

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, October 19, 2017

9:00 AM

Municipal Plaza Building

The City Council shall convene and hold its regular meeting 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 items no sooner than the designated times, but may consider them at a later time.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Cases

At any time during the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for, against, or on 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.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

1. [17-5718](#) Invocation
2. [17-5719](#) Pledge of Allegiance
3. [17-5720](#) Approval of Minutes for the City Council Special Session of September 5, 2017 and City Council Regular Meetings of September 6-7, 2017

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

INDIVIDUAL ITEM(S) FOR STAFF BRIEFING

4. [17-5745](#) A Resolution recognizing the 75th anniversary of City ownership of CPS Energy. [Ben Gorzell, Chief Financial Officer]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [17-5348](#) An Ordinance authorizing contracts with The Brandt Companies, LLC and Mechanical Technical Services, Inc. d/b/a Mtech to provide the San Antonio Airport System with on call HVAC maintenance and repair services for a total estimated annual cost of \$800,000.00, funded from the Aviation Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [17-5368](#) An Ordinance authorizing a contract with Schindler Elevator Corporation to provide the San Antonio Airport System with elevator and escalator maintenance and repairs for an estimated annual cost of \$1,600,000.00, funded from the Aviation Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [17-5350](#) An Ordinance accepting the bids from Mission Golf Cars, DeWinne Equipment Company, Professional Turf Products and Ewald Kubota Tractor to provide 34 light utility vehicles for a total cost of \$417,356.72, funded from the Equipment Renewal and Replacement Fund and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. [17-5225](#) An Ordinance accepting the bids from Clarke Mosquito Control

Products and Target Specialty Products to provide pesticide products for the San Antonio Metropolitan Health District for an estimated total cost of \$80,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

9. [17-5132](#) An Ordinance authorizing the execution of an amendment to an existing funding agreement between the City of San Antonio and the San Antonio Botanical Society, Inc. to provide an additional \$500,000.00 in Bexar County funding towards the 2012 Bond Project for Botanical Gardens, located in Council District 2, funded from Bexar County, for a total City and County contribution of \$1,700,000.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
10. [17-5269](#) Consideration of following two items related to the Federal Aviation Administration Airport Improvement Program for the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
- 10A. [17-5722](#) An Ordinance authorizing a construction contract with SpawGlass Civil Construction, Inc in the amount of \$4,368,679.15 for Runway 13R Rehabilitation - Package 5 project.
- 10B. [17-5723](#) An Ordinance authorizing an amendment with Kimley-Horn and Associates, Inc in an amount not to exceed \$1,985,500.42 for construction administration, resident project representation, project management, inspection services and additional design services.
11. [17-5169](#) Consideration of the following items related to the FY 2018 Infrastructure Management Program: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 11A. [17-5724](#) An Ordinance for the 2018 Asphalt Overlay Contract Package 1, accepting the lowest responsive bid and awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$7,353,255.60, of which \$301,500.00 will be reimbursed by San Antonio Water System and \$40,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

- 11B. [17-5725](#) An Ordinance for the 2018 Asphalt Overlay Contract Package 2, accepting the lowest responsive bid and awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$4,870,914.30, of which \$122,625.00 will be reimbursed by San Antonio Water System and \$8,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

Acquisition, Sale or Lease of Real Property

12. [17-5505](#) An Ordinance authorizing the Amendment of a Riverwalk Lease Agreement with Tacoland Studios LLC to renew the term through October 31, 2022 for continued use of 180 square feet of River Walk patio space. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
13. [17-5531](#) An Ordinance authorizing a Lease Agreement with Brandy Garcia d/b/a B.link for use of Building 14B in La Villita for a one year term, with two, one year renewal options. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
14. [17-5797](#) An Ordinance authorizing a lease renewal agreement between the City of San Antonio and Ella Austin Community Center for the facility located at 1023 North Pine Street for a term of five-years until October 30, 2022 for a total rental rate of \$10.00 for the entire lease term. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Grant Applications and Awards

15. [17-5373](#) An Ordinance authorizes the reimbursement of up to \$50,000.00 for a grant from the Texas Department of Transportation as part of the Routine Airport Maintenance Program for improvements at the Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
16. [17-5500](#) An Ordinance authorizing the acceptance of funds from the U.S. Department of Homeland Security in an amount not to exceed \$50,000.00 for laboratory infrastructure support of the San Antonio Metropolitan Health District's BioWatch program beginning September 18, 2017 through September 17, 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

