

# 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 17, 2014**

**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. [14-881](#) Invocation by Reverend David Cervantez, Jefferson United Methodist Church, guest of Councilmember Cris Medina, District 7.

2. [14-882](#) Pledge of Allegiance
3. [14-883](#) Approval of Minutes for the February 19 - 20, 2014 City Council Meeting.

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

**CONSENT AGENDA**

**Purchase of Equipment and Supplies**

4. [14-598](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$545,000.00: (A) ARB Fire Protection for purchase, inspection & maintenance of fire extinguishers, (B) P & T Lawn Service for aviation grounds clearing & acreage shredding, (C) Potters Industries for aviation bonding glass beads and (D) Airbus Helicopters, Inc. f.k.a. American Eurocopter Corporation for helicopter parts, engines, and repairs. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

5. [14-425](#) An Ordinance accepting the lowest responsible bid and awarding a task order construction contract to San Antonio Concepts Construction, LLC, in an amount not to exceed \$802,680.00, of which \$8,625.00 will be reimbursed by San Antonio Water Systems, for the construction of American with Disabilities Act (ADA) sidewalk access ramps and sidewalk improvements related to Street Maintenance Program projects located City-wide, funded by the Advanced Transportation District Fund. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
6. [14-107](#) An Ordinance accepting the lowest responsive bid and awarding a task order contract for construction of the FY 2014 and FY 2015 Alley Maintenance Projects in an amount not-to-exceed \$2,752,764.58; authorizing payments, subject to the availability of funds, to FD Concrete, LLC; on Infrastructure Maintenance Program and Solid Waste Management funded project located City Wide; and of this amount, \$50,750.00 will be reimbursed by San Antonio Water

Systems. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

7. [14-185](#) An Ordinance authorizing execution of two Local Transportation Project Funding Agreements with Texas Department of Transportation authorizing TxDOT to enter and perform the construction, maintenance or other activities necessary to replace or rehabilitate the North Walters Roads at the Union Pacific Railroad Crossing Bridge structure and the Old Seguin Road at Salado Creek Bridge structure, and approving the use of the waived 10 percent matching funds for construction of the E. Commerce at Salado Street Bridge. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

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

8. [14-727](#) An Ordinance authorizing a Joint Use Agreement with Time Warner Cable Texas, LLC to allow access to buildings and property at Stinson Municipal Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]
9. [14-746](#) An Ordinance authorizing a five-year license agreement with Alamo Kiwanis Charities, Inc. for use of the Arneson River Theater for its annual presentation of "Fiesta Noche Del Rio". [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]
10. [14-321](#) An Ordinance authorizing the declaration as surplus and disposition of a 0.2000 acre unimproved property located at 10818 Lima Drive, NCB 11732 in Council District 9 and authorizing its sale to LDK Realty Investments, LLC for \$8,280.00. [Peter Zaroni, Deputy City Manager; Mike Etienne, EastPoint & Real Estate Services Office]
11. [14-770](#) An Ordinance authorizing the execution of a lease agreement with Martinez Street Women's Center for the Lockwood Park building at 801 N. Olive Street for a term of three years commencing on May 1, 2014, located in Council District 2. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
12. [14-711](#) Consideration of the following Ordinances associated with three conservation easements totaling 2,789 acres over the Edwards Aquifer

Recharge and Contributing Zones. [Peter Zanoni, Deputy City Manager; Mike Etienne, Officer, EastPoint & Real Estate Services Office]

- 12A. [14-884](#) An Ordinance authorizing payment in the amount of \$5,587,248.05 to Alamo Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on an 822-acre tract of land known as the McNeel Ranch located in Bexar and Medina Counties, Texas.
- 12B. [14-885](#) An Ordinance authorizing payment in the amount of \$2,384,678.82 to Garner Abstract and Land Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on a 645-acre tract of land known as the Cypress Roots Ranch located in Uvalde County, Texas.
- 12C. [14-886](#) An Ordinance authorizing payment in the amount of \$1,128,608.95 to Mission Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on a 1,322-acre tract of land known as the Urso Ranch located in Uvalde County, Texas.

#### Grant Applications and Awards

13. [14-651](#) An Ordinance authorizing the negotiation and execution an Economic Development Loan Agreement and related Parking License Agreement with Klabzuba Realty, LLC in the amount of \$750,000.00 to create up to 50 new jobs at the One Alamo Building; and provide 100 parking spaces to the City for the purpose of redevelopment of the East Commerce Corridor in Council District 1. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]
14. [14-717](#) An Ordinance authorizing the submission of a grant application in an amount up to \$1,182,945.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team Project; authorizing the acceptance of funds, upon award; authorizing an interlocal agreement between the City of San Antonio and the Bexar County Sheriff's Office related to the grant application; and approving a cash matching contribution of \$606,194.00 and an in-kind matching contribution of \$1,754,431.00. [Erik J. Walsh, Deputy City Manager; William McManus, Police Chief]

