

City of San Antonio



AGENDA City Council A Session

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

Thursday, October 15, 2015

9:00 AM

Municipal Plaza Building

The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

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

Citizens may appear before the City Council to speak for or against any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

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

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. [15-5216](#) Invocation by The Very Reverend Tony Vilano, JCL, San Fernando Cathedral, guest of Councilmember Roberto Treviño, District 1.

2. [15-5217](#) Pledge of Allegiance
3. [15-5218](#) Approval of Minutes for the City Council Budget Work Session of September 8, 2015 and the Regular City Council Meetings of September 9 - 10, 2015.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [15-4529](#) An Ordinance authorizing the declaration as surplus and conveyance of 19 City owned real property interests, located in City Council District 1 along or near the existing San Pedro Creek, to the San Antonio River Authority. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [15-4831](#) An Ordinance authorizing a contract with Xerox Corporation to provide City Departments with leased multi function devices for an estimated cost of \$1,100,000.00 annually, with all expenditures in accordance with the City's adopted budget approved by City Council and no funds encumbered at this time. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [15-4802](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,110,000.00: (A) San Antonio Belting & Pulley Co., Inc. for hydraulic, air, water, fuel, & industrial hose & fittings, (B) Paradigm Traffic Systems, Inc. for type 170E controller assemblies & equipment, (C) Southwest Companies LTD. d/b/a Southwest Wheel and Genuine Parts Company for medium & heavy truck trailer drum & brake parts, (D) Deccan International, Inc. for Deccan computer aided dispatch (CAD) component maintenance and support to include additional software licenses, and (E) US Digital Designs, Inc. for fire station alerting system (FSAS) maintenance & support to include future build-out upgrades and computer aided dispatch (CAD) system component maintenance & support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

7. [15-4498](#) An Ordinance in partnership with Bexar County for the Menger Creek Drainage Project awarding a construction contract including ten additive alternates to EZ-Bel Construction, LLC. in the amount of \$7,407,861.70, of which \$845,751.00 will be reimbursed by San Antonio Water Systems and \$49,905.00 will be reimbursed by CPS Energy, and amending the interlocal agreement with Bexar County to accept \$2,800,000.00 from the Bexar County Flood Control Program, a 2012-2017 Bond-funded Project, located in Council District 2. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director Transportation and Capital Improvements]

8. [15-4847](#) An Ordinance for the Cupples Road Project (Merida Street to Castroville Road) awarding a construction contract in the amount of \$6,313,852.35 to Jordan Foster Construction of which \$1,224,677.00 will be reimbursed by San Antonio Water Systems and \$1,648,422.50 will be reimbursed by CPS Energy, a 2012-2017 Bond-funded project, located in Council District 5. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

9. [15-5123](#) An Ordinance for the Convention Center Garage Improvements, a FY 2016 Parking Improvement Contingency funded project located in Council District 1, authorizing a task order to a Job Order Contract with Jamail and Smith Construction an amount not to exceed \$259,475.40. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

10. [15-5128](#) An Ordinance authorizing the Second Amendment to the River Walk Lease Agreement with Riverton Suites, Ltd., d/b/a Hotel Contessa to extend the lease agreement term through November 31, 2020 and revise the lease rate calculation. [Lori Houston, Assistant City Manager and Acting Director; Center City Development & Operations]

City Code Amendments

11. [15-5132](#) Consideration of items related to parking programs at the San Antonio International Airport: [Carlos J. Contreras III, Assistant City Manager;

Frank Miller, Director, Aviation]

- 11A. [15-5311](#) An Ordinance authorizing a new frequent parking program in the Parking Garage of the San Antonio International Airport.
- 11B. [15-5312](#) An Ordinance authorizing the Aviation Director or his designee to set the rate for pilot parking programs for customers for up to 12 months.

Boards, Commissions and Committee Appointments

12. [15-5230](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, 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 Melanie A. Tawil (District 7) to the Small Business Advocacy Committee.

B) Reappointing Guadalupe G. Ochoa (District 5) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2016.

