

# City of San Antonio



## AGENDA City Council A Session

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

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**Thursday, December 3, 2015**

**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. [15-6151](#) Invocation by Dr. Steven Branson, Pastor, Village Parkway Baptist Church, guest of Councilmember Ray Lopez, District 6.

2. [15-6152](#) Pledge of Allegiance
3. [15-6153](#) Approval of Minutes for the Regular City Council Meetings of October 21 - 22, 2015.
4. [15-6150](#) Councilmember Ray Lopez will be sworn-in as Mayor Pro-Tem, serving the term November 13, 2015 through January 22, 2016.

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [15-5410](#) An Ordinance authorizing the second extension of the external audit services contract with Padgett Stratemann & Co., L.L.P., to provide independent audit services to the City for Fiscal Year 2016, for a total fee not to exceed \$837,500.00. [Ben Gorzell, CPA, Chief Financial Officer; Troy Elliott, CPA, Director, Finance]
6. [15-5500](#) An Ordinance approving a professional services agreement with the Jenkins Agency to provide claims audit services to the City for a three year term beginning January 1, 2016 with two renewal terms of one year each at the City's option with total compensation not to exceed \$20,000.00 per year. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [15-5793](#) An Ordinance authorizing the ratification of an interim contract with Upstage Center, Inc. to provide rigging services for the Convention and Sports Facilities Department for an estimated amount of \$201,000.00, funded from the Hotel Occupancy Tax Alamodome Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
8. [15-5803](#) An Ordinance authorizing the ratification of an interim contract with Selrico Services, Inc. to provide custodial and supplemental conversion/labor services for the Alamodome for an estimated amount of \$1,300,000.00 annually, funded from the FY2016 Convention and Sports Facilities Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

9.     [15-5806](#)     An Ordinance authorizing a contract with Allied Barton Security Services, LLC to provide commissioned and non-commissioned security staffing services at various City facilities through September 30, 2018 for an estimated annual amount of \$4,600,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
  
10.    [15-5753](#)     An Ordinance accepting the offer from National Bus Sales and Leasing, Inc. to provide one replacement 23 passenger shuttle bus and one additional 23 passenger shuttle bus for the Department of Human Services for a total cost of \$238,223.56, funded from the Equipment Renewal and Replacement Fund and the FY16 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
  
11.    [15-5791](#)     An Ordinance accepting the offer from Two Way Communications, LLC to provide the Information Technology Services and Government and Public Affairs Departments with television broadcasting equipment for a total cost of \$81,785.00, funded from the Public, Education, and Government (PEG) Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
  
12.    [15-5633](#)     An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$146,000.00: (A) Global ARFF Services, LLC for ARFF vehicle preventive maintenance, preventive maintenance inspections, diagnostics, repairs and parts for SAT, and (B) FirstWatch Solutions, Inc. for FirstWatch maintenance & support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

### Capital Improvements

13.    [15-5761](#)     An Ordinance for the Wilson Boulevard (Club Drive to Donaldson Avenue) & Thespian Island Project, authorizing a utility-driven change order to E-Z Bel Construction, LLC, in the amount of \$125,230.52 to be reimbursed by CPS Energy, a 2012-2017 General Obligation Bond Project, located in Council District 7. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
14.    [15-5800](#)     Consideration of the following four task order contracts totaling \$25,322,203.28 of an available \$54 million for street maintenance projects for FY 2016 related to the FY 2016-2020 Infrastructure

Management Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

- 14A. [15-6155](#) An Ordinance awarding an Asphalt Overlay Contract to Clark Construction of Texas, Inc. in an amount not to exceed \$8,618,595.00 of which \$211,550.00 will be reimbursed by San Antonio Water Systems and \$29,250.00 by CPS Energy.
- 14B. [15-6156](#) An Ordinance awarding an Asphalt Overlay Contract to J&P Paving Company, Inc. in an amount not to exceed \$4,091,381.80 of which \$143,650.00 will be reimbursed by San Antonio Water Systems and \$9,550.00 by CPS Energy.
- 14C. [15-6157](#) An Ordinance awarding an Asphalt Overlay Contract to Clark Construction of Texas, Inc. in an amount not to exceed \$8,805,694.20 of which \$118,950.00 will be reimbursed by San Antonio Water Systems and \$36,300.00 by CPS Energy.
- 14D. [15-6158](#) An Ordinance awarding an Asphalt Overlay Contract to J&P Paving Company, Inc. in an amount not to exceed \$3,806,532.28 of which \$121,800.00 will be reimbursed by San Antonio Water Systems and \$9,950.00 by CPS Energy.

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

15. [15-5702](#) An Ordinance, on behalf of SAWS, for the W2 Huebner Creek Eckhart to Bandera Project, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, located in Council District 7, and declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
16. [15-5902](#) An Ordinance authorizing a Lease Agreement with the Phil Hardberger Park Conservancy for use of the historic homestead structure at Phil Hardberger Park for a term commencing upon execution and terminating December 31, 2025, with one optional ten-year renewal period. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

#### **City Code Amendments**

17. [15-5960](#) An Ordinance amending Chapter 15 of the City Code of San Antonio,

Texas, by adopting secondhand/refurbished mattress consumer protection regulations and providing for penalties, publication and an effective date. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

18.     [15-5914](#)     An Ordinance prohibiting the possession and consumption of alcohol from ten City parks located within Council District 5, authorizing the possession and consumption of alcohol at Northern Hills Golf Course and Northeast Golf Center, and amending Section 22-1 of the City Code to reflect those changes. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

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

19.     [15-6052](#)     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 Elizabeth A. Franklin (District 2) to the Parks and Recreation Board.

