

# City of San Antonio



## AGENDA City Council A Session

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

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**Thursday, April 16, 2015**

**9:00 AM**

**Municipal Plaza Building**

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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. [15-2486](#) Invocation by Pastor Manny Alaniz, Redeemer Presbyterian Church, guest of Councilmember Ray Lopez, District 6.

2. [15-2487](#) Pledge of Allegiance
3. [15-2485](#) Approval of Minutes for the Regular City Council Meetings of March 4 - 5, 2015.

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. [15-2467](#) 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 and consideration of a Resolution relating to the following topic: [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]
- 4A. **15-2611** A. Resolution on Local Control

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [15-2059](#) An Ordinance authorizing the City to utilize a cooperative contract with Open Text, Inc. to provide scanning and indexing services of documents for a total cost of \$312,000.00, funded from the Development Services Department adopted budget approved by Council. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [15-2096](#) An Ordinance authorizing the City to utilize a cooperative contract with Open Text, Inc. to provide scanning and indexing services of documents for a total cost of \$100,000.00, funded with the Storm Water Regional Facilities Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [15-2166](#) An Ordinance accepting the offer from Mulder Fire Protection, Inc. to provide fire sprinkler inspections and maintenance for the Alamodome for an estimated annual cost of \$77,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
8. [15-2303](#) An Ordinance awarding a contract to Friesenhahn Paving LLC for a

Labor and Materials Contract for Asphalt Work in San Antonio parks on an as needed basis for an estimated total amount for three years of \$1,058,480.00 and in accordance with the annual adopted budget approved by City Council. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

### Capital Improvements

9.     [15-1581](#)     An Ordinance for the construction of Sapphire Drive and Flora Mae Drive, a 2012-2017 General Obligation Bond funded Project, located in Council District 2, including (1) additive alternate and accepting the lowest responsive bid, awarding a construction contract in the amount of \$5,022,910.97 to E-Z Bel Construction, LLC, of which \$1,389,450.46 will be reimbursed by San Antonio Water Systems (SAWS) and \$278,391.20 will be reimbursed by CPS. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director Transportation & Capital Improvements Department]
  
10.    [15-1899](#)     An Ordinance for Mountain View Estates Phase III Drainage, 2012-2017 Bond funded project, located in Council District 6, accepting the lowest responsive bid and awarding a construction contract, including two additive alternates, in an amount not to exceed \$2,676,476.10 payable to R.L. Jones LP, of which \$113,588.50 will be reimbursed by San Antonio Water Systems (SAWS) and \$35,391.25 will be reimbursed by CPS Energy and amending the FY 2015-2020 Capital Improvement Budget to allocate \$400,000.00 in 2012-2017 General Obligation Bond funds to the Mountain View Estate Phase III Drainage Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
11.    [15-1946](#)     An Ordinance for the Peggy Drive Extension Project, a 2012-2017 Bond Program funded project, located in Council District 2, authorizing the execution of a Utility Relocation Agreement in an amount not to exceed \$1,021,959.00 payable to Koch Pipeline Company, L.P. to relocate gas pipelines that will conflict with this capital project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
12.    [15-2016](#)     Consideration of the following two items related to the Greater Mission Recreational Facility, a 2012-2017 Bond Program funded project, located in Council District 3: [Peter Zanoni, Deputy City

Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

- 12A. [15-2507](#) An Ordinance authorizing the execution of a Funding Agreement with the YMCA of Greater San Antonio in an amount not to exceed \$2,500,000.00 for the design and construction of a 15,000 square foot or larger recreational facility, located in Council District 3.
- 12B. [15-2508](#) An Ordinance authorizing the execution of a 50 year ground lease for \$1.00 per year with the YMCA of Greater San Antonio for a parcel generally located at 3100 Roosevelt Avenue, the former Mission Drive -In.

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

13. [15-2307](#) An Ordinance authorizing a Lease Agreement with the San Antonio Tennis Association for use of McFarlin Tennis Center for office space and tennis courts for the purpose of providing on-going tennis programs, tournaments and related recreational services to the community. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
14. [15-2329](#) Consideration of the following two items related to the wireless tower at San Antonio International Airport: [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]
- 14A. [15-2480](#) An Ordinance declaring the existing wireless tower, built and owned by AT&T, as surplus to the needs of the City and authorizing the demolition of the structure.
- 14B. [15-2481](#) An Ordinance authorizing a lease agreement with New Cingular Wireless, PCS, LLC, (AT&T) for the collocation of wireless antenna facilities on the newly constructed Verizon communications tower, and authorizing the Aviation Director to terminate the existing Standard Tower lease agreement with AT&T.

