

City of San Antonio



AGENDA City Council A Session

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

Thursday, September 18, 2014

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. [14-2168](#) Invocation by Pastor Art Gonzales, Cornerstone Church, guest of Councilmember Joe Krier, District 9.

2. [14-2169](#) Pledge of Allegiance
3. [14-2170](#) Approval of Minutes for the Regular Meetings of August 6 - 7, 2014.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [14-2145](#) Consideration of the following ordinances related to the Fiscal Year 2015 Operating and Capital Budget and Tax Year 2014: [Sheryl Sculley, City Manager; Maria Villagomez, Director, Management and Budget]

NOTE: Items A, B, C and D must be voted on individually and in the following order as required by state statute and City Charter.

- 4A. [14-2146](#) An Ordinance adopting the Annual Consolidated Operating and Capital Budget for the City of San Antonio for Fiscal Year 2015; appropriating funds; authorizing personnel complements; approving the FY 2015 – FY 2019 5-Year Infrastructure Management Plan; approving the FY 2015 – FY 2020 6-Year Capital Improvements Program for the City of San Antonio; approving certain contracts; and providing for a one-time annuity increase for retirees and their beneficiaries and a revision to the City's contribution rate in connection with the Texas Municipal Retirement System.
- 4B. [14-2147](#) An Ordinance ratifying the adoption of the FY 2015 budget.
- 4C. [14-2148](#) An Ordinance setting the Ad Valorem Tax Rate for Maintenance and Operation (M&O) of the City of San Antonio at 35.419 cents per \$100 of taxable valuation for the tax year beginning on January 1, 2014 and ending on December 31, 2014.
- 4D. [14-2149](#) An Ordinance setting the Ad Valorem Tax Rate to pay the principal and interest on the funded debt of the City of San Antonio at 21.150 cents per \$100 of taxable valuation for the tax year beginning on January 1, 2014 and ending on December 31, 2014.
- 4E. [14-2151](#) An Ordinance establishing new fees and amending fees, as included within the Fiscal Year 2015 Budget, within the General Fund and

within the restricted funds of Airport Operating & Maintenance, Convention and Sports Facilities, Convention Visitors Bureau, Parking Operating and Maintenance and Solid Waste Operating and Maintenance; and amending the City Code of San Antonio, Texas to reflect such changes.

- 4F. [14-2152](#) An Ordinance carrying forward certain Fiscal Year 2014 funds; closing accounting records in certain funds; amending Departments and Funds prior appropriations; and appropriating certain capital project funds in accordance with Generally Accepted Accounting Principles.

CONSENT AGENDA

Capital Improvements

5. [14-1629](#) An Ordinance for the Frio City Road Sidewalk project accepting the lowest responsive bid and awarding a construction contract in the amount of \$2,617,258.34 to EZ-Bel Construction, LLC, a 2012-2017 Bond-funded Project, located in Council District 5, of this amount, \$16,000.00 will be reimbursed by San Antonio Water Systems for its work. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
6. [14-1693](#) An Ordinance for a Stormwater system at E. Sunshine Drive to Rosemont Drive, an Upper Woodlawn Drainage Project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$2,590,220.54, to San Antonio Constructors, Ltd., a 2012-2017 Bond funded Project, located in Council District 7, of this amount, \$119,482.15 will be reimbursed by San Antonio Water System for its work. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director Transportation and Capital Improvements]
7. [14-1754](#) An Ordinance for San Pedro Playhouse Phase III Permanent Ceiling Repairs project, authorizing a task order to a Job Order Contract in an amount not to exceed \$221,195.00 to Alpha Building Corporation, an FY 2014 Hotel Occupancy Tax Fund and General Fund funded Project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
8. [14-1760](#) An Ordinance accepting the lowest responsive bid and awarding a

construction contract for the Wurzbach Parkway: Skyplace Boulevard Extension Project in the amount of \$3,099,389.00 to Pronto Sandblasting & Coating & Oil Field Services, a General Obligation Funded Project, located in Council District 9 and 10, of the total contract amount, \$25,900 will be reimbursed by AT&T. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