Miscellaneous

13. [15-5330](#) An Ordinance amending the adopted Fiscal Year 2016 General Fund Budget and increasing appropriations in several city departments. (Maria Villagomez, Assistant City Manager; Chad Tustison, Interim Budget Director)
14. [15-5332](#) An Ordinance authorizing a Cooperative Agreement with the Texas General Land Office and Alamo Endowment Board, regarding development of a Master Plan for the Alamo Historic District and the Alamo Complex located in Council District 1. [Lori Houston, Assistant City Manager; Director, Center City Development & Operations Department]
15. [15-5310](#) An Ordinance authorizing the settlement of a lawsuit styled Anthony Ortega, et al v. City of San Antonio, Cause No. 2013-CI-15116 pending in the State District Court, Bexar County in the amount of \$245,000.00 from the Self-Insured Liability Fund. [Martha G. Sepeda,

Acting City Attorney]

16. [15-4708](#) An Ordinance authorizing the execution of a one-year Professional Services Agreement with San Antonio Sports to assist the San Antonio Convention and Visitors Bureau in the solicitation of select amateur regional, national and international sporting events for a total amount not to exceed \$250,000.00. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]
17. [15-4711](#) An Ordinance authorizing a three-year Professional Services Agreement with The Experience Institute for research services for San Antonio's Tourism and Meeting Industry in a total amount not to exceed \$124,800.00. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]
18. [15-5063](#) An Ordinance approving the proposed FY 2016 Budget, and Amended and Restated Bylaws for the San Antonio Economic Development Corporation. [Lori Houston, Assistant City Manager; Rene Dominguez, Director, Economic Development]
19. [15-5134](#) Public Hearing and an Ordinance approving amendments to the Houston Street Tax Increment Reinvestment Zone #9 (TIRZ) Project and Finance Plans, to include participation in the TIRZ by the City of San Antonio and Bexar County, funding by the TIRZ of City and Bexar County Projects within the TIRZ, boundary and term extension of the TIRZ and authorizing the execution of an Interlocal Agreement with Bexar County. [Peter Zanoni, Deputy City Manager, John Dugan, Director, Planning and Community Development]
20. [15-4859](#) An Ordinance authorizing the voluntary annexation of approximately 36.123 acres on County Block 2915, located at 5710 East Evans Road, as requested by Fair Oaks Mosaic TBY, LLC. [Peter Zanoni, Deputy City Manager, John Dugan, Director, Planning and Community Development]
21. [15-4909](#) A Resolution to proceed with landmark designation for 1201 S Flores located in Council District 1. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]
22. [15-5166](#) Consideration of the following in connection with the refinancing of certain Industrial Development Authority bonds: [Ben Gorzell, Jr.,

Chief Financial Officer; Troy Elliott, Director of Finance]

At this time, the City Council of the City of San Antonio will recess and convene as the Board of Directors of the City of San Antonio, Industrial Development Authority to consider the following:

- 22A.** [15-5321](#) A Resolution authorizing the issuance of \$7,300,000 “City of San Antonio Industrial Development Authority Tax-Exempt Revenue Refunding Bonds (Tindall Corporation Refunding Project), Series 2015A”, and \$1,300,000 “City of San Antonio Industrial Development Authority Taxable Revenue Refunding Bonds (Tindall Corporation Refunding Project), Series 2015B” to refund certain outstanding bonds issued in 2008 to finance a manufacturing facility located in the City of San Antonio for the Tindall Corporation (a South Carolina Corporation); authorizing the execution of a Loan Agreement and an Indenture of Trust; authorizing the redemption of such outstanding bonds; and approving other matters in connection therewith.

At this time, the Board of Directors of the City of San Antonio, Texas Industrial Development Authority will adjourn and the City Council of the City of San Antonio will reconvene and consider the following:

- 22B.** [15-5322](#) A Resolution approving the issuance of \$7,300,000 “Tax-Exempt Revenue Refunding Bonds (Tindall Corporation Refunding Project), Series 2015A”, and \$1,300,000 “Taxable Revenue Refunding Bonds (Tindall Corporation Refunding Project), Series 2015B” by the City of San Antonio Industrial Development Authority for the Tindall Corporation, a South Carolina Corporation, and approving other matters related thereto.

City Manager's Report

- 23.** **15-5382** A. Solid Waste Department Update
B. Center City Development 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.** [15-5072](#) ZONING CASE # Z2015261 CD (Council District 2): An Ordinance

amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on 0.2032 acres out of NCB 1264, located at 630 East Carson Street. Staff recommends Approval. Zoning Commission recommends Denial.

