

# City of San Antonio



## AGENDA City Council A Session

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

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Thursday, May 7, 2015

9:00 AM

Municipal Plaza Building

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**Item #4 and Item #14 have been pulled from consideration**

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](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. [15-2943](#) Invocation by Lay Minister Jonah Gray, Restoration Church of Jesus Christ, guest of Councilmember Ron Nirenberg, District 8.
2. [15-2944](#) Pledge of Allegiance
3. [15-2945](#) Approval of Minutes for the Regular City Council Meetings of April 1 - 2, 2015.

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. [15-2922](#) Briefing and possible action on legislation filed in the 84th 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**

**Purchase of Services, Supplies and Equipment**

5. [15-2410](#) An Ordinance authorizing a contract with 3rd Generation Services, LLC d/b/a Ceiling Pro of San Antonio to provide custodial services for the Municipal Court Department for an estimated annual cost of \$130,000.00 ,funded with the FY 2015 adopted Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [15-2300](#) An Ordinance accepting an offer from National Bus Sales & Leasing, Inc. to provide the City of San Antonio with a 23 passenger shuttle bus for a total cost of \$119,120.46, from the Department of Human Services General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [15-2430](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$433,000.00: (A) Princeton Medical Solutions, LLC. for medical vaccines & biologicals, (B) Petroleum Solutions, Inc. for tank level sensing and leak detection parts & service, (C) RDO Equipment Company for John Deere industrial parts & service, and (D) Consolidated Traffic Controls, Inc., Electrotechnics Corporation, K & K Systems, Inc., Paradigm Traffic Systems, Inc., Texas Highway

Products, and Traffic Parts, Inc. for solar school flasher and parts.  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

### Capital Improvements

8. [15-2294](#) An Ordinance for the Yanaguana Garden Project related to the Hemisfair Park Project, a 2012-2017 General Obligation Bond funded Project, located in Council District 1 authorizing acceptance of a reimbursement to the City of San Antonio from the San Antonio Water System in the amount of \$179,717.40 for the joint-bid of sewer and utility work. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
9. [15-2295](#) An Ordinance for Heritage Duck Pond Park, a 2012-2017 Bond Program funded Project, located in Council District 4, authorizing a Job Order Contract to Con-Cor Inc., in an amount not to exceed \$268,526.61 for the construction of a skate park, sidewalks, and seating area, and the rehabilitation of a gazebo. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
10. [15-2631](#) An Ordinance for the Twin Falls Cliff-Bank Stabilization Project, a Storm Water Regional Facilities Fund Project, located in Council District 6, authorizing a construction design-build contract to Hayward Baker, Inc.-Craig Olden Division, in an amount not to exceed \$719,300.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
11. [15-2342](#) Consideration of the following two actions related to the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project, a FY 2015 Certificates of Obligation and federally funded project located in Council District 2 and Council District 10: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 11A. [15-2946](#) An Ordinance authorizing an Advanced Funding Agreement with the Texas Department of Transportation, authorizing payment in the amount not to exceed \$76,131.00 to TxDOT for state oversight costs and accepting reimbursement in the estimated amount of \$6,947,336.00 in federal funds from TxDOT and authorizing \$1,736,834.00 from FY 2015 Certificates of Obligation for

construction costs related to the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project.

- 11B. [15-2947](#) An Ordinance authorizing the execution of an Engineering Design Services Agreement with Civil Engineering Consultants in an amount not to exceed \$1,450,000.00, for engineering design and construction administration services for the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project.

#### **Acquisition, Sale or Lease of Real Property**

12. [15-2687](#) An Ordinance authorizing the execution of additional La Villita Lease Agreements selected in response to the request for proposal process for retail shops, galleries, working artist studios, and restaurants. [Ed Belmares, Assistant City Manager; Felix N. Padron, Director, Culture and Creative Development]
13. [15-2464](#) An Ordinance for the El Rancho property, an Edwards Aquifer-protection conservation easement over on a 514-acre tract of real property located in Uvalde County, authorizing payment to Texas Heritage Title Company in the amount of \$836,779.85 for real property interests, due diligence, and closing costs. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]
14. [15-2750](#) An Ordinance for the City Council District 9 Constituent Office, located at 16500 San Pedro, authorizing the execution of a second Renewal and Amendment of Lease Agreement for a three year term for the monthly rental amount of \$2,319.00 during the first year, increasing to \$2,460.00 monthly during the third year, between Park Oaks, Ltd. and the City of San Antonio, for the continued use of approximately 815 square feet of office space and the addition of approximately 450 square feet of office space. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