15. [14-747](#) An Ordinance authorizing the submission of an amended Head Start grant application to the U.S. Department of Health and Human Services and acceptance upon award of an amended amount up to \$22,090,151.00 for the period of February 1, 2014 – January 31, 2015; a budget, including an in-kind match of up to \$5,522,538.00, and a personnel complement for the Department of Human Services; and contract amendments for the purpose of allocating amended grant funding and implementing program improvements [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
16. [14-761](#) An Ordinance authorizing the submission of a grant application, and acceptance of funds upon award, from the Texas Department of Agriculture for up to \$999,789.50 to fund the 2014 Summer Food Service Program operated by the Parks and Recreation Department for the period of June 16, 2014, through August 15, 2014. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]
17. [14-731](#) Consideration of the following items related to Federal Aviation Administration grant applications for the San Antonio International Airport: [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]
- 17A. [14-889](#) An Ordinance authorizing the submission of a grant application and acceptance of funds for a Federal Aviation Administration Airport Improvement Program grant in an amount up to \$8,000,000.00 for the continuation of the Residential Acoustical Treatment Program.
- 17B. [14-890](#) An Ordinance authorizing the submission of a grant application and the acceptance of funds for a Federal Aviation Administration Airport Improvement Program grant in an amount up to \$22,800,000.00 for taxiway improvements.

#### City Code Amendments

18. [14-745](#) Consideration of the following actions related to the creation of a Residential Permit Parking Zone Program: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]
- 18A. [14-891](#) An Ordinance amending Chapter 19, “Motor Vehicles and Traffic” of

the City Code to create a new article XII entitled "Resident Only Parking Permits" to require permits for parking in certain areas during certain hours and days; establish penalties for violations; and provide for publication.

- 18B. [14-892](#) An Ordinance creating a residential permit parking zone on portions of Arsenal Street and City Street in Council District 1.

### Boards, Commissions and Committee Appointments

19. [14-811](#) Appointing Mark Tafolla (Community) and reappointing H. Norman Abramson (Aviation Industry), Mark R. Fessler (Business Community), Leslie A. Hobgood (Community), Maureen McCann (Community), Earl Jackson, Jr, (Federal Aviation Administration), George D. Alva (Taxicab Industry), Marco Barros (Travel & Tourism) and Roberto Trevino (Business Community) to the Airport Advisory Commission for the remainder of an unexpired terms of office to expire March 18, 2016; and appointing Tracy Huff (Aviation Industry) to the Airport Advisory Commission for the remainder of an unexpired term of office to expire March 18, 2015. [Leticia M. Vacek, City Clerk]
20. [14-815](#) An Ordinance appointing members to the Conservation Advisory Board for the remainder of unexpired terms of office to expire May 31, 2015; and waiving the City Code residency requirement in Chapter 2, Article IX, Sec. 2-529(b) for some members. [Leticia M. Vacek, City Clerk]

### Miscellaneous

21. [14-649](#) An Ordinance authorizing a professional services contract of up to \$51,700.00 with MGT of America, Inc. to provide the Information Technology Services Department with an IT Cost Allocation Model. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]
22. [14-786](#) An Ordinance approving an agreement with National Economic Research Associates, Inc. in an amount not to exceed \$750,000.00 to undertake a Disparity Causation Analysis Study. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

23. [14-678](#) An Ordinance authorizing a Chilled Water Contract with San Antonio Water Systems to provide chilled water service to the Alamodome for a period of five years with three five-year extensions at an estimated annual cost of \$1,820,000.00. [Ed Belmares, Assistant City Manager; Michael J. Sawaya, Convention & Sports Facilities]
24. [14-774](#) A Resolution adopting a City of San Antonio Education Policy Statement. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
25. [14-778](#) A Resolution supporting San Antonio area school districts and charter schools adoption of the Distinguished Level of Achievement Under the Foundation High School Program as a Default High School Graduation Path. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
26. [14-865](#) An Ordinance ratifying an amendment to and extension through December 31, 2014 of the professional services contract with MHBT Inc. to provide for consulting services related to (a) review, analysis and modeling of options for the health benefits provided to the City's uniformed police and fire employees and (b) assisting the City in the negotiations for a contract extension with United Healthcare Insurance Company; and increasing the total compensation to MHBT by \$250,000 to an amount up to \$300,000, to be funded from the Employee Benefits Fund. [Ben Gorzell, Chief Finance Officer; Joe Angelo, Chief Human Resources Officer]
27. [14-866](#) An Ordinance authorizing an amendment to the existing contract with United HealthCare Insurance Company, the City's Third Party Administrator for the City's self-funded medical plans, to extend the term of the contract for one additional year through Plan Year 2015; and amending the fee terms for Plan Year 2014 (current year) and Plan Year 2015 to increase the administrative credits and shared savings to the City, resulting in an estimated net fee paid to UHC of \$5.3 million in 2014 and \$4.6 million in 2015. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]
28. [14-868](#) An Ordinance ratifying additional services rendered by Bartel Associates, LLC, an actuarial firm, in the amount of \$25,000.00 on behalf of the Healthcare and Retirement Benefits Task Force. [Sheryl Sculley, City Manager; Maria Villagomez, Director, Office of

