

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, March 3, 2016

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. [16-1964](#) Invocation by Keely Petty, Pastor, Bethel International Christian Fellowship, guest of Councilmember Alan E. Warrick, II, District 2.

2. [16-1965](#) Pledge of Allegiance
3. [16-1966](#) Approval of Minutes for the Regular City Council Meetings of January 13 - 14, 2016.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [16-1473](#) An Ordinance authorizing a contract with Pozzi Enterprises, Inc. d/b/a Border Construction Services to provide natural creekway maintenance services along approximately 30 miles of Leon and Salado Creeks and 50 miles of tributary creeks located throughout the City for an estimated amount of \$1,086,096.00 annually, funded from the Storm Water Operations Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
5. [16-1464](#) An Ordinance accepting the bid from Gulf Coast Paper Company to provide City departments with trash liners for an estimated cost of \$335,000.00 annually, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [16-1455](#) An Ordinance accepting the offer from Siddons-Martin Emergency Group, LLC to provide the San Antonio Fire Department with one additional water tanker/tender truck for a total cost of \$238,636.00, funded from the FY2016 Adopted Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [16-1259](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$256,000.00: (A) Metro Fire Apparatus Specialists, Inc. for Akron, Elkhart and Task Force Tips parts and repair services, (B) Fleetwash, Inc. for service truck/vehicle washing, and (C) L.E.A.D.S Online, LLC for Amendment II to the contract for online database agreement. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

8. [16-1428](#) An Ordinance for the \$8,677,549.15 36th Street Phase IIIB Project,

approving a CPS Energy driven change order in the increased amount of \$161,119.65 paid by CPS Energy and authorizing payment to Shannon Monk, an authorized 2012-2017 General Obligation and federally funded project, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Street Closures and Traffic Control Procedures

9. [16-1057](#) An Ordinance declaring as surplus an unimproved parcel of land located at 501 South Main Avenue in Council District 1 and authorizing its sale to 501 S Main St Ltd for a total of \$33,050.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Grant Applications and Awards

10. [16-1730](#) An Ordinance authorizing the submission of 17 grant renewal applications and the acceptance of funds upon award in an amount up to \$12,266,359.00 from the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District for the period July 1, 2016 through December 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]
11. [16-1787](#) An Ordinance authorizing a total of five agreements with AVANCE-San Antonio, Inc., Family Service Association, Parent Child Incorporated, and the South San Antonio ISD for the period of February 1, 2016 to January 31, 2017 for the provision of oral health services by the San Antonio Metropolitan Health District to Early Head Start and Head Start enrollees with options to renew for two additional one-year terms for a cumulative amount, inclusive of renewals, of up to \$399,000.00 and an in-kind match requirement in services totaling \$79,800.00. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Health Director]

City Code Amendments

12. [16-1893](#) An Ordinance amending chapter 13 of the City Code entitled “Food and Food Handlers” to adopt the new Texas Food Establishment Rules and to further revise the regulation of food establishments, and providing for penalties and publication. [Erik Walsh, Deputy City

Manager; Dr. Vincent R. Nathan, Interim Health Director]

13. [16-1863](#) An Ordinance amending Article I (General Provisions), Article IV (Horse-Drawn Carriages), Article V (Limousine Services), Article VI (Pedicab Services), Article VII (Tour and Charter Service) and Article VIII (Taxicabs) and adding Article III (Group Cycle Services) to Chapter 33 of the City Code of San Antonio, Texas, to amend the definitions, modify the procedures and regulations relating to operating permits, drivers permits and vehicles, allow for equine drawn carriages, modify certain fees, and to adopt rules and regulations for the operation of group cycles, with penalties for violations. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

Boards, Commissions and Committee Appointments

14. [16-1721](#) 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) Reappointing Timothy B. Cone (District 1) to the Historic and Design Review Commission.

B) Appointing Allison Picon (District 8) to the San Antonio Youth Commission.

