

City of San Antonio



AGENDA City Council A Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, June 4, 2015

9:00 AM

Municipal Plaza Building

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 AM. 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) 207-7268 or 711 Texas Relay Service 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. [15-3497](#) Invocation by Reverend Gavin Rogers, Christ Episcopal Church, guest of Councilmember Roberto C. Treviño.

2. [15-3498](#) Pledge of Allegiance
3. [15-3499](#) Approval of Minutes for the Regular City Council Meetings of May 6 - 7, 2015.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [15-3444](#) A Public Hearing and consideration of the following ordinances related to a Public Private Partnership among the City of San Antonio, Weston Urban LLC and Frost Bank for the purchase of the Frost Bank Tower; the creation of 265 residential units in the central business district; and the construction of a Class A office tower in downtown San Antonio: [Carlos Contreras, Assistant City Manager; Lori Houston, Director; Center City Development and Operations]
- 4A. [15-3500](#) An Ordinance authorizing the execution of a Comprehensive Development Agreement among the City of San Antonio, Weston Urban LLC and Frost Bank for the City of San Antonio to purchase Frost Bank Tower for the amount of \$51 million, for Weston Urban LLC to create 265 residential units in the central business district and for Western Urban LLC to construct a Class A office tower in downtown San Antonio for the occupancy of Frost Bank; and authorizing negotiation and execution of ancillary agreements and documents among and between the City of San Antonio, Weston Urban LLC and Frost Bank as necessary to effectuate the intent and purpose of the Comprehensive Development Agreement.
- 4B. [15-3501](#) An Ordinance authorizing the negotiation and execution of an Economic Development Agreement with Weston Urban LLC in accordance with current Center City Housing Incentive Policy and Inner City Reinvestment Infill Policy for the construction of residential housing in the central business district; and an Economic Development Agreement with Weston Urban LLC for the construction of a Class A office tower in downtown San Antonio in accordance with the current Inner City Reinvestment Infill Policy and Chapter 380 of the Texas Local Government Code.
- 4C. [15-3502](#) An Ordinance authorizing the negotiation and execution of a Real Estate Purchase Agreement between the City of San Antonio and Frost

Bank for the City of San Antonio's acquisition of the existing Frost Bank Tower and adjacent parking garage for the amount of \$51 million; authorizing a Master Lease Agreement for the occupancy of the Frost Bank Tower by Frost Bank for a period of time coinciding with the completion of construction of a Class A office tower in downtown San Antonio; and authorizing an amendment to the existing City of San Antonio lease at Frost Bank Tower to provide additional space to the City of San Antonio as it comes available.

- 4D. [15-3503](#) An Ordinance declaring as surplus properties owned by the City of San Antonio located at 114 W. Commerce ("Municipal Plaza"); 319 W. Travis ("San Fernando Gym"), and 403 N. Flores (surface lot); and authorizing the sale of such properties to Weston Urban LLC in the following amounts: \$5,020,000.00 for Municipal Plaza; \$950,000.00 for the San Fernando Gym; and \$392,432.00 for 403 N. Flores.
- 4E. [15-3504](#) An Ordinance authorizing the final negotiation and execution of a Condominium Declaration, Parking Lease and Tunnel License Agreement with Weston Urban LLC to provide terms and conditions for the use and access of Municipal Plaza and existing Frost Bank parking garage.
- 4F. [15-3505](#) An Ordinance authorizing the final negotiation and execution of escrow agreements and other necessary agreements and documents associated with the purchase of the existing Frost Bank Tower and the sale of properties owned by the City of San Antonio.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [15-3134](#) An Ordinance authorizing a contract with Goodwill Industries of San Antonio to provide landscaping services at various City locations to include mowing, mulching, edging, shrub pruning, trimming, leaf/debris blowing and sweeping for an estimated amount of \$90,000.00 annually, funded with the FY2015 Adopted Operating budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [15-3097](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$341,000.00: (A) Brown Traffic Products, Inc. for extended view led

traffic signal lamps, and (B) Centerline Supply for traffic posts and hardware. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

7. [15-2737](#) An Ordinance for Wilson Boulevard (Club Drive to Donaldson Avenue) & Thespian Island, a 2012-2017 Bond-funded Project, located in Council District 7, awarding a construction contract in the amount of \$808,105.00 to E-Z Bel Construction, LLC., of which \$29,000.00 will be reimbursed by San Antonio Water Systems and \$173,290.00 will be reimbursed by CPS Energy. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
8. [15-2795](#) An Ordinance for Peggy Drive Extension, a 2012-2017 General Obligation Bond funded Project, located in Council District 2, awarding a construction contract in the amount of \$1,799,179.62 to CRG. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. [15-2923](#) An Ordinance for the 36th Street Phase IIIB - (Billy Mitchell to General Hudnell) Project, a 2012 General Obligation Bond and federally funded Project and \$1,745,608.80 federally funded project from TxDOT, located in Council District 4, awarding a construction contract in the amount of \$8,078,660.90 to Shannon Monk of which \$1,093,954.00 will be reimbursed by San Antonio Water Systems and \$148,464.50 will be reimbursed by CPS Energy and reallocating \$1,044,151.00 in 2007-2012 General Obligation Street Bond Savings to this project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