#### **Grant Applications and Awards**

15. [15-2686](#) An Ordinance authorizing the acceptance of funds from the Public Health Foundation in an amount up to \$22,000.00 for the San Antonio Metropolitan Health District's participation in the Diabetes Population Health Driver Diagram Project for a period beginning April 17, 2015

and ending August 31, 2016. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

16. [15-2612](#) An Ordinance authorizing the submission of a grant application in an amount up to \$650,000.00 to the U.S. Department of Justice for a grant from the 2015 Enhanced Collaborative Model to Combat Human Trafficking Competitive Solicitation to support the development and enhancement of a multidisciplinary human trafficking coalition; authorizing an in-kind matching contribution of \$216,667.00; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Anthony L. Treviño, Jr., Interim Police Chief]

### Miscellaneous

17. [15-2901](#) An Ordinance scheduling and rescheduling City Council meetings and City Council Committee meetings. [Leticia M. Vacek, City Clerk]
18. [15-2823](#) An Ordinance approving and adopting City Council Aide Guidelines and City Council Field Office policy. [Edward Benavides, Chief of Staff; Christopher Callanen, Office of Mayor and Council Support]
19. [15-2456](#) A Resolution nominating United Parcel Service, Inc. for consideration and designation as a State Enterprise Project qualifying the company for a potential refund of up to \$1.25 million over 5 years in state sales and use taxes. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development Department]
20. [15-2698](#) A Resolution declaring the Friday before Mother's Day as "Military Spouse Appreciation Day." [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]
21. [15-2822](#) A Resolution declaring San Antonio a "Purple Heart City". [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]
22. [15-1927](#) An Ordinance authorizing an amendment to the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health System to extend the term of the agreement and authorize the acceptance of compensation from UHS in the amount of \$190,768.08 for the period April 1, 2015 through March 31, 2016 with the option to renew for an additional one year term. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

23. [15-2660](#) An Ordinance authorizing the execution of an Interlocal Agreement with the University of Texas San Antonio, through January 31, 2016, for a total amount not to exceed \$27,067.00 for the purpose of conducting a Community Needs Assessment to be used for the Head Start and Community Services Block Grant programs. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
24. [15-2691](#) An Ordinance for Library Services approving an amendment to the existing Master Interlocal Agreement with Bexar County through September 30, 2019 that will facilitate the selection and delivery of digital content and other library resources and restructure the County's payment plan to the City. [Gloria Hurtado, Assistant City Manager; Ramiro S. Salazar, Director, San Antonio Public Library]
25. [15-2459](#) Consideration of the following two items relating to Port San Antonio redevelopment projects located in Council District 4: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
- 25A. [15-2948](#) An Ordinance reallocating previously approved EDIF funds in the amount of \$1,825,248.00 to Port San Antonio as a successor to an EDA grant; and approving a funding agreement with Port San Antonio to govern the use of EDIF funds.
- 25B. [15-2949](#) An Ordinance approving the application of a previously approved amount of \$962,002.90 to Port San Antonio to address flooding issues at the Jet Engine Test Cell Facility area; and approving a funding agreement between the City and Port San Antonio to govern the use such funds.

### City Manager's Report

26. [15-2979](#) City Manager's Report  
A. VITA Update

**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.**    [15-2478](#)    ZONING CASE # Z2015130 (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 PUD AHOD" Single-Family Residential Planned Unit Development Airport Hazard Overlay District on Portion of Lot 39 and 40, NCB 11882 located at 1427, 1435, 1443, and 1447 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.
- Z-2.**    [15-2479](#)    ZONING CASE # Z2015138 (District 1): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a portion of Lots 19 & 20, Block 2, NCB 311 located at 206 El Paso, 801 and 805 South San Saba. Staff and Zoning Commission recommend Approval.
- Z-3.**    [15-2551](#)    ZONING CASE # Z2015135 (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 83 and 84, NCB 11888 located at 1603 West Terra Alta Drive and 414 Everest Street. Staff and Zoning Commission recommend Approval.
- Z-4.**    [15-2570](#)    ZONING CASE # Z2015150 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Historic Residential Single-Family Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD" Historic Infill Development Zone Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District on Lots 7,8,14,15,16, A17, A18, A19, A20,

Block 7, NCB 734 located at 1226 South Presa Street and 903 Labor Street. Staff and Zoning Commission recommend Approval.

