

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, March 2, 2017

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: Plan Amendments and Zoning Cases**

**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. [17-1862](#) Invocation by Pastor John Garland, San Antonio Mennonite Church, guest Councilmember Roberto C. Treviño, District 1.

2. [17-1864](#) Pledge of Allegiance
3. [17-1865](#) Approval of Minutes for the Regular City Council meetings of January 18 - 19, 2017.

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [17-1657](#) An Ordinance authorizing an agreement with the University of Texas Health Science Center San Antonio School of Dentistry in the amount of \$75,000 for the provision of dental services for a term beginning February 1, 2017 to January 31, 2020. [Erik Walsh, Deputy City Manager, Vincent R. Nathan, PhD, MPH, Interim Health Director]

**Capital Improvements**

5. [17-1397](#) An Ordinance authorizing the execution of eight On-Call Construction Inspection Services Agreements with Sunland Group, Inc., Dean Consulting Group, PLLC, Foster CM Group, Inc., Lackey de Carvajal Cx, Straight Line Management, LLC, AG/CM Inc., Jasmine Engineering, Inc., and WestEast Design Group each in the amount of not to exceed \$500,000.00 per year for a term of one year, with two additional one-year extensions options to provide as needed On-Call Construction Inspection Services for City Capital Improvement projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
6. [17-1369](#) Consideration of the following two contracts totaling \$3,674,258.50 for the FY 2017 Infrastructure Management Program and Neighborhood Access and Mobility Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 6A. [17-1907](#) An Ordinance for the FY 2017 Infrastructure Management Program awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements, Package 23 to D. Guerra Construction, LLC, for a contract term of two years and in an amount not to exceed \$3,272,427.50, of which \$98,500.00 will be reimbursed by San

Antonio Water System for necessary adjustments to its existing infrastructure.

- 6B. [17-1908](#) An Ordinance for the FY 2017 Neighborhood Access and Mobility Program awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements, Package 22 to MCOR Construction Company for a contract term of two years and in an amount not to exceed \$401,831.00.

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

7. [17-1554](#) An Ordinance authorizing a lease agreement with United States Customs and Border Protection for the General Aviation Federal Inspection Station for the San Antonio International Airport located at 1778 Skyplace Blvd. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
8. [17-1567](#) An Ordinance authorizing First Amendment and Extension to First Amended and Restated Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, Inc., extending the Agreement through September 30, 2021. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention and Sports Facilities]

#### Boards, Commissions and Committee Appointments

9. [17-1809](#) 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 Letty Lozano (District 4) to the Small Business Advocacy Committee.

B) Appointing Angel Jose Gonzalez II (District 4) to the San Antonio Housing Commission to Protect and Preserve Dynamic & Diverse Neighborhoods.

C) Appointing Michael MacNaughton (District 9) to the SA2020 Commission on Education.

- D) Appointing Barbara Scheib (District 10) to the SA2020 Commission on Strengthening Family Well-being.
- E) Appointing Marc K. Whyte (District 10) to the Port Authority of San Antonio.
- F) Appointing John Gavin Rogers (District 1) to the Building Standards Board.
- G) Reappointing Edna Doris Griffin (District 7) to the City/County Joint Commission on Elderly Affairs.
- H) Appointing Rodney Van Kirk (District 10) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017 and reappointing Adriana R. Garcia (District 4) for the remainder of an unexpired term of office to expire April 25, 2018.
- I) Appointing Marcia L. Ince (District 9) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2017.

### Miscellaneous

10. [17-1599](#) An Ordinance amending the Master Interlocal Agreement with Bexar County to update the requirements, deliverables, and compensation related to Crime Lab/Medical Examiner, Hotel Occupancy Tax collection, Magistration and Truancy services. [Carlos J. Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]
11. [17-1668](#) An Ordinance adopting the Brackenridge Park Master Plan. [Maria Villagomez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]
12. [17-1644](#) An Ordinance authorizing two funding agreements: one with the University of Texas San Antonio in an amount not to exceed \$1,069,113.00, and one with the United States Geological Survey in an amount not to exceed \$432,500.00, for water quality demonstration projects under the Proposition 1 Edwards Aquifer Protection Program for a period of three years; and the execution of necessary documents

by the Director of Parks and Recreation. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