17. [17-5529](#) An Ordinance authorizing the submission of an application to the Robert Wood Johnson Foundation for the Culture of Health Prize and, if awarded, the acceptance of funds in an amount up to \$25,000.00 for the San Antonio Metropolitan Health District. [Erik Walsh, Deputy City Manager; Dr. Colleen M. Bridger, MPH, PhD, Director of Health]
18. [17-5508](#) An Ordinance authorizing the application and acceptance of approximately \$317,146.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2018 and 2019 through the Alamo Area Council of Governments. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

Boards, Commissions and Committee Appointments

19. [17-5599](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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 Roger F. Martinez (District 10) to the Zoning Board of Adjustment.
- B) Appointing Juanita F. Sepulveda (District 4) to the Small Business Advocacy Committee.
- C) Appointing Hilliard Drew Galloway (District 8) to the SA2020 Commission on Strengthening Family Well-being.
- D) Reappointing Azza Kamal (District 8) to the Historic and Design Review Commission.
- E) Reappointing Gabriel L. Lopez (District 8) to the San Antonio Housing Trust.
- F) Appointing Vanessa Moreno (District 8) to the SA2020 Commission on Education.

G) Appointing Travis J. Block (District 8) to the Animal Care Services Advisory Board.

H) Appointing Cesar Cantor (District 8) to the Disability Access Advisory Committee.

20. [17-5659](#) Consideration of the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the remainder of unexpired terms of office concurrent with their respective terms of office unless otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember John Courage (District 9) and reappointing Councilmember Rey Saldaña to the San Antonio Education Partnership Board of Directors.

Miscellaneous

21. [17-5467](#) An Ordinance authorizing a Community Spay and Neuter Services Contract in an annual amount up to \$894,975 for a three-year term with the option to renew two additional one-year terms with Snap Neuter Inject Project of San Antonio, San Antonio Humane Society, Pet Spots, and Animal Defense League of Texas funded by the FY 2018 general fund budget to collectively provide 12,455 spay and neuter surgeries. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]
22. [17-5679](#) An Ordinance authorizing the settlement of litigation styled Terry Gleason v. City of San Antonio, Cause Number 2016-CI-15632 pending in the 285th Judicial District Court, Bexar County, Texas for an amount up to \$150,000.00. [Andrew Segovia, City Attorney]
23. [17-5680](#) An Ordinance authorizing the settlement of litigation styled James Melton v. City of San Antonio, Cause Number 2016-CI-17315 pending in the 73rd Judicial District Court, Bexar County, Texas for an amount up to \$130,000.00. [Andrew Segovia, City Attorney]
24. [17-5640](#) An Ordinance rescheduling City Council Meetings in November, December, and January. [Leticia M. Vacek, City Clerk]
25. [17-5502](#) An Ordinance authorizing an agreement with the University of Texas

Health Science Center at San Antonio School of Dentistry for an amount up to \$168,852.00, for the provision of dental services for a period beginning September 1, 2017 and ending August 31, 2018 for the San Antonio Metropolitan Health District's Oral Health Program. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

26. [17-5261](#) An Ordinance authorizing the approval of a tax abatement agreement by Bexar County for the Brewery South, LLC Project in an amount not to exceed \$357,000.00 located at 226 Newell Avenue in Council District 1 and within the MidTown Tax Increment Reinvestment Zone boundary as is required by State Law to enable Bexar County to offer a tax abatement. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
27. [17-5341](#) An Ordinance approving a Funding Agreement with the Mission Drive-In Tax Increment Reinvestment Zone in an amount not to exceed \$150,000.00 for public infrastructure located within the Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32, located at 6701 San José Drive in City Council District 3 and within the World Heritage Buffer Zone, as approved by the TIRZ Board. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, AICP, Director, Neighborhood and Housing Services]
28. [17-5611](#) Consideration of the following three items related to the relocation of Credit Human's corporate headquarters, the retention of 435 Full-Time Jobs and the creation of an additional 50 Full-Time Jobs: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
- 28A. [17-5729](#) An Ordinance authorizing a Tax Abatement Agreement with Credit Human to exempt one hundred percent (100%) of Ad Valorem taxes for a period of ten years on real and personal property improvements estimated at \$113,000,000 at 1803 Broadway Street, which is within a Texas Enterprise Zone.
- 28B. [17-5730](#) An Ordinance authorizing a Chapter 380 Economic Development Program Grant Agreement with Credit Human to provide a grant in an amount, when combined with the amount of abated taxes provided through a Tax Abatement Agreement, does not exceed \$5,923,882.00.
- 28C. [17-5731](#) A Resolution approving a Tax Abatement Agreement between Bexar