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

15. [14-3020](#) An Ordinance approving the submission of grant applications to the U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration for the Bexar Cares Program and acceptance upon award of amounts up to \$998,061.00 for the

period September 30, 2014 through September 29, 2015 and \$995,868.00 for the period September 30, 2015 through September 29, 2016; authorizing budgets, including in-kind matches up to \$332,687.00 for the 2014-2015 Grant Year and up to \$331,956.00 for 2015-2016 Grant Year, and a personnel complement; authorizing service provider contracts with the Center for Health Care Services in amounts up to \$906,364.00 for the 2014-2015 Grant Year and \$903,173.00 for the 2015-2016 Grant Year; and associated amendments [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

16. [15-1850](#) An Ordinance for the Northeast Corridor Enhancement Grant program approved in the FY 2015 General Fund Budget authorizing City staff to execute contracts administered as part of the program. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

#### **Boards, Commissions and Committee Appointments**

17. [15-2296](#) An Ordinance appointing members to the Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) for the Mayor and odd number City Council District appointments for a two year term from June 1, 2015 through May 31, 2017. [Peter Zanoni, Deputy City Manager; Kathy Bruck, CEO, Pre-K 4 SA]

#### **Miscellaneous**

18. [15-2348](#) An Ordinance authorizing a Joint Use Agreement with Sports, Outdoor and Recreation Park to authorize the construction of a "safe house" at the Fire Training Academy for educating citizens about fire safety practices; and authorizing the acceptance of the donation of the "safe house" upon completion. [Erik J. Walsh, Deputy City Manager; Charles Hood, Fire Chief]
19. [15-2214](#) A Public Hearing and consideration of an Ordinance authorizing an amendment of the Tax Increment Reinvestment Zone (TIRZ) 16, Brooks City-Base, Project and Finance Plans, Development Agreement, and related documents to reallocate the remaining \$5,105,153.64 2008, 2010, and 2012 Certificates of Obligation proceeds from South New Braunfels, Challenger Drive and Inner Circle Drive to Dave Erwin Drive. [Peter Zanoni, Deputy City

Manager; John Dugan, Director, Planning and Community Development]

20. [15-2284](#) An Ordinance authorizing the reprogramming of Community Development Block Grant program funds in the amount of \$1,425,274.72 available from FY 2009-2015 from city-wide project completions and cancelled activities to the Palo Alto Apartments project in the amount of \$600,000.00, Pedestrian Safety Improvements in the amount of \$500,000.00, Green and Healthy Homes Initiative in the amount of \$200,274.72 and Habitat for Humanity in the amount of \$125,000.00; substantially amending the FY 2015 Annual Action Plan/Budget; and establishing a Revolving Fund with the Neighborhood Stabilization Program Land Bank sale proceeds. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
21. [15-2310](#) A Resolution authorizing the amendment of Resolution No. 2015-02-12-0008R to comply with the Texas Department of Housing and Community Affairs 4% Housing Tax Credit Award Program for the Palo Alto Apartments, an approximately \$39.3 million affordable multi-family rental housing development located on the southwest corner of Loop 410 and Highway 16. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
22. [15-2311](#) An Ordinance authorizing an amendment to and extension of the contract with United Road Towing, Inc. for the operation and maintenance of the Growdon Road Vehicle Storage Facility and an extension of the contract with United Road Towing, Inc. for the auction of abandoned vehicles. [Erik Walsh, Deputy City Manager; Anthony Trevino, Interim Police Chief]

