappointing Carl Hanel (District 6) to the Affirmative Action Advisory Committee. **APPROVED**
- K. Reappointing Patrick Absher (District 6) and appointing Amanda Garcia (District 10) to the Transportation Advisory Board. **APPROVED**
- L. Appointing Dr. Francine Romero (District 8) to the Zoning Commission. **APPROVED**
- M. Appointing Jack Judson (District 10) to the Historic and Design Review Commission. **APPROVED**

Miscellaneous

17. An Ordinance authorizing a Professional Services Agreement with Alicia Viera in an amount not to exceed \$67,184.00 per year for Cultural Programs Director Services associated with the Educational & Cultural Arts Center and amending the Service Contract between the City and Texas A&M University - San Antonio approved by Ordinance 2012-08-30-0645 by extending the term of the agreement by one year. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

2013-08-01-0502

18. A Resolution to proceed with landmark designation for 3203 S. Presa (Fire Station #13) and 649 Delmar (Fire Station #9). [David Ellison, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

2013-08-01-0023R

- 19. An Ordinance authorizing the first one year renewal of the Stand-by Professional Services Agreement for landfill compliance, environmental remediation and consulting services with Hartnett Engineered Solutions, Inc., in an amount not to exceed \$505,000.00 for the term of the renewal, funded by the Solid Waste Operating and Maintenance Fund. [Peter Zaroni, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

2013-08-01-0503

- 20. **City Manager's Report**
 - A. Pre-K 4 SA Update

At any time during the meeting, the City Council may recess into executive session to discuss the following:

- A. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- B. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

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 # Z2013119 (District 1):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42, Block 1, NCB 9001 located at 1515 West Contour Drive. Staff and Zoning Commission recommend approval.

2013-08-01-0504

- Z-2. **ZONING CASE # Z2013127 (District 1):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 11 and 12, Block 3, NCB 3029 located at 234 West Grayson Street. Staff and Zoning Commission recommend approval.

CONTINUED

- Z-3. **ZONING CASE # Z2012225 (District 1):** An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 33A and 34A, the east

10 feet of the north 92.8 feet of Lot 32A, and the north 29 feet of Lot 35A, Block 19, NCB 2083 aka Lots 32-35, Block 19, NCB 2083 located at 1623 North Sabinas. Staff recommends denial. Zoning Commission recommends approval. (Continued from June 20, 2013)

CONTINUED

Z-4. **ZONING CASE # Z2013133 (District 1):** An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 14, 15, 16, 17, 18, 19, 20 and 21, Block 1, NCB 1924 located at 125, 127, 131, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf. Staff and Zoning Commission recommend approval.

2013-08-01-0505

Z-5. **ZONING CASE # Z2013144 (District 2):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 32A, Block 2, NCB 15732, located at 230 Remount Drive. Staff and Zoning Commission recommend approval.

CONTINUED

Z-6. **ZONING CASE # Z2013142 HL (District 2):** An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "HL R-4 NCD-6" Historic Landmark Residential Single-Family Mahncke Park Neighborhood Conservation District on the north 150 feet of Lot 23, NCB 6569 located at 310 Elmhurst Avenue. Staff and Zoning Commission recommend approval.

2013-08-01-0506

P-1. **PLAN AMENDMENT #13036 (District 3):** An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of an 11.79 acre tract of land located at 1135 Mission Road from Public/Institutional to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2013135 CD S)

2013-08-01-0507

Z-7. **ZONING CASE # Z2013135 CD S (District 3):** An Ordinance amending the Zoning District Boundary from "MF-33 H RIO-4 AHOD" Multi-Family Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "C-2 S H RIO-4 AHOD" Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on 0.138 of an acre and "C-2 CD H RIO-4 AHOD" Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Conditional Use for Paintball Hide and Seek Games - Outdoors Permitted on 1.516 acres on 1.654 acres out of Lot 51, NCB A-20 located on portions of 1135 Mission Road. Staff and Zoning Commission recommend approval. (Associated Plan Amendment Case # 13036)

2013-08-01-0508

Z-8. **ZONING CASE # Z2013141 (District 4):** An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 3, Block 2, NCB 17550 located at 2600 Southwest Military Drive. Staff and Zoning Commission recommend approval.

2013-08-01-0509

Z-9. **ZONING CASE # Z2013111 (District 5):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7 & Parcel 108, NCB 8267 located at 4343 West Commerce Street. Staff and Zoning Commission recommend approval.

2013-08-01-0510

P-2. **PLAN AMENDMENT #13034 (District 6):** An Ordinance amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.333 acres of land out of NCB 18698, located immediately east of 8715 Grissom Road from High Density Residential to Community Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2013134 CD)

2013-08-01-0511

Z-10. **ZONING CASE # Z2013134 CD (District 6):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.771 acres out of Lot 3, Block 28, NCB 18698 located on a portion of the 8700 Block of Grissom Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13034)

2013-08-01-0512

Z-11. **ZONING CASE # Z2013109 (District 7):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on the southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514 located on a portion of the 4100 Block of Willard Drive. Staff recommends approval. Zoning Commission recommends denial.

CONTINUED

P-3. **PLAN AMENDMENT #13035 (District 10):** An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 8.875 acre tract of land located west/southwest of the intersection of Thousand Oaks Drive and Wetmore Road from Business Park to Light Industrial. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2013137)

2013-08-01-0513

Z-12. **ZONING CASE # Z2013137 (District 10):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 8.875 acres out of NCB 15678 located on a portion of the 12900 and 13000 Block of Wetmore Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13035)

2013-08-01-0514

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.