- P-1.**    [15-2545](#)    PLAN AMENDMENT #15028 (District 2): An Ordinance amending the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78, from "Parks Open Space" and "Light Industrial" to "Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015124)
- Z-5.**    [15-2546](#)    ZONING CASE # Z2015124 (District 2): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.536 acres out of the South 100 feet of Lot 1 and Lot 9, NCB 17729 located at 5711 FM 78. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 15028)
- Z-6.**    [15-2477](#)    ZONING CASE # Z2015129 (District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Portion of Lot 6, Block 7, NCB 584 located at 322 North Hackberry Street. Staff and Zoning Commission recommend Approval.
- Z-7.**    [15-2550](#)    ZONING CASE # Z2015134 (District 3): An Ordinance amending the Zoning District Boundary from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District to "C-3 H AHOD" General Commercial Mission Historic District Airport Hazard Overlay District on Lot 20, NCB 7676 located at 1219 South East Military. Staff and Zoning Commission recommend Approval.
- Z-8.**    [15-2552](#)    ZONING CASE # Z2015137 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay

District with a Conditional Use for Motor Vehicle Sales on South 70 feet of Lot 11 and 12, Block 106, NCB 9376 located at 3021 Pleasanton Road. Staff and Zoning Commission recommend Approval.

- P-2.** [15-2752](#) PLAN AMENDMENT #14053 (District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive from "Low Density Residential" to "Mixed Use". Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2014213)
- Z-9.** [15-2638](#) ZONING CASE # Z2014213 (District 4): An Ordinance changing the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.956 acres) and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres), 5.683 acres of land out of NCB 15261 located on a portion of the 7200 Block of Five Palms Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Associated Plan Amendment 14053)
- Z-10.** [15-2547](#) ZONING CASE # Z2015126 CD (District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair including Light Motorized Vehicle Repair on Lot 2, Block 5, NCB 8775 located at 1511 Somerset Road. Staff and Zoning Commission recommend Approval.
- Z-11.** [15-2488](#) ZONING CASE # Z2015075 (District 5): An Ordinance amending the Zoning District Boundary from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122, located at 126 Yellow Stone, previously known as 602 Roosevelt. Staff and Zoning

Commission recommend Approval.

- Z-12.** [15-2489](#) ZONING CASE # Z2015123 (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed twenty one dwelling units an acre on Lots 11 and 24, Block 4, NCB 2568 located at 415 East Cevallos Street. Staff and Zoning Commission recommend Approval.
- Z-13.** [15-2548](#) ZONING CASE # Z2015131 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 3, NCB 2230 located at 1727 West Martin. Staff and Zoning Commission recommend Approval.
- P-3.** [15-2575](#) PLAN AMENDMENT #15035 (District 7): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 23.219 acres of land being out of NCB 11493, located at 600 block of Callaghan Road from "General Urban Tier" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015152)
- Z-14.** [15-2576](#) ZONING CASE # Z2015152 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District being approximately 23.219 acres of land out of NCB 11493, located in the 600 Block of Callaghan Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 15035)
- Z-15.** [15-2568](#) ZONING CASE # Z2015149 CD (District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on a 0.344 acre tract out of Lot 3, Block 1, NCB 13519 located at 1536 Callaghan Road. Staff and

Zoning Commission recommend Approval.

- Z-16.** [15-2733](#) ZONING CASE # Z2015091 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 2.977 Acres out of NCB 11440 located at 4802 Bluff Street. Staff and Zoning Commission recommend Approval. (Continued from April 16, 2015)
- Z-17.** [15-2227](#) ZONING CASE # Z2015104 CD S ERZD (District 8): An Ordinance amending the Zoning District Boundary from "C-3NA MLOD AHOD ERZD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Alcohol Micro-Distillery on Lots 1, Block 101, NCB 18611 located at 16104 University Oak. Staff and Zoning Commission recommend Approval.
- Z-18.** [15-2553](#) ZONING CASE # Z2015094 S ERZD (District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.997 acres of NCB 14866 out of CB 4543 and CB 4547 located on a portion of the 7500 Block of North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- Z-19.** [15-2734](#) ZONING CASE # Z2015107 CD (District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840 located at 6563 Babcock Road. Staff and Zoning Commission recommend Approval. (Continued from April 16, 2015)
- Z-20.** [15-2549](#) ZONING CASE # Z2015133 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on P-13, ABS 338, NCB

15684 located at 11834 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

- Z-21.** [15-2567](#) ZONING CASE # Z2015148 (District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 42, NCB 12100 located in the 1900 Block of Gulfmart 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.