10. [15-2746](#) An Ordinance authorizing the execution of a Lease Agreement for an annual rental rate of \$21,142.00, between the City of San Antonio as Landlord and DNT Construction, LLC, as Tenant for use of the property located at 1406 Knights Cross Drive, for a one-year term commencing June 1, 2015 and expiring May 31, 2016. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

Street Closures and Traffic Control Procedures

11. [15-3092](#) An Ordinance authorizing the closure, vacation, and abandonment of a 0.6246 acre improved portion of Rittiman Road public right of way located between Austin Highway and North New Braunfels Avenue, with a conditional conveyance after the TxDOT work is complete, in Council District 10, as requested by the Marion Koogler McNay Art Museum. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

Grant Applications and Awards

12. [15-3213](#) An Ordinance authorizing the submission of a grant application to the Department of Homeland Security and the acceptance of funds upon award in an amount up to \$425,631.13 for the San Antonio Metropolitan Health District's participation in the Whole Air Program for a period beginning September 1, 2015 through August 31, 2016. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

Miscellaneous

13. [15-3481](#) An Ordinance authorizing the settlement of a lawsuit styled Hector P. Esquivel and Raymond Villagram v. City of San Antonio, Cause Number 2013-CI-04091 in the 285th Judicial District, Bexar County, Texas in the amount of \$68,000.00 payable from the Self-Insured Liability Fund. [Martha G. Sepeda, Acting City Attorney]
14. [15-3513](#) An Ordinance authorizing the settlement of litigation styled Northern Hills Management Company vs. City of San Antonio, Cause Number 2012-CI-09363 in the 166th Judicial District, Bexar County, Texas; authorizing the acquisition and operation of the Northern Hills Golf Course and associated costs; and authorizing the execution of related documents. [Martha G. Sepeda, Acting City Attorney]
15. [15-3402](#) An Ordinance authorizing payment to the Bexar County Elections Office in an amount up to \$851,194.81 for election services related to the June 13, 2015 Run-off Election. [Leticia M. Vacek, City Clerk]
16. [15-3247](#) A Resolution approving a financing and refinancing by the Arlington Higher Education Finance Corporation, of its Education Revenue

Bonds (America CAN!), Series 2015A, for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

17. [15-3249](#) A Resolution approving a financing and refinancing by the Arlington Higher Education Finance Corporation, of its Education Revenue Refunding Bonds (Harmony Public Schools), Series 2015, for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
18. [15-3229](#) An Ordinance authorizing the substitution of Community Development Block Grant Program funds with the City's General Funds for the City's Let's Paint Program in the amount of \$550,000.00; authorizing the reprogramming of Community Development Block Grant Program funds in the amount of \$550,000.00 from the FY 2014 and FY 2015 District 5 Let's Paint Program to the City's Street Maintenance Program for public infrastructure improvements in low income areas; and amending the FY 2015 Action Plan and Budget. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
19. [15-3225](#) An Ordinance amending the boundaries of the Tax Increment Reinvestment Zone #30 (Westside TIRZ) and the Tax Increment Reinvestment Zone #9 (Houston Street TIRZ); authorizing amendments to the Project and Finance Plans for each TIRZ; and filling three vacant seats on the Houston Street TIRZ Board of Directors. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
20. [15-3162](#) An Ordinance for the Mission Drive-In Redevelopment Project, authorizing an amendment to an Interlocal Agreement between the City of San Antonio and the San Antonio River Authority at \$52,843.00 for additional Low Impact Development Analysis Services in support of the City's Mission Area – Environmental Protection Agency 319 Grant, and authorizing an additional amount not-to-exceed \$17,000.00 to San Antonio River Authority. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
21. [15-2502](#) Consideration of the following matters related to depository banking, lockbox, and merchant banking services provided to the City of San

Antonio: [Ben Gorzell, Chief Financial Officer, Troy Elliott, Director, Finance]