County and Credit Human for an economic development project within the City created Midtown Tax Increment Reinvestment Zone.

City Manager's Report

29. [17-5721](#) City Manager's Report

At any time during the meeting, the City Council may recess into executive session to consult with the City Attorney's Office (Texas Government Code Section 551.071) and deliberate or discuss any of the following:

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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

Z-1. [17-5463](#) ZONING CASE # Z2017240 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop to "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay on Lot 13, Block 1, NCB 1011, located at 244 West Cevallos Street. Staff and Zoning Commission recommend Approval.

Z-2. [17-5530](#) ZONING CASE # Z2017248 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "C-1 RIO-1 AHOD" Light Commercial River Improvement Overlay Airport Hazard Overlay District on Lot 55, NCB 2806, located at 3440 North St. Mary's Street. Staff and Zoning Commission recommend Approval.

P-1. [17-5426](#) PLAN AMENDMENT CASE # 17073 (Council District 2): An Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Neighborhood Commercial" to "Community Commercial" on 0.1387 acres out of NCB 1205, located at 500 Block of Runnels Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning

Case Z2017245)

- Z-3.** [17-5510](#) ZONING CASE # Z2017245 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Parking Overlay District on 0.1387 acres out of NCB 1205 located in the 500 Block of Runnels Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17073)
- P-2.** [17-5427](#) PLAN AMENDMENT CASE # 17074 (Council District 2): An Ordinance amending the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Urban Living" on 40.027 acres out of NCB 16551 (formerly CB 5089), generally located at East Loop 1604 and Weichold Rd. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017247)
- Z-4.** [17-5522](#) ZONING CASE # Z2017247 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use District Airport Hazard Overlay District on 40.027 acres out of NCB 16551, generally located near the intersection of East Loop 1604 and Weichold Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17074)
- P-3.** [17-5423](#) PLAN AMENDMENT CASE # 17072 (Council District 2): An Ordinance amending 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 from "Light Industrial" to "Low Density Residential" on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017238)
- Z-5.** [17-5431](#) ZONING CASE # Z2017238 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan

Amendment 17072).

- P-4.** [17-3886](#) PLAN AMENDMENT CASE # 17053 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Mixed Use" on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017164)
- Z-6.** [17-3995](#) ZONING CASE # Z2017164 (Council District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17053)
- Z-7.** [17-5262](#) ZONING CASE # Z2017227 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff and Zoning Commission recommend Approval with Conditions.
- Z-8.** [17-5495](#) ZONING CASE # Z2017241 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 21 and Lot 22, NCB 6469, located at 2427 Chihuahua Street. Staff and Zoning Commission recommend Approval.
- Z-9.** [17-5498](#) ZONING CASE # Z2017243 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa Street. Staff and Zoning Commission recommend Approval.

- Z-10.** [17-5534](#) ZONING CASE # Z2017253 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for four (4) Residential Dwelling Units on the South 109.5 feet of Lot 12, Block 22, NCB 2320, located at 2401 Buena Vista Street. Staff and Zoning Commission recommend Approval.
- P-5.** [17-5564](#) PLAN AMENDMENT CASE # 17044 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017135)
- Z-11.** [17-5578](#) ZONING CASE # Z2017135 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17044)
- Z-12.** [17-5501](#) ZONING CASE # Z2017244 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height on Lot 22, NCB 12830, located at 8222 Wurzbach Road. Staff and Zoning Commission recommend Approval.
- Z-13.** [17-5428](#) ZONING CASE # Z2017195 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of Lot 13 and Lot 14, Block 2, NCB 14702, located at 9545 Huebner Road. Staff recommends Approval, with Conditions. Zoning Commission recommends Denial, due to lack

of a motion.

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.