B) Appointing Hollis MacDonald (District 2) to the Tax Increment Reinvestment Zone No. 11 - Inner City.

C) Appointing Kent Brittain (District 6) and reappointing John R. Laffoon (District 10) to the Historic and Design Review Commission.

D) Appointing Melessa C. Rodriguez (District 6) to the Mayor's Commission on the Status of Women.

E) Appointing Rudolph F. Rodriguez and reappointing Ted E. Davis, Jr., Gabriel Farias, Jeff Harvey, Samuel E. Luna, Jr., and Michelle E. Pair to the Municipal Golf Association - San Antonio (MGA-SA) for the remainder of unexpired terms of office to expire May 2, 2017.

20.     [15-6129](#)     An Ordinance appointing Cynthia Lee, Tracy E. Hammer, Juan A. Landa and Cara D. DeAnda to the Hemisfair Park Area Redevelopment Corporation for their respective terms of office; and

waiving the City Code Residency requirement in Chapter 2, Article IX, Sec. 2-529(B) for the appointment of Cara D. DeAnda. [Leticia M. Vacek, City Clerk]

**Miscellaneous**

21.     [15-5903](#)     An Ordinance adopting the findings of the Disparity Study conducted by National Economic Research Associates, Inc. relating to the City's Small Business Economic Development Advocacy (SBEDA) Ordinance. [Lori Houston, Assistant City Manager; Rene Dominguez, Director, Economic Development]
22.     [15-5919](#)     An Ordinance authorizing amendments to CPS Energy's Policy for Miscellaneous Customer Charges that would change the process to issue final notices from a door hanger to a mailed notice. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
23.     [15-6091](#)     An Ordinance authorizing a License Agreement between the City of San Antonio and Bexar County to allow the County to install fiber optic cable, conduit, and other facilities in City rights-of-way between designated County facilities. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]
24.     [15-5913](#)     An Ordinance authorizing a license agreement with SPORTi for soccer fields at Pearsall Park located in Council District 4 for a term of three years with two one-year renewals; no City funds are associated with this action. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
25.     [15-6027](#)     A Resolution of No Objection for the Freedom Hills Ranch Apartments project application to the State's 4% Housing Tax Credit Program; located in Council District 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
26.     [15-5749](#)     An Ordinance authorizing an Advanced Funding Agreement between the City of San Antonio and Texas Department of Transportation and authorizing payment to TxDOT in the amount of \$60,110.00 for the City's portion of right-of-way costs associated with the expansion of Farm to Market 1560 from State Highway 16 to Loop 1604, located in Council District 8. [Peter Zanoni, Deputy City Manager; Mike Frisbie,

Director, Transportation & Capital Improvements]

**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.**

27.     [15-6023](#)     ALCOHOL VARIANCE # AV2015010 (Council District 2): 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 at the San Antonio Zoo properties on 42.500 acres of land out of NCB A-52, generally located at 3903 North Saint Mary's Street for on-premise consumption within three-hundred (300) feet of The University of the Incarnate Word, Incarnate Word High School, private education institutions, and Kipp-Camino Academy, a public education institution in the San Antonio Independent School District.
28.     [15-6024](#)     ALCOHOL VARIANCE # AV2016001 (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 17, Block 1, NCB 16331 located at 125 North Loop 1604 West for on-premise and off-premise consumption within three-hundred (300) feet of Cornerstone Christian School Pre-K and Kindergarten, a private education institution.
- Z-1.    [15-5890](#)     ZONING CASE # Z2015301 CD (Council District 1): 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 Conditional Use for Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff and Zoning Commission recommend Approval.
- P-1.    [15-5951](#)     PLAN AMENDMENT # 16001 (Council District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, with a text amendment to create a "Heavy Industrial" land use



category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016007)

**Z-2.**    [15-5937](#)    ZONING CASE # Z2016007 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 89.816 acres out of NCB 18045 located at 8189 Nelson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16001)

**Z-3.**    [15-5939](#)    ZONING CASE # Z2015316 (Council District 5): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "R-4" Residential Single-Family District, and for a Bail Bond Agency on South 112.9 Feet of Lot 13, Block 4, NCB 2231 located at 1621 West Martin Street. Staff recommends Denial. Zoning Commission recommends Approval.

**P-2**    [15-5533](#)    PLAN AMENDMENT #15085 (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 18.117 acres out of NCB 11379, generally located in the 400 Block of South Acme Road from "Specialized Center" to "General Urban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015302)

**Z-4.**    [15-5891](#)    ZONING CASE # Z2015302 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in



the 400 Block of South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

- P-3.**    [15-5946](#)    PLAN AMENDMENT # 15090 (Council District 6): An Ordinance amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.387 acres of land being out of NCB 17636 located in the 7400 Block of West Loop 1604 North from "High Density Residential" to "Regional Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015312)
- Z-5.**    [15-5892](#)    ZONING CASE # Z2015312 (Council District 6): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 1.387 acres of land out of NCB 17636, located in the 7400 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15090)
- P-4.**    [15-4521](#)    PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD)
- Z-6.**    [15-5938](#)    ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060)

- Z-7.**    [15-6070](#)    ZONING CASE # Z2015309 CD (Council District 7): 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 Motor Vehicle Sales (Full Service) on Lot 15, Block 3, NCB 16364 located 4843 Callaghan Road. Staff and Zoning Commission recommend Approval with Conditions. (Continued from November 19, 2015)
- Z-8.**    [15-5936](#)    ZONING CASE # Z2016002 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952 located at 11442 Wayland Way. 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.