

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, November 3, 2016**

**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. [16-5628](#) Invocation by Pastor Kevin Nelson, Calvary Baptist Church, guest of Councilmember Alan E. Warrick, II, District 2.

2. [16-5629](#) Pledge of Allegiance
3. [16-5630](#) Approval of Minutes for the Regular City Council Meetings of September 28 - 29, 2016

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [16-5283](#) An Ordinance ratifying a contract with Pearson Education for the purchase of SAPD criminal investigation textbooks for a total cost of \$62,677.80, funded from the FY2017 Police Department Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [16-5274](#) An Ordinance accepting the offer from Kent Powersports to provide 11 replacement police motorcycles to the City's Police Department for a total cost of \$263,989.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [16-5277](#) An Ordinance authorizing contracts with Gateway Printing & Office Supply, Inc., OfficeSource, Ltd., Staples Contract & Commercial, Inc., Texas Wilson Office Furniture & Services, and Workplace Resource, LLC to provide the City with office furniture for an estimated cost of \$1,650,000.00 annually, funded from the FY2017 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [16-5196](#) An Ordinance authorizing an amendment to the contract for the NEOGOV talent management system, establishing annual unit prices for goods and services for an estimated annual cost of \$33,325.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

8. [16-4951](#) An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, of interest in land sufficient for

project purposes, of privately-owned real property located in NCB 17487, 10568, 12175 and 12174, for the E-19: Seguin Road to Nacogdoches Road Sanitary Sewer Project, located in Council District 2; declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

9. [16-5285](#) An Ordinance authorizing an one-year lease agreement with the United Services Organization, Incorporated at the San Antonio International Airport with an option to renew for four, one-year extensions. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
10. [16-5361](#) An Ordinance consenting to the assignment and assumption agreement of the lease agreement from Brown Bag Sandwich Shop, Inc. to The Big Bib, LLC at the Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
11. [16-5371](#) An Ordinance authorizing a lease agreement with Texas Air Museum, Inc. for 32,964 square feet of office/hangar space and 76,154 square feet of ground space at 1234 99th Street at Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
12. [16-5389](#) An Ordinance authorizes a lease agreement with Imperial Aviation, LLC dba Gateone for a leasehold at Stinson Municipal Airport which will replace the two lease agreements approved by City Council on April 30, 2015. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
13. [16-5284](#) Consideration of the following items related to the San Pedro Creek Improvements Project located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
- 13A. [16-5632](#) An Ordinance authorizing the declaration as surplus and conveyance of four City owned real property interests along or near the existing San Pedro Creek to the San Antonio River Authority; authorizing the execution of three joint use agreements with the San Antonio Water System and three joint use agreements with CPS Energy; and waiving associated fees.

- 13B.** [16-5633](#) An Ordinance restricting Calder Street, located in City Council District 1 between Commerce and Dolorosa Streets, to pedestrian and emergency vehicle use.

*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, Texas Municipal Facilities Corporation to consider the following:*

- 13C.** [16-5634](#) A Resolution of the City of San Antonio, Texas Municipal Facilities Corporation approving a 20 year lease with the San Antonio River Authority for the property located at 1901 South Alamo Street for improvements related to the San Pedro Creek Improvements Project.

*At this time, the Board of Directors of the City of San Antonio, Texas Municipal Facilities Corporation will adjourn and the City Council of the City of San Antonio will reconvene.*

- 13D.** [16-5635](#) An Ordinance approving actions taken by the City of San Antonio, Texas Municipal Facilities Corporation with regard to the approval of a 20 year lease with the San Antonio River Authority for the property located at 1901 South Alamo Street for improvements related to the San Pedro Creek Improvements Project.

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

- 14.** [16-5542](#) 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 Rashadd T. Williams (Mayoral) to the San Antonio Youth Commission.

B) Appointing George G. Davila (Mayoral) to the City Commission on Veterans Affairs.

C) Appointing Oscar Rosalez (District 6) to the Zoning Commission.

D) Appointing Amy Lewis (District 3) to the Tax Increment Reinvestment Zone No. 28 - Verano.

E) Appointing Susan S. Beldon (District 9) to the Animal Care

Services Advisory Board.