13. [17-1640](#) An Ordinance authorizing on-call professional services agreements with Bain Medina Bain, Inc. in an amount not to exceed \$2,000,000.00 and Terra Design Group, Inc. in an amount not to exceed \$1,100,000.00 for architectural and engineering design services for the Howard W. Peak Greenway Trails System for a period of three years from the date of execution, with an option to extend the agreements for an additional two years. [Maria Villagomez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]
14. [17-1664](#) An Ordinance authorizing a non-annexation agreement until December 31, 2033 with subsequent voluntary annexation effective on that date between the City of San Antonio and the representatives of the US 281 North Residential Annexation Area, appointed by the Bexar County Commissioners Court. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]
15. [17-1663](#) An Ordinance selecting Monterrey Iron & Metal Co. and awarding a contract for metal recycling, with an estimated \$60,000.00 in annual revenue to the Solid Waste Operating and Maintenance Fund for an initial term of three years with two additional one year renewal options. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

#### City Manager's Report

16. [17-1866](#) 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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services.**

17. [17-1352](#) ALCOHOL VARIANCE # AV2017004 (Council District 2): An Ordinance granting a Variance to City Code 4-6(c)(1-3) and 4-6(d)(1) of the City Code and authorizing the sale of alcoholic beverages on All of Block, NCB 12398, located at 4427 Moana Drive for on-premise

consumption within three-hundred (300) feet of the St. Thomas More Catholic School, a private education institution.

- 18.**     [17-1779](#)     ALCOHOL VARIANCE # AV2017003 (Council District 10): An Ordinance granting a Variance to City Code 4-6(c)(1-4) and 4-6(d)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 1, Block 30, NCB 17728, located at 5135 North Loop 1604 East for off-premise consumption within three-hundred (300) feet of the Trinity Christian Academy, a private education institution. (Continued from February 9, 2017)
- Z-1.**     [17-1647](#)     ZONING CASE # Z2017040 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3R H HS AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Significant Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on the North 35 feet of Lot 26 and the South 25 feet of Lot 27, Block 4, NCB 902 and to "IDZ H HS AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 43, NCB 903, and to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the W 125 feet of the North 34.5 feet of Lot 44, NCB 903; located at 712 South St. Mary's Street, 516 South Presa Street, and 520 South Presa Street. Staff and Zoning Commission recommend Approval.
- Z-2.**     [17-1650](#)     ZONING CASE # Z2017048 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Block 7, NCB 734, located at 1200 South Presa Street. Staff and Zoning Commission recommend Approval.
- Z-3.**     [17-1653](#)     ZONING CASE # Z2017027 (Council District 2): An Ordinance

amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for two duplexes on Lot 11, Block 2, NCB 1370, located at 912 Dawson Street and 101 Florence Street. Staff and Zoning Commission recommend Approval.

- Z-4.** [17-1711](#) ZONING CASE # Z2017052 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Repair and Maintenance on Lot 51, Block 4, NCB 14062, located at 9800 Perrin Beitel Road. Staff and Zoning Commission recommend Approval with Conditions.
- P-1.** [17-1393](#) PLAN AMENDMENT # 17007 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lots 10 and 11, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017016) (Continued from January 19, 2017)
- Z-5.** [17-1394](#) ZONING CASE # Z2017016 (Council District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.566 acres out of Lot 10, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17007) (Continued from January 19, 2017)
- P-2.** [17-1682](#) PLAN AMENDMENT # 17020 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017035)
- Z-6.** [17-1646](#) ZONING CASE # Z2017035 (Council District 8): An Ordinance



amending the Zoning District Boundary from "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1.5 MSAO-1 MLOD-1" Mid-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 17020)

- Z-7.** [17-1648](#) ZONING CASE # Z2017044 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District to "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Nightclub without cover charge 3 or more days a week on Lot 5, Block 13, NCB 15825, located at 5138 UTSA Boulevard. Staff and Zoning Commission recommend Approval with Conditions.
- P-3.** [17-1480](#) PLAN AMENDMENT # 17015 (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 from "Suburban Tier" to "General Urban Tier" on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017047)
- Z-8.** [17-1649](#) ZONING CASE # Z2017047 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17015)
- P-4.** [17-1712](#) PLAN AMENDMENT # 16081 (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 from



“Suburban Tier” to “Regional Center” on 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016267 ERZD)

**Z-9.** [17-1713](#) ZONING CASE # Z2016267 ERZD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16081)

**Z-10.** [17-1780](#) ZONING CASE # Z2017037 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility for up to 12 Residents on Lot 41, Block 26, NCB 15105, located at 12119 San Miguel Street. Staff and Zoning Commission recommend Denial. (Continued from February 9, 2017)

## 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.