- Z-2.** [15-5077](#) ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff and Zoning Commission recommend Approval.
- P-1.** [15-4598](#) PLAN AMENDMENT # 15071 (Council 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 283.27 acres of land out of CB 4006, located in the 16700 Block of South US Highway 281, from "County Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015254)
- Z-3.** [15-5065](#) ZONING CASE # Z2015254 (Council District 3): An Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located in the 16700 Block of South US Highway 281. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15071)
- P-2.** [15-4992](#) PLAN AMENDMENT # 15077 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.094 acres of land out of NCB 3975, located in the 200 Block of East Mitchell Street, from "Parks/Open Space" to "High Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015273)

- Z-4.** [15-5066](#) ZONING CASE # Z2015273 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District, "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.4552 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay on 0.6388 acres of land out of NCB 3975 located in the 200 Block of East Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15077)
- Z-5.** [15-5067](#) ZONING CASE # Z2015275 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 41.693 acres out of NCB 11166 located on a portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande. Staff and Zoning Commission recommend Approval.
- Z-6.** [15-5069](#) ZONING CASE # Z2015277 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District to "C-1 CD" Light Commercial District with Conditional Use for Auto Sales on Lot 22 and 23, NCB 10849, located at 2812 and 2814 South W.W. White Road. Staff and Zoning Commission recommend Approval.
- Z-7.** [15-4722](#) ZONING CASE # Z2015262 (Council District 4): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land

out of NCB 14552, generally located South of Loop 410 on State Highway 16 South. Staff and Zoning Commission recommend Approval.

- Z-8.** [15-5068](#) ZONING CASE # Z2015276 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Convenience Store with Carwash and Gasoline on Lot 54, Block 179, NCB 18296, located at 13323 Culebra Road. Staff and Zoning Commission recommend Approval.
- Z-9.** [15-5070](#) ZONING CASE # Z2015278 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 18, Block 2, NCB 15587, located at 7011 West Plaza. Staff and Zoning Commission recommend Approval.
- Z-10.** [15-5071](#) ZONING CASE # Z2015280 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 27, Block 48, NCB 15382 located at 8303 West Military Drive. Staff and Zoning Commission recommend Approval.
- Z-11.** [15-5076](#) ZONING CASE # Z2015114 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-18 MSAO-1 MLOD-1" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-18 GC-1 MSAO-1 MLOD-1" Limited Density

Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff and Zoning Commission recommend Approval.

- P-3.** [15-4977](#) PLAN AMENDMENT # 15069 (Council District 9/ ETJ): 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 approximately 18.977 acres out of CB 4926 located in the 25500 Block of Overlook Parkway, from "Suburban Tier" to "General Urban Tier." Staff and Planning Commission recommend Approval. (No Associated Zoning Case)
- P-4.** [15-4969](#) PLAN AMENDMENT #15021 (Council 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 15.531 acres of land out of NCB 14945 generally located at the Southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway from "Mixed Use" to "High Density Residential" and "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015095) (Continued from September 3, 2015)
- Z-12.** [15-4970](#) ZONING CASE # Z2015095 (Council District 10): An Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres out of NCB 14945 and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres out of NCB 14945 located on a portion of the 5300 Block of Thousand Oaks Boulevard. Staff and Zoning Commission recommend approval pending Plan Amendment. (Associated Plan Amendment 15021) (Continued from September 3, 2015)
- P-5.** [15-4525](#) PLAN AMENDMENT # 15049 (Council District 10/ETJ): 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 36.123 acres out of CB 4915 and CB 4917 generally located in the 5710 Block of East Evans Road from "Country Tier" to "Suburban Tier." Staff and Planning

Commission recommend Approval. (Associated Zoning Case Z2015200 ERZD)

- Z-13.** [15-4906](#) ZONING CASE # Z2015200 ERZD (Council District 10): An Ordinance adopting the Zoning District Boundary "PUD R-6 AHOD ERZD" Planned Unit Development Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District for newly annexed property on 36.123 acres of land out of CB 4915 and CB 4917 located at 5710 East Evans Road. Staff and Zoning Commission recommend Approval.
- P-6.** [15-4937](#) PLAN AMENDMENT # 15068 (Council District 10/ETJ): 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 approximately 35.739 acres out of CB 4864, generally located in the 27100 Block of North US Highway 281 from "Suburban Tier" to "General Urban Tier." Staff and Planning Commission recommend Approval. (No Associated Zoning Case)

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.