15. [16-5544](#) Appointing Kacy Cigarroa, Christopher C. Garcia, June R. Kachtik, Andrew M. Ozuna; Reappointing George W. Peck to the Planning Commission for an unexpired term of office to expire October 6, 2018; and appointing Casey J. Whittington for an unexpired term of office to expire October 6, 2017. [Leticia M. Vacek, City Clerk]

#### Miscellaneous

16. [16-5553](#) An Ordinance rescheduling City Council meetings in November and December 2016 and January 2017. [Leticia M. Vacek, City Clerk]
17. [16-5624](#) An Ordinance authorizing and approving publication of notice of intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$52,000,000.00 related to the acquisition of the Frost Bank Tower; and providing for an effective date [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
18. [16-5086](#) An Ordinance authorizing agreements with Texas A&M Forest Service to provide fuel reduction services to mitigate wildfire risks to the City of San Antonio. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
19. [16-5188](#) An Ordinance authorizing the execution of a Sports License Agreement with South Central Cougars Pop Warner Football Association for continued operation, maintenance and use of sports fields located at Stinson Park in Council District 3 for a five year term beginning November 1, 2016, and ending October 31, 2021; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
20. [16-5408](#) An Ordinance establishing a new brush collection schedule regarding a stronger oak wilt suppression program. [Peter Zanoni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]

#### City Manager's Report

21. [16-5631](#) City Manager's Report

**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.**

- 22.**     [16-5505](#)     A Resolution to initiate land use and zoning changes to properties within the World Heritage Buffer Zone, an area defined as a result of the designation of the San Antonio Missions as a UNESCO World Heritage Site. (Council District 3 and 5)
- Z-1.**     [16-5463](#)     ZONING CASE # Z2016245 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 4.189 acres out of NCB 15894, located in the 7000 Block of Woodlake Parkway. Staff and Zoning Commission recommend Approval.
- Z-2.**     [16-5468](#)     ZONING CASE # Z2016249 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 31, NCB 1334, located at 407 Blaine Street. Staff and Zoning Commission recommend Approval.
- P-1.**     [16-3251](#)     PLAN AMENDMENT # 16035 (Council District 3): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 35, NCB 12891, located at 2406 Tyne Drive from "Low Density Residential" to "Community Commercial." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016132)
- Z-3.**     [16-3606](#)     ZONING CASE # Z2016132 (Council District 3): An Ordinance amending the Zoning District Boundary from "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 35, NCB 12891, located at 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial.

(Associated Plan Amendment 16035)

- Z-4.** [16-4986](#) ZONING CASE # Z2016208 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on Lots 27 and 28, Block 82, NCB 3360, located at 455 Bailey Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** [16-5470](#) ZONING CASE # Z2016251 S (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 26, Block 13, NCB 10895, located at 211 San Juan Road. Staff and Zoning Commission recommend Approval.
- Z-6.** [16-5555](#) ZONING CASE # Z2016228 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on the North 120 Feet of Lots 19 and 20, Block 44, NCB 9467, located at 1500 Escalon Avenue. Staff and Zoning Commission recommend Approval. (Continued from October 20, 2016)
- P-2.** [16-5282](#) PLAN AMENDMENT # 16072 (Council District 4): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 88.719 acres out of NCB 18087, located at 13527 SW Loop 410 from "General Urban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016246)
- Z-7.** [16-5464](#) ZONING CASE # Z2016246 (Council District 4): An Ordinance amending the Zoning District Boundary from "FBZ AHOD" Form Base Zone Airport Hazard Overlay District and "MI-1" Mixed Light Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.719 out of NCB 18087, located at 13527 Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment.

(Associated Plan Amendment 16072)

- Z-8.** [16-5393](#) ZONING CASE # Z2016073 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 7, Block 41, NCB 3640, located at 2602 Leal Street. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from October 6, 2016)
- Z-9.** [16-5465](#) ZONING CASE # Z2016247 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff and Zoning Commission recommend Approval.
- P-3.** [16-5279](#) PLAN AMENDMENT # 16069 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016237 CD)
- Z-10.** [16-5413](#) ZONING CASE # Z2016237 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lots 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16069)
- Z-11.** [16-5467](#) ZONING CASE # Z2016248 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 8, NCB 13959, located at 2142 South Callaghan Road. Staff and Zoning Commission recommend Approval.



- P-4.** [16-5278](#) PLAN AMENDMENT # 16067 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016232)
- Z-12.** [16-5173](#) ZONING CASE # Z2016232 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16067)
- Z-13.** [16-5469](#) ZONING CASE # Z2016250 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2NA MLOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay District on Lots 33, 34 and 35, Block 1, NCB 14741, located at 6701, 6705 and 6709 Hausman Road. Staff and Zoning Commission recommend Approval.
- P-5.** [16-5336](#) PLAN AMENDMENT # 16074 (Council District 9): An Ordinance amending 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 22.03 acres out of NCB 13847, NCB 13848, NCB 13197 and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Drive, and Braniff Drive from "Business Park" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016255 S)
- Z-14.** [16-5471](#) ZONING CASE # Z2016255 S (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication on approximately 17.86 acres out of NCB 13847, NCB 13848, and NCB

13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16074)

**P-6.** [16-5482](#) PLAN AMENDMENT # 16073 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from “Suburban Tier” to “Specialized Center”. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016253)

**Z-15.** [16-5546](#) ZONING CASE # Z2016253 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16073)

## 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.