9. [14-1852](#) An Ordinance, for Rental Car Wayfinding Signs, authorizing a task order to a Job Order Contract, in an amount not to exceed \$179,145.55 payable to Davila Construction, Inc for additional construction services, a Customer Facility Charge Fund funded project, located throughout the City. [Ed Belmares, Assistant City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
10. [14-1853](#) An Ordinance for the Upgrade Commercial Federal Inspection Station Facility, authorizing a task order to a Job Order Contract, in an amount not to exceed \$630,500.00, to Alpha Building Corporation, for Upgrade Commercial Federal Inspection Station Facility, a Airport Capital Improvements Funds Project, located Council District City-wide.[Ed Belmares, Assistant City Manager, Mike Frisbie, Director, Transportation and Capital Improvements]

Acquisition, Sale or Lease of Real Property

11. [14-1952](#) An Ordinance authorizing a five-year lease agreement with Nation Tours, Inc. d/b/a Segway Nation to lease 773 square feet from 260 E. Houston, located at street level within the Houston Street Parking Garage. [Carlos Contreras, Assistant City Manager; Jim Mery, Deputy Director, Center City Development]
12. [14-1727](#) An Ordinance authorizing the execution of an amendment and extension to an existing lease with the Free Trade Alliance of San Antonio at the International Center Building for additional square footage and for a five year term, respectively, located at 203 South Saint Mary's Street, in Council District 1 for an additional five-year period ending October 1, 2019. [Peter Zaroni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

Grant Applications and Awards

13. [14-1950](#) An Ordinance authorizing the submission of a grant renewal

application to the Centers for Disease Control and Prevention, National Center for Immunization and Respiratory Diseases for the Immunization and Vaccines for Children grant, funded by the U.S. Department of Health and Human Services and authorizing the acceptance of funds upon award in an amount up to \$2,522,097.00 for a term beginning January 1, 2015 and ending December 31, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

14. [14-1970](#) An Ordinance authorizing the acceptance of funds from the Centers for Disease Control and Prevention for the Sodium Reduction in Communities grant in an amount up to \$240,982.00 to support the Chronic Disease Program of the San Antonio Metropolitan Health District in implementing community-wide efforts to reduce sodium intake for the period beginning September 30, 2014 through September 29, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

Boards, Commissions and Committee Appointments

15. [14-2089](#) Appointing Applicants to the VIA Metropolitan Transit Authority (2 slots) for the remainder of unexpired terms of office to expire December 31, 2014. [Leticia M. Vacek, City Clerk]
16. [14-2091](#) 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) Appointing Lila G. Aguirre (District 8) to the City/County Joint Commission on Elderly Affairs.

B) Appointing Maria L. Alvarado (District 3) to the Zoning Commission.

Miscellaneous

17. [14-1966](#) An Ordinance approving the Fiscal Year 2015 Annual Audit Plan. [Kevin Barthold, City Auditor]

18. [14-1730](#) An Ordinance authorizing a contract with the Bexar County Elections Office for Election Services for the November 4, 2014 Special City Election to fill the Vacancy in Council District 2. [Leticia M. Vacek, City Clerk]
19. [14-1893](#) An Ordinance approving the Workforce Solutions Alamo Annual Operating Budget; and approving reappointments to the Workforce Solutions Alamo Board of Directors. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
20. [14-1969](#) An Ordinance authorizing an amendment to an agreement with Family Service Association which will provide the San Antonio Metropolitan Health District a cumulative amount up to \$96,860.00 for the provision of oral health services to Head Start enrollees for a term that commenced October 1, 2013 and terminates January 31, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]
21. [14-1945](#) 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 \$95,384.04 for the period October 1, 2014 through March 31, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]
22. [14-1931](#) An Ordinance authorizing the continuation of a sports license agreement with Southeast Apaches Football and Cheerleading Organization at Copernicus Park located in Council District 2 for a term of five years commencing on October 1, 2014, and ending on September 30, 2019. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
23. [14-1947](#) An Ordinance approving an increase to the San Antonio Housing Trust Finance Corporation loan for the Cevallos Lofts Apartment project from \$3,200,000 that was previously approved by City Council to an amount not to exceed \$3,700,000. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
24. [14-1871](#) A Public Hearing and consideration of an Ordinance authorizing a

20-year term extension for the Houston Street Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors and participating tax entities; and, amending the TIRZ Project and Finance Plans. [Peter Zaroni, Deputy City Manager; John Dugan, Planning and Community Development]

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.