C) Reappointing Carol L. Knapik (District 2) to the Tax Increment Reinvestment Zone No. 31 - Midtown.

D) Appointing Melanie Castillo (District 1) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

Miscellaneous

15. [16-1487](#) An Ordinance authorizing a second amendment to the funding agreement with Alamo Community College District to provide for funding an amount not to exceed \$5,070,426.00; the acceptance of a

\$500,000.00 grant from the Greehey Family Foundation; an Interlocal Agreement with Alamo Colleges and San Antonio Housing Authority for a \$600,000.00 Department of Housing and Urban Development Grant; and a Funding Agreement with the Inner City Tax Increment Reinvestment Zone Number Eleven Board of Directors and Alamo Colleges in an amount not to exceed \$950,000.00 for the planned renovations to the Good Samaritan Hospital Building to operate as a Veterans Outreach and Transition Center located on the 1600 block of Dakota street in Council District 2. [Lori Houston, Assistant City Manager, John Jacks, Interim Director, Center City Development and Operations]

16. [16-1833](#) An Ordinance rescheduling the City Council Meetings of March 16-17, 2016. [Leticia M. Vacek, City Clerk]
17. [16-1692](#) An Ordinance approving a local contribution in the amount of \$71,559.00 to the Events Trust Fund in anticipation of reimbursement of up to \$518,800.00 from the Texas State Comptroller Office for eligible expenses related to the 2016 Valero Alamo Bowl, authorizing the execution of a reimbursement Agreement with the San Antonio Bowl Association for reimbursement of conference fees totaling up to \$447,241.00, contingent upon State reimbursement, and authorizing payment upon the receipt of such funds from the Events Trust Fund. [Carlos Contreras, Assistant City Manager; Michal J. Sawaya, Director, Convention & Sports Facilities]
18. [16-1731](#) An Ordinance approving a local contribution in the amount of \$16,638.00 to the Events Trust Fund in anticipation of reimbursement of up to \$120,623.00 from the Texas State Comptroller Office for the 2016 U. S. Army All-American Bowl eligible expenses. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]
19. [16-1656](#) An Ordinance authorizing a three year contract with Arthur J. Gallagher & Co., dba Gallagher Benefits, in an amount up to \$395,000.00 per year to provide employee benefit consulting services for civilian, uniform and retirees. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]
20. [16-1631](#) An Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue up to \$18,000,000 in its Multifamily Housing

Revenue Bonds to finance a 252-unit multifamily affordable rental housing development located at 6010 Ray Ellison Drive in San Antonio, in Council District 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

21. [16-1494](#) An Ordinance authorizing the execution of three professional services agreements with Providence Commercial Real Estate Services, Inc., Peloton Real Estate Partners San Antonio, LLC and CBRE Inc. to provide real estate brokerage services on as needed basis in connection with acquisition, disposition or leasing of real estate for a term of two years with the option to renew for two additional one year extensions. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

City Manager's Report

22. [16-1967](#) City Manager's Report
A. Infrastructure Management Program Update
B. 9th Annual City Manager's Step Up To Wellness 5K Walk & Run

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.

23. [16-1861](#) ALCOHOL VARIANCE # AV2016003 (Council District 9): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6 (e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 10, Block 2, NCB 16332 located at 18866 Stone Oak Parkway Suite #105 for on-premise and off-premise consumption within three-hundred (300) feet of Cornerstone Christian School - Kinder Campus, a private education institution.
- P-1. [16-1512](#) PLAN AMENDMENT # 16019 (Council District 1): An Ordinance amending the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 14, Block 9, NCB

2020 located at 425 Cincinnati Avenue from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016071)

