

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, October 6, 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. [16-5198](#) Invocation by Dr. James Wilcox, Jr., Director, San Antonio Mass Choir, guest of Mayor Ivy R. Taylor.

2.     [16-5199](#)     Pledge of Allegiance
3.     [16-5200](#)     Approval of Minutes for the Regular City Council Meetings of August 31, 2016 and September 1, 2016.

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4.     [16-4724](#)     An Ordinance accepting the bid from Silsbee Ford to provide the San Antonio Fire Department with five additional compact sport utility vehicles for a total cost of \$94,650.90, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5.     [16-4744](#)     An Ordinance accepting the bid from Dreamseat, LLC, to provide the San Antonio Fire Department with fire station furniture for various fire facilities for a total cost of \$99,049.14, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6.     [16-4891](#)     An Ordinance accepting the offer from Siddons-Martin Emergency Group to provide nine replacement fire engine trucks to the City's Fire Department for a total cost of \$6,275,076.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7.     [16-4913](#)     An Ordinance accepting the offer from Silsbee Ford to provide two replacement 2017 Ford Transit 350 vehicles to the City's Police Department for a total cost of \$85,988.50, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

8.     [16-3975](#)     An Ordinance for the Henry B. Convention Center Parking Project awarding a construction contract to AJ Commercial Services Inc. in the amount of \$1,444,123.60 to construct three parking lots, and

appropriating said funds from the Redemption & Capital Reserve Fund. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

9.     [16-4364](#)     An Ordinance declaring two improved city owned real properties located at 1434 East Commerce Street and 323 Idaho in Council District 2 as surplus and authorizing their sale to Yasaman Azima Living Trust for a combined total of \$120,000.00; authorizing the Sales Agreement; and waiving Inner City Reinvestment and Incentive Policy eligible impact fees and up to \$84,428 in SAWS impact fees. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

#### **Grant Applications and Awards**

10.    [16-4901](#)     An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$72,015.00 from the Office of National Drug Control Policy for the 2015 High Intensity Drug Trafficking Area Initiative grant. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]
11.    [16-4926](#)     An Ordinance authorizing a local administrative agreement with the law enforcement agencies participating in the Texas Anti-Gang Program. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

#### **Miscellaneous**

12.    [16-4953](#)     An Ordinance authorizing a municipal boundary agreement to release three tracts of real property from the City of San Antonio to the City of Kirby (approximately 93.1 acres or 0.145 square miles) with certain conditions accepting 15 years of revenue sharing. The subject property consist of 36.4 acres along Springfield Road and Buzz Aldrin Road; 32.6 acres bordered by Gibbs Sprawl Road to the North and Seguin Road to South; and 24.1 acres along Binz Engleman Road east of Ackerman Road in east Bexar County, Texas; accepting 15 years of revenue sharing. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]
13.    [16-5040](#)     An Ordinance authorizing the San Antonio Housing Trust Finance

Corporation to issue Multi-Family Housing Revenue Bonds for the Acme Road Apartments in Council District 6 in an amount not to exceed \$22 million [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development].

### City Manager's Report

14. [16-5201](#) 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.**

- Z-1.** [16-4992](#) ZONING CASE # Z2016216 (Council District 1): 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 uses permitted in "C-1" Light Commercial District on the N 80.8 feet of Lot 3, Block 3, NCB 2807, located at 110 Carter Street. Staff and Zoning Commission recommend Approval.
- P-1.** [16-4725](#) PLAN AMENDMENT # 16061 (Council District 2): 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 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road from "Agriculture" and "Parks/Open Space" to "Low Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016214)
- Z-2.** [16-4987](#) ZONING CASE # Z2016214 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-4 " Residential Single-Family District on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16061)
- P-2.** [16-4726](#) PLAN AMENDMENT # 16062 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the

Comprehensive Master Plan of the City, by changing the future land use of 7.595 acres of land out of NCB 10675, located at 3860 East IH-10 from "High Density Residential" and "Parks and Open Space" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016219)

- Z-3.**    [16-4996](#)    ZONING CASE # Z2016219 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16062)
- Z-4.**    [16-4995](#)    ZONING CASE # Z2016218 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD IDZ H AHOD" Residential Single-Family Infill Development Overlay Zone Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for Professional Office on 0.169 acres out of NCB 537, located at 724 North Cherry Street. Staff and Zoning Commission recommend Approval.
- Z-5.**    [16-4988](#)    ZONING CASE # Z2016215 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.757 acres out of NCB 8205, located in the 300 Block of SW Military Drive. Staff and Zoning Commission recommend Approval.
- Z-6.**    [16-4884](#)    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 September 1, 2016)
- Z-7.**    [16-5008](#)    ZONING CASE # Z2016212 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 HS AHOD"

General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club on Lot 1, Block 2, NCB 2563; Lot 28, Block 4, NCB 2563; Lots 4, 5, 6, 17, 18 and 19, Block 3, NCB 2567; Lot 3, Block 3, NCB 2567; Lot 16, Block 3, NCB 2567; Lots 2 and 15, Block 3, NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff and Zoning Commission recommend Approval.

- Z-8.**    [16-4997](#)    ZONING CASE # Z2016220 (Council District 7): An Ordinance amending the Zoning District Boundary from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun Road. Staff and Zoning Commission recommend Approval.
- Z-9.**    [16-5010](#)    ZONING CASE # Z2016235 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 12, NCB 18102 and Lot 1, Block 13, NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff and Zoning Commission recommend Approval.
- Z-10.**   [16-5001](#)    ZONING CASE # Z2016176 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 MLOD"

Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith Boulevard. 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.