25. [14-1910](#) A Resolution to initiate a comprehensive rezoning of properties located within the boundaries of SW Military Highway to the north; Pitluk Avenue to the south; New Laredo Highway to the east; and Quintana Road to the west, consistent with the West/Southwest Sector Plan.
- Z-1. [14-1904](#) ZONING CASE # Z2014150 HL (District 1): An Ordinance amending the Zoning District Boundary from “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property to “IDZ HL RIO-2 AHOD” Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products,

clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility on Lot 15, Block 1, NCB 14164 located on a portion of 136 East Grayson Street. Staff and Zoning Commission recommend approval.

- Z-2.** [14-1926](#) ZONING CASE # Z2014210 CD (District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 15, Block A, NCB 632 and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 16, Block A, NCB 632 located at 217 and 223 Cactus Street. Staff and Zoning Commission recommend approval with conditions.
- P-1.** [14-1919](#) PLAN AMENDMENT #14069 (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 a 16.102 acres out of Parcel 111, NCB 10879 located on a portion of the 7800 Block of Dave Erwin Drive from Regional Commercial to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014222)
- Z-3.** [14-1901](#) ZONING CASE # Z2014222 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District (the Historic District boundaries remaining unchanged) on 16.102 acres out of Parcel 111, NCB 10879 located on a portion of the 7800 Block of Dave Erwin Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14069)
- Z-4.** [14-1902](#) ZONING CASE # Z2014221 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation

Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial School of Aerospace Medicine Historic Airport Hazard Overlay District (the Historic District boundaries remaining unchanged) on 81.221 acres out of Parcel 111, NCB 10879 located on portions of the 2400 - 2600 Blocks of Southeast Military Drive, the 2400 Block of Sidney Brooks, and the 7800-7900 Blocks of Dave Erwin Drive. Staff and Zoning Commission recommend approval.

- Z-5.** [14-1909](#) ZONING CASE # Z2014216 (District 4): 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 the north 443 feet of Lot 19, Block 6, NCB 8779 located at 3315 Southwest Military Drive. Staff and Zoning Commission recommend approval.
- P-2.** [14-1779](#) PLAN AMENDMENT #14065 (District 5): An Ordinance amending the future land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.7807 of an acre of land, being Lot 13, Block 2, and NCB 11306 located in the 1400 Block of Thompson Place from Medium Density Residential land use to Community Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014203)
- Z-6.** [14-1927](#) ZONING CASE # Z2014203 (District 5): 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 Lot 13, Block 2, NCB 11306 located on a portion of the 1400 Block of Thompson Place. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14065)
- Z-7.** [14-1929](#) ZONING CASE # Z2014088 CD (District 7): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts

Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 0.165 of an acre out of Lot 1, NCB 13856 located on a portion of 4623 Fredericksburg Road. Staff and Zoning Commission recommend approval with one condition. Hours of operations shall not be permitted before 9:00 a.m. or after 6:00 p.m. Monday thru Friday

- Z-8.** [14-1912](#) ZONING CASE # Z2014251 S ERZD (District 8): An Ordinance amending the Zoning District Boundary from "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 S ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 4.406 acres out of Lots 4 & 5, Block 3, NCB 17843 located on a portion of the 14400 Block of Huebner Road. Staff recommends approval. Zoning Commission recommendation pending the September 16, 2014 public hearing.
- P-3.** [14-1918](#) PLAN AMENDMENT # 14059 (District 9): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 15 and 18, Block 11, NCB 19216 located on a portion of the 20900 - 21000 Blocks of Gathering Oak from Rural Estate Tier land use to Regional Center land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014180 S ERZD)
- Z-9.** [14-1940](#) ZONING CASE # Z2014180 S ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility on Lots 15 and 18, Block 11, NCB 19216 located on a portion of the 20900 - 21000 Blocks of Gathering Oak. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14059)

- P-4.** [14-1880](#) PLAN AMENDMENT #14056 (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 5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705 located at 4980 Stahl Road and 14901 Durham Drive from Low Density Residential and Neighborhood Commercial to Community Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014195 S)
- Z-10.** [14-1914](#) ZONING CASE # Z2014195 S (District 10): 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 3.618 acres) and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (With Gasoline And Carwash) (on 1.841 acres) allowing a fence up to eight (8) feet in height along the western-most boundary of the 5.459 acre tract of land in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705 located at 4980 Stahl Road and 14901 Durham Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14056)

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.