

# City of San Antonio



## AGENDA City Council A Session

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

---

**Thursday, October 1, 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](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. [15-5141](#) Invocation by Pastor Phillip Walton, Evers Road Christian Church, guest of Councilmember Joe Krier District 9.

2. [15-5142](#) Pledge of Allegiance
3. [15-5143](#) Approval of Minutes for the City Council Budget Work Sessions of August 25 - 27, 2015.

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

**INDIVIDUAL ITEM FOR STAFF BRIEFING**

4. [15-5183](#) An Ordinance confirming the City Manager's appointment of William P. McManus as the Chief of Police of the City of San Antonio effective October 5, 2015. [Sheryl Sculley, City Manager]
5. [15-5188](#) A Briefing by the San Antonio Water System (SAWS) on High Bill Inquiries. [Robert R. Puente, SAWS President and Chief Executive Officer]

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

6. [15-4515](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,523,000.00: (A) FarrWest Environmental for hazmat suits for the San Antonio Fire Department, (B) Modern Edge, LLC d/b/a Automotive Discount Specialists for automobile & light duty truck window tinting services, (C) Red McCombs Motors, Ltd. for Toyota automotive parts & services, (D) TraStar Inc. for illuminated street signs, (E) Alm Holdings Corporation for Spanish language print & media materials, (F) Johnson Controls, Inc. for CSF Metasys Facility Management System, (G) Grande Truck Center for Autocar truck parts & service, (H) Doggett Freightliner of South Texas for Condor truck parts & service, (I) Selrico Services, Inc. for an amendment to the custodial services contract for San Antonio branch libraries to add a facility, (J) Dunbar Armored Inc. for an amendment to the armored car services contract to add three facilities, and (K) 3rd Generation Services, LLC d/b/a Ceiling Pro of San Antonio for an amendment to the custodial services contract for various city facilities to add nine facilities. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

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

7.     [15-4939](#)     An Ordinance authorizing the execution of a lease agreement with the Texas Department of State Health Services as lessor for 11,985 square feet of lab space out of building 533 to serve as the primary lab for the City's public health operations under the management of the San Antonio Metropolitan Health District, located at 2303 SE Military Drive in Council District 3 for the monthly rental amount of \$4,054.93 through March 31, 2016, escalating to \$5,300.01 per month during the last year, for a term ending March 31, 2034 and providing up to \$400,000.00 to reimburse the State of Texas for renovating the lab space. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Director, Health]

**Grant Applications and Awards**

8.     [15-3961](#)     An Ordinance awarding three City Council Project Fund grant allocations for the San Antonio Public Library Foundation Mayor's Summer Reading Program in an amount up to \$11,318.18; for Learn & Play Passes with The Doseum (formerly San Antonio Children's Museum) in an amount up to \$10,900.00; and for the Hidden Forest Elementary Track Project in an amount up to \$13,750.00. [Edward Benavides, Chief of Staff; Chris Callenen, Assistant to City Council]
  
9.     [15-4892](#)     An Ordinance authorizing the submission of a Head Start grant application to the U.S. Department of Health and Human Services and acceptance upon award of an amount up to \$22,090,151.00 for the period of February 1, 2016 – January 31, 2017, a budget of \$27,612,689.00, which includes an in-kind match of up to \$5,522,538.00, and a personnel complement of 92 positions for the Department of Human Services. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]
  
10.    [15-4899](#)     An Ordinance authorizing the submission of two Early Head Start grant applications to the U.S. Department of Health and Human Services and acceptance upon awards of an amount up to \$2,639,411.00 for the period of February 1, 2015 – July 31, 2016, a revised program budget of \$7,310,264.00, which includes an in-kind match of up to \$1,462,053.00, and a personnel complement of 19 positions for the Department of Human Services. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]

**Boards, Commissions and Committee Appointments**

11. [15-5080](#) 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 Jennifer V. Ramos (District 3) to the Mayor's Commission on the Status of Women.
- B) Appointing Suhail Arastu (Mayoral) to the San Antonio Arts Commission.
- C) Appointing Sofia Bahena (District 7) and reappointing Anita L. Fernandez (District 1) to the SA2020 Commission on Education.
- D) Reappointing Jo Ann Lopez (District 1) to the SA2020 Commission on Strengthening Family Well-being.
- E) Reappointing John W. Salmons, Jr. (District 6) to the San Antonio Housing Trust.
- F) Appointing Sofia-Rose Ramirez (District 3) and Allura J. Guerra (District 7) to the San Antonio Youth Commission.
- G) Appointing Melissa K. Mahan (District 3), Daniel T. Crowley (District 3), and Stephanie V. Vasquez (District 3) to the Tax Increment Reinvestment Zone No. 28 - Verano
- H) Reappointing Paul Stahl (District 7) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2016.