- Z-1.** [16-1715](#) ZONING CASE # Z2016071 (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation forwarded as Denial due to failed motion. (Associated Plan Amendment 16019)
- Z-2.** [16-1650](#) ZONING CASE # Z2016058 (Council District 1): An Ordinance amending the Zoning District Boundary from "H HS IDZ AHOD" Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Residential Mixed Uses to "IDZ H HS AHOD" Infill Development Zone King William Historic Significant Airport Hazard Overlay District with uses allowed in "RM-4" Residential Mixed District on Lot 11, Block 9, NCB 750 located at 306 East Johnson Street. Staff and Zoning Commission recommend Approval.
- Z-3.** [16-1888](#) ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2016)
- P-2.** [16-1533](#) PLAN AMENDMENT # 16014 (Council District 2): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 96.23 acres of land out of NCB 12886, located at 1178, 1520, & 1542 SE Loop 410 from "Community Commercial," "Urban Living," "Parks/Open Space" and "Agricultural" to "Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016045)

- Z-4.** [16-1704](#) ZONING CASE # Z2016045 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 96.23 acres of land out of NCB 12886 located at 1178, 1520, and 1542 Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16014)
- Z-5.** [16-1545](#) ZONING CASE # Z2016054 HL (Council District 2): 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 Lot 11, Block 1, NCB 1396 located at 119 Dreiss Street. Staff and Zoning Commission recommend Approval.
- Z-6.** [16-1705](#) ZONING CASE # Z2016069 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ RIO-1" Infill Development Zone River Improvement Overlay District and "R-4 RIO-1" Residential Single-Family River Improvement Overlay District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, the North 25-feet of Lot 6, the South 25-feet of the West 60-feet of Lot 6, the West 60-feet of Lot 7, and Lots 16, 17, 18, 19, and 901, Block 2, NCB 3081, generally located in the 200 Block of Catalpa Avenue and at 119, 127, 129, 131 and 133 Carnahan Street. Staff and Zoning Commission recommends Approval.
- Z-7.** [16-1711](#) ZONING CASE # Z2016048 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Pawn Shop on Lots 1 through 4, Block 16, NCB 1314 located at 1301 Lamar Street. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.
- Z-8.** [15-5436](#) ZONING CASE # Z2015290 HL (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD"

General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District and "C-3NA HL AHOD" General Commercial Nonalcoholic Sales Historic Landmark Airport Hazard Overlay District on Lot 7 & 8, Block 2, NCB 6112, located at 1912 and 1914 Guadalupe Street. Staff and Zoning Commission recommend Approval.

- Z-9.** [16-1540](#) ZONING CASE # Z2016053 HL (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lots 39 through 42, Block 8, NCB 8199 located at 4537 Monterey Street. Staff and Zoning Commission recommend Approval.
- P-3.** [16-1535](#) PLAN AMENDMENT # 16021 (Council 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 Lot P-66A, NCB 16115, located at the 6600 Block of Culebra Road from "General Urban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016079)
- Z-10.** [16-1707](#) ZONING CASE # Z2016079 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Electrical Component Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-66A, NCB 16115 located in the 6600 Block of Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16021)
- P-4.** [16-1534](#) PLAN AMENDMENT # 16020 (Council District 8): 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 Lot 9, Block 6, NCB 14848, located at 4700 Quarry Run from "Suburban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016075 S ERZD)

- Z-11.** [16-1710](#) ZONING CASE # Z2016075 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop on Lot 9, Block 6, NCB 14848, generally located at 4700 Quarry Run, southwest of the intersection of Quarry Run and University Oak. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16020)
- Z-12.** [16-1714](#) ZONING CASE # Z2016068 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District to "O-1.5 UC-1 MLOD-1 MSAO-1 AHOD" Mid-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-12, NCB 34725 located at 6912 Camp Bullis Road. Staff and Zoning Commission recommend Approval.
- P-5.** [15-6179](#) PLAN AMENDMENT # 16002 (Council 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 17.26 acres out of NCB 19218, generally located in the 20600 Block of Stone Oak Parkway at Vermeer from "Suburban Tier" to "General Urban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016012)
- Z-13.** [16-1709](#) ZONING CASE # Z2016012 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.26 acres of land out of NCB 19218 generally located in the 20600 Block of Stone Oak Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16002)

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.