### City Manager's Report

23. [15-2509](#) City Manager's Report  
A. Historic Preservation Month

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

- A. [15-2600](#) Deliberate the purchase, exchange, lease or value of real property relating to the Weston Urban and Frost Bank Project Proposal and

discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.**

24. [15-2460](#) Alcohol Variance # AV2015001(District 3): An Ordinance granting a variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1) and 4-6(c)(3) of the City Code and authorizing the sale of alcoholic beverages on Lots 23, Block 1, NCB 10934 located at 2627 SE Military Highway, Suite 105 for on premise consumption within three-hundred (300) feet of the Seidel Learning Center, a public educational institution located in the San Antonio Independent School District in Council District 3. (Continued from April 2, 2015)
25. [15-2461](#) Alcohol Variance # AV2015002 (District 3): An Ordinance granting a variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1) and 4-6(c)(3) of the City Code and authorizing the sale of alcoholic beverages on Lots 23, Block 1, NCB 10934 located at 2623 SE Military Highway for on premise consumption within three-hundred (300) feet of the Seidel Learning Center, a public educational institution located in the San Antonio Independent School District in Council District 3. (Continued from April 2, 2015)
- Z-1. [15-2189](#) ZONING CASE # Z2014233 S (District 1): An Ordinance amending the Zoning District Boundary from "HS H C-3R AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week on 0.062 of an acre out of NCB 903 located at 318 Martinez Street. Staff and Zoning Commission recommend Approval.
- Z-2. [15-2230](#) ZONING CASE # Z2015111 HL (District 1): An Ordinance amending

the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on the West 55 feet of the East 60 feet of Lots 15 and 16, Block D, NCB 2557 located at 227 Daniel Street. Staff and Zoning Commission recommend Approval.

- Z-3.** [15-2334](#) ZONING CASE # Z2015115 S (District 2): An Ordinance amending the Zoning District Boundary from "L" Light Industrial District to "L S" Light Industrial District with a Specific Use Authorization for Manufactured Home/Oversized Vehicle Sales, Service or Storage on Lot 2, Block 1, NCB 17295 located at 1620 SE Loop 410. Staff and Zoning Commission recommend Approval.
- Z-4.** [15-2335](#) ZONING CASE # Z2015117 (District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 4, Block 2, NCB 13858 located at 9714 Heidelberg Street. Staff and Zoning Commission recommend Approval.
- P-1.** [15-2246](#) PLAN AMENDMENT #15027 (District 3): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 25.678 acres of land out of NCB 10915, located at the Southeast corner of Southton Road and Shane Road from "Country Tier" land use to "Suburban Tier" land use. Staff and Planning Commission recommend Approval.  
(Associated Zoning Case # Z2015122)
- Z-5.** [15-2362](#) ZONING CASE # Z2015122 (District 3): An Ordinance amending the Zoning District Boundary from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "C-2NA AHOD" Commercial Airport Hazard Overlay District on a 25.678 acre parcel of land out of NCB 10915.10290 Southton Road. Staff and Zoning Commission recommend Approval pending Plan Amendment. (Associated Plan Amendment 15027)
- P-2.** [15-2232](#) PLAN AMENDMENT #15023 (District 6): 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 30.696 acres of land being Lot 1, Block 3 in NCB 17242, located at the Southeast intersection of Potranco Road and Ingram Road from "Suburban Tier" land use to "General Urban Tier" land use. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015100)

- Z-6.** [15-2191](#) ZONING CASE # Z2015100 (District 6): 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 1, Block 3, NCB 17242 located on a portion of the 7300 Block of Potranco Road. Staff and Zoning Commission recommend Approval pending Plan Amendment. (Associated Plan Amendment 15023)
- Z-7.** [15-2194](#) ZONING CASE # Z2015116 (District 6): An Ordinance amending the Zoning District Boundary from "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-1" Light Commercial District on the North 130 feet of Lot 1, Block 1, NCB 18861 located at 9775 Culebra Road. Staff and Zoning Commission recommend Approval.
- Z-8.** [15-2462](#) 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 2, 2015)
- Z-9.** [15-2229](#) 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.
- Z-10.** [15-2361](#) ZONING CASE # Z2015113 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District to "C-3 CD GC-1 MLOD MSAO-1" General Commercial Hill Country Gateway Corridor

Military Lighting Overlay Military Sound Attenuation Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 16.61 acres out of NCB 18336 and NCB 35733. 20985 and 21105 West Interstate Highway 10. Staff and Zoning Commission recommend Approval.

**P-3.** [15-2228](#) PLAN AMENDMENT #15013 (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 approximately 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road from "Medium Density Residential" land use to "Mixed Use" land use. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015069)

**Z-11.** [15-2225](#) ZONING CASE # Z2015069 CD S (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD S AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Athletic Field and a Specific Use Authorization for Meeting Facilities on a 2.409 acre tract of land out of NCB 15688 located at 4512 and 4516 Stahl Road. 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.