**Miscellaneous**

12. [15-5025](#) An Ordinance approving a local contribution in the amount of \$367,937.00 to the Events Trust Fund to qualify for reimbursement of eligible expenses in an amount up to \$2,667,539.00 related to the Seventh Day Adventist Church 2015 General Conference Session

event held at the Alamodome and Henry B. Gonzalez Convention Center from July 2 – 11, 2015. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

13. [15-4371](#) An Ordinance authorizing three-month extensions to the EMS Medical Control and Training Agreement and the EMS Medical Direction Agreement with the University of Texas Health Science Center at San Antonio in an amount up to \$503,311.79. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
14. [15-5050](#) An Ordinance authorizing a professional services contract with Aetna Life Insurance Company to provide or arrange health services for Medicare-eligible retirees and eligible dependents for a three year term beginning January 1, 2016 and ending December 31, 2018, with two renewal terms of one year each at the City's option, in an estimated annual cost of \$2.2 million. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]
15. [15-4574](#) An Ordinance amending the Regulatory Plan regarding fireworks sales within the South San Antonio Limited Purpose Annexation Areas. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
16. [15-4931](#) An Ordinance authorizing two standby professional services agreements for standby landfill compliance, environmental remediation and consulting services with Drash Consultants, LLC and Stearns, Conrad, and Schmidt, Consulting Engineers, Inc., with an initial term of one year with the option of two additional one-year renewal terms in an amount not to exceed \$165,000.00 annually for each firm, for various closed City landfills and other environmental compliance projects citywide, funded by the Solid Waste Operating and Maintenance Fund. [Peter Zanoni, Assistant City Manager, David W. McCary, Director, Solid Waste Management]

**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.**

17. [15-5008](#) Alcohol Variance # AV2015008 (Council District 10): 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 with conditions at up to six establishments on Lots 10-12, 24-27, NCB 17725 generally located at Jones Maltsberger and North Loop 1604 East for on and/or off-premise consumption for no more than six establishments total, including no more than two Grocery Stores or Convenience Stores, no more than one Wine Boutique, and no more than three restaurants within three-hundred feet of Great Hearts Academy Charter School, a public education institution located in the Northeast Independent School District.
- Z-1. [15-4463](#) ZONING CASE # Z2015004 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H S AHOD" Multi-Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935 located at 139 Cedar Street and 311 Pereida. Staff and Zoning Commission recommend Approval. (Continued from August 6, 2015)
- Z-2. [15-4886](#) ZONING CASE # Z2015266 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Wrecker Service to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8,9,10,11, and 12, Block 1, NCB 15732 located at 132, 136, 140, and 144 Remount Drive. Staff and Zoning Commission recommend Approval.
- Z-3. [15-4911](#) ZONING CASE # Z2015243 (Council District 2): An Ordinance

amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses not to exceed eighteen (18) units per acre on Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street. Staff and Zoning Commission recommend Approval.

- Z-4.** [15-4912](#) ZONING CASE # Z2015270 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Museum on 0.1485 acres out of NCB 3867 and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Non-Commercial parking Lot on 0.4501 acres out of NCB 3867, located at 1106, 1110, and 1112 East Mulberry Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** [15-4807](#) ZONING CASE # Z2015256 (Council District 3): An Ordinance amending the Zoning District Boundary from "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on approximately 2.060 acres of land out of NCB 10879, generally located at Interstate 37 and Southeast Military Drive. Staff and Zoning Commission recommend Approval.
- P-1.** [15-4852](#) PLAN AMENDMENT # 15074 (Council District 4): 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 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road from "Suburban Tier" to "Mixed Use Center" and to include "C-3" General Commercial District as a related zoning district for the "Mixed Use Center" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015264 S)
- Z-6.** [15-4883](#) ZONING CASE # Z2015264 S (Council District 4): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise



Office Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility on 5.026 acres of land out of NCB 15910 located at 9823 Marbach Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15074)

- Z-7.** [15-4910](#) ZONING CASE # Z2015199 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Approval. Zoning Commission motion failed and is forwarded as Denial.
- Z-8.** [15-4901](#) ZONING CASE # Z2015268 (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 P-83B, Block 53, NCB 15591 located at 7060 West Military Drive. Staff and Zoning Commission recommend Approval.
- Z-9.** [15-5120](#) ZONING CASE # Z2015259 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 25, Block 8, NCB 13959, located at 5410 Congo Lane. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from September 17, 2015)
- P-2.** [15-4853](#) PLAN AMENDMENT #15075 (Council District 7): An Ordinance amending the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.00 acre of land out of NCB 17971 located at 7719 Eckhert Road from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015265)
- Z-10.** [15-4884](#) ZONING CASE # Z2015265 CD (Council District 7): An Ordinance



amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office/Warehouse (Flex Space) on 1.00 acre of land out of NCB 17971 located at 7719 Eckhert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15075)

- Z-11.** [15-4905](#) ZONING CASE # Z2015269 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.410 acres of land out of NBC 11492 located at 2506 Bandera 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.