- 21A. [15-3506](#) An Ordinance approving the first amendment and first renewal and extension with Frost Bank to provide depository banking and lockbox services and related financial services to the City of San Antonio for a renewal period of two years, commencing on July 1, 2015, and ending on June 30, 2017; and authorizes other matters incident and related thereto.
- 21B. [15-3507](#) An Ordinance approving the renewal and extension with JP Morgan Chase Bank, N.A. and Paymentech, LLC to provide merchant banking services to the City of San Antonio for a renewal period of two years, commencing on July 1, 2015, and ending on June 30, 2017; and authorizes other matters incident and related thereto.
22. [15-3242](#) Consideration of the following two items related to the selection of Financial Underwriters: [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Director, Finance]
- 22A. [15-3380](#) An Ordinance authorizing and approving the same terms and conditions for the second and final renewal term for the Financial Underwriting Pool from which Financial Underwriter Syndicates will be selected and approved by City Council for various financings for the period commencing October 1, 2015 and ending September 30, 2016.
- 22B. [15-3381](#) An Ordinance approving the Financial Underwriter Syndicates selected from the Financial Underwriting Pool for financings of: (1) General Improvement and Refunding Bonds, Series 2015, Combination Tax and Revenue Certificates of Obligation, Series 2015, and Tax Notes, Series 2015 and (2) Passenger Facility Charge and Subordinate Lien Airport System Revenue Refunding Bonds, Series 2015.

City Manager's Report

23. [15-3508](#) City Manager's Report
A. COSAGOV Texts

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. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

- Z-1.** [15-3073](#) ZONING CASE # Z2015036 (Council 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 Two (2) Dwelling Units on Lot 24, NCB 3599 located at 614 West Elmira Street. Staff and Zoning Commission recommend Denial.
- Z-2** [15-3095](#) ZONING CASE # Z2015175 (Council District 1): 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 0.287 acres out of Lot 43, NCB 10115 located at 1213 and 1215 Basse Road. Staff and Zoning Commission recommend Approval.
- P-1.** [15-2844](#) PLAN AMENDMENT #15036 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1695 acres of land out of Lot 8, Block 15, NCB 1534, located at 1614 Martin Luther King, from "Medium Density Residential" to "Mixed Use". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015161)
- Z-3.** [15-3112](#) ZONING CASE # Z2015161 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1" Office District on Lot 8, Block 15, NCB 1534 located at 1614 Martin Luther King Drive. Staff and Zoning Commission recommend Approval.
- P-2.** [15-3128](#) PLAN AMENDMENT #15034 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive

Master Plan of the City, by changing the future land use of approximately 4.7679 acres of land being Lot 11, Block 2 in NCB 6583 located at 227 West Drexel Avenue from "Medium Density Residential" to "Mixed Use". Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015160)

- Z-4.** [15-3111](#) ZONING CASE # Z2015160 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 11, Block 2, NCB 6583 located at 227 West Drexel Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** [15-3113](#) ZONING CASE # Z2015164 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 13, Block G, NCB 1659 located at 932 Burnet Street. Staff and Zoning Commission recommend Approval.
- Z-6.** [15-3116](#) ZONING CASE # Z2015171 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential-Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 15B, NCB 576 located at 929 East Crockett Street. Staff and Zoning Commission recommend Approval.
- Z-7.** [15-3461](#) ZONING CASE # Z2015159 S (Council District 2): 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 0.073 Acres out of Lot 19, Block 1, NCB 16888 located at 1502 Austin Highway. Staff and Zoning Commission recommend Approval. (Continued from May 21, 2015)
- P-3.** [15-3174](#) PLAN AMENDMENT #15037 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master

Plan of the City, by changing the future land use of approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing from "Regional Commercial" to "High Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015162)

- Z-8.** [15-3179](#) ZONING CASE # Z2015162 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921 located in the 8200 Block of City Base Landing. Staff and Zoning Commission recommend Approval.
- P-4.** [15-3177](#) PLAN AMENDMENT #15046 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 34.766 acres of land, out of NCB 10879 and NCB 10921, located at 8200 Block of City-Base Landing, from "Regional Commercial" to "Light Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015196)
- Z-9.** [15-3176](#) ZONING CASE # Z2015196 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on approximately 34.766 acres of land out of NCB 10879 and NCB 10921 located at 8200 Block of City-Base Landing. Staff recommends Approval. Zoning Commission recommendation pending the June 2, 2015 Zoning Commission meeting.
- Z-10.** [15-2564](#) ZONING CASE # Z2015147 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes on Lots 18,19, Block 6, NCB 6517 located at 202 Weaver Street. Staff and Zoning Commission recommend Approval.

- Z-11.** [15-3114](#) ZONING CASE # Z2015165 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.824 Acres of land being all of Lot 17 and a Portion of Lots 16, 20 and 21, Block 6, NCB 10938 located at 870 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval.
- Z-12.** [15-3115](#) ZONING CASE # Z2015167 (Council District 9): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 4.341 acres out of NCB 11971 located at 10110 North US Highway 281. Staff and Zoning Commission recommend Approval.
- Z-13.** [15-3096](#) ZONING CASE # Z2015176 (Council District 9): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District being 3.406 acres out of NCB 11732 and NCB 11733, generally located in the 1700 Block of Link Drive and Lima Drive. Staff and Zoning Commission recommend Approval.

ADJOURNMENT

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.