Management & Budget]

29. [14-768](#) An Ordinance authorizing Self-Monitoring Standards for the Parks and Recreation Department's youth recreation programs to comply with Texas Department of Family and Protective Services regulations. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]
30. [14-342](#) Consideration of the following items relating to delay claims associated with certain construction projects throughout the City: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
- 30A. [14-893](#) An Ordinance authorizing an agreement with Yantis Company in an amount up to \$514,357.04 for resolution of delay claims associated with the construction of 36th Street (US 90 to Growden), Walters Street, Jones Maltsberger (Redland Road to Thousand Oaks) and Indian Creek Channel Improvements Projects.
- 30B. [14-894](#) An Ordinance authorizing an agreement with E-Z Bel Construction, LLC, in an amount up to \$284,709.34 for resolution of delay claims associated with the construction of the Fort Sam Houston Transportation Project.
31. [14-691](#) An Ordinance authorizing an agreement with Yantis Company in an amount up to \$197,000.00 for resolution of delay claims associated with the 4/22 Runway Extension -- Phase III project at San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

*The City Council of San Antonio recesses and convenes as the City of San Antonio Industrial Development Authority to consider the following:*

32. [14-907](#) A Resolution approving the mandatory tender of certain outstanding bonds (LGC Building, Ltd. and KLN Steel Products Company, Ltd. Project); delegating authority to approve and execute certain documents and provide certain notices relating to remarketing the bonds; and other related matters. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

*The City of San Antonio Industrial Development Authority adjourns and the City Council of San Antonio reconvenes.*

33. [14-909](#) City Manager's Report  
A. Library Update  
B. Economic Development Update – Metro Foreign Investment Initiative

**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.** [14-642](#) ZONING CASE # Z2014112 (District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 34.5 acres out of Lot 15, NCB 15894 located on a portion of the 7200 Block of Woodlake Parkway. Staff and Zoning Commission recommend approval.
- Z-2.** [14-738](#) ZONING CASE # Z2014108 CD (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 a Conditional Use for Motor Vehicle Sales on the north 82.94 feet of Lots 11, 12 and 13, Block 4, NCB 1361 located at 626 and 630 North New Braunfels Avenue. Staff and Zoning Commission recommended approval with conditions.
- Z-3.** [14-718](#) ZONING CASE # Z2014102 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to "C-3 CD AHOD" General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Storage on Lot 1, Block 4, NCB 16927 located at 6110 Walzem Road. Staff and Zoning Commission recommend approval.
- Z-4.** [14-726](#) ZONING CASE # Z2014095 HL (District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 HL AHOD" Historic

Landmark Multi-Family Airport Hazard Overlay District on Lots 11 and 12, Block 35, NCB 3303 located at 544 Hammond Avenue. Staff and Zoning Commission recommend approval.

- P-1.**    [14-732](#)    PLAN AMENDMENT #14023 (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 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road from Low Density Residential land use to Mixed Use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014085)
- Z-5.**    [14-730](#)    ZONING CASE #Z2014085 (District 3): An Ordinance amending the Zoning District Boundary from "MH H RIO-4 AHOD" Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres, and allowing a fence up to eight (8) feet in height along the northern property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, all on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24 located at 1515 Mission Road. Staff recommends approval pending Plan Amendment. The Zoning Commission has twice held a public hearing and was unable to reach a majority vote; such action shall be deemed as a recommendation of denial. (Associated Plan Amendment Case # 14023)
- Z-6.**    [14-734](#)    ZONING CASE # Z2014049 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District

on Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas located on a portion of the 100 Block of San Juan Road. Staff and Zoning Commission recommend approval. (Continued from March 20, 2014)

- Z-7.** [14-715](#) ZONING CASE # Z2014113 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto - Parking and/or Storage - Long Term on Parcel 111A, NCB 11186 located at 2431 Navajo Street. Staff and Zoning Commission recommend approval.
- Z-8.** [14-744](#) ZONING CASE # Z2014100 CD (District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 1, NCB 11252 located at 7123 Somerset Road. Staff recommends approval. Zoning Commission recommends approval with conditions.
- Z-9.** [14-741](#) ZONING CASE #Z2014098 (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 29, Block 18, NCB 16528 located on 2423 Suzette Avenue. Staff and Zoning Commission recommend approval.
- Z-10.** [14-578](#) ZONING CASE # Z2014091CD (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 12 and 13, Block 1, NCB 14947 located at 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard). Staff recommends approval. The Zoning Commission twice held a public hearing and was unable to reach a majority vote; such action shall be deemed a recommendation of denial.

## 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.