

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 18, 2017

9:00 AM

Municipal Plaza Building

The City Council shall convene and hold its regular meeting 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 items no sooner than the designated times, but may consider them at a later time.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Cases

At any time during the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for, against, or on 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 or call 207-7080.

1. [17-3238](#) Invocation by Pastor Adam Knight, Coker United Methodist Church, guest of Councilmember Joe Krier, District 9.
2. [17-3239](#) Pledge of Allegiance

3. [17-3240](#) Approval of Minutes for the Regular City Council meetings of April 12 - 13, 2017.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [17-2718](#) An Ordinance authorizing a professional services contract with Sepro Tec Multilingual Solutions, LLC, in an annual amount not to exceed \$120,000.00, to provide on-site simultaneous Spanish language interpreter services at all City Council A and B Sessions, other City Council public meetings and public meetings identified by City departments, for a one-year term, with the option to extend the term for three additional one-year periods. [Carlos J. Contreras III, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]
5. [17-2767](#) An Ordinance accepting the offer from Kofile Technologies Inc. to provide the City with record management and preservation services for an estimated cost of \$154,000.00, funded from the FY 2017 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [17-2816](#) An Ordinance authorizing a contract with Selrico Services, Inc. to provide and manage custodial and supplemental conversion/labor services for the Convention and Sports Facilities Department for an estimated annual average cost of \$1,525,000.00, funded from the FY 2017 Community & Visitor Facilities Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [17-2831](#) An Ordinance authorizing an amendment to the annual contract with NetsMart Technologies, Inc. for an estimated total cost not to exceed \$193,000.00 for NetsMart Insight Support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

8. [17-2241](#) An Ordinance authorizing a deductive change order to the existing Design-Build Contract with Hunt-Zachry, a Joint Venture, decreasing the contract amount by \$199,877.40 for a total contract value not to exceed \$306,800,122.60 for the Henry B. Gonzalez Convention Center Expansion Project and authorizing a Job Order Contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$199,877.40 to support the HBGCC Expansion Project in the installation of aluminum plate wall guard, a Texas Public Facility Corporation Contributions funded project located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

9. [17-2726](#) An Ordinance authorizing a second amendment to the Funding Agreement with the Witte Museum in an amount not to exceed \$1,201,615.67 for the rehabilitation and construction of river walls in Brackenridge Park located on the Witte Museum leased property in Council District 2, a Deferred Maintenance Fund project to the existing Witte Museum capital project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

10. [17-2743](#) An Ordinance for the Barbara Drive Drainage Project awarding a construction contract and three alternates in the amount of \$6,189,915.55 to SB Contractors, LLC of which \$1,193,870.50 will be reimbursed by San Antonio Water System, a Storm Water Regional Facilities and Bexar County funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

11. [17-2747](#) An Ordinance authorizing the acceptance of a \$50,000.00 donation from Capitol Aggregates, Inc., towards the improvement of Bulverde/Nacogdoches Road, a planned FY 2017 Street Maintenance Program Project, located in Council District 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

12. [17-2082](#) Consideration of the following two items related to infrastructure improvements at Brooks City Base, located in Council District 3: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

- 12A. [17-3246](#) An Ordinance authorizing the execution of a Funding Agreement with Brooks Development Authority for South New Braunfels extension from Lyster Road to Loop 410 South Project in the amount of \$2,000,000.00 funded with Certificates of Obligation as approved in the FY 2017 Budget.
- 12B. [17-3247](#) An Ordinance authorizing an amendment to a Funding Agreement with Brooks Development Authority for Brooks Drainage and Multi-Use Pathway Project to allow the project to be completed in its entirety rather than in segments and amending the completion date from March 2016 to February 2018.

Acquisition, Sale or Lease of Real Property

13. [17-2742](#) An Ordinance authorizing the execution of the second renewal and extension of a lease agreement with Callaghan Square Investments, Ltd., for the San Antonio Metropolitan Health District's Women, Infants and Children Nutrition office space, located at 4412 Callaghan Road in Council District 7. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

Grant Applications and Awards

14. [17-2611](#) An Ordinance ratifying the submission of a grant application and authorizing acceptance of funds upon award, not to exceed \$10,000.00, from the Texas Historical Commission for an updated building inventory and expansion of the San Antonio Downtown and River Walk National Register District. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]
15. [17-2819](#) Consideration of the following items relating to grants from the Texas Automobile Burglary and Theft Prevention Authority for the San Antonio Police Department Regional Auto Crimes Team project: [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]
- 15A. [17-3265](#) An Ordinance authorizing the submission of a continuation grant application in an amount up to \$792,617.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team project, approving a cash match of \$471,831.00 and an in-kind match of \$2,215,720.00; authorizing the acceptance of funds upon award; and authorizing an interlocal agreement with the Bexar

County Sheriff's Office related to the grant application.

- 15B. [17-3266](#) An Ordinance authorizing the submission of modified grant application in the amount up to \$696,035.00 and approving a cash match of \$175,343.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team project; authorizing the acceptance of funds upon award; and authorizing an interlocal agreement with the Bexar County Sheriff's Office related to the grant applications.

City Code Amendments

16. [17-3148](#) An Ordinance amending Chapter 35 of the City Code, specifically 35.403 and 35-A101 of the Unified Development Code to provide weekly reports to registered neighborhood associations with a Neighborhood Conservation District and Historic District zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective Neighborhood Conservation District and Historic District. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Boards, Commissions and Committee Appointments

17. [17-3213](#) 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 John Marcus Bustamante (District 5) to the Historic and Design Review Commission for a term of office effective June 1, 2017 to expire May 31, 2019.

Miscellaneous

18. [17-2855](#) An Ordinance ratifying the submission of a grant application to the Petco Foundation and acceptance of funds of \$150,000.00, and approving a professional services agreement in the amount of \$100,000.00 with the San Antonio Humane Society to fund up to 1,428 spay and neuter surgeries at the Brooks City Base Spay and

Neuter Clinic located in City Council District 3. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]

19. [17-3260](#) An Ordinance scheduling and rescheduling City Council and Council Committee Meetings in June, July and August. [Leticia M. Vacek, City Clerk]
20. [17-3016](#) An Ordinance authorizing the City of San Antonio to enter into a Sister City Agreement with the City of Darmstadt, Federal Republic of Germany. [Carlos J. Contreras, Assistant City Manager, Rene Dominguez, Director, Economic Development]
21. [17-3063](#) 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 \$95,000,000; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
22. [17-3059](#) An Ordinance authorizing a contract with Kelmar Global in the amount of \$300,000.00 to provide the San Antonio Police Department with background investigations of Police Communication applicants. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
23. [17-3214](#) An Ordinance authorizing a funding agreement with San Antonio Independent School District Foundation in an amount up to \$250,000.00 from the City's Deferred Maintenance Program Funds towards the Fox Tech Campus for the new Centers for Applied Science and Technology (CAST) Tech High School, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
24. [17-2687](#) A Resolution authorizing and approving amendments to the Bylaws of the San Antonio Tricentennial Celebration Commission to modify the appointment process for appointees representing Bexar County; and extending the Directors' terms of service to September 30, 2019. [Edward Benavides, Chief Executive Officer, Tricentennial Office]
25. [17-3134](#) Consideration of the following items relating to an Industrial District

and related matters with Marmaxx Operating Corp. encompassing approximately 200 acres in the City's Extraterritorial Jurisdiction out of the Esapada Tract in Southeast Bexar County generally bounded by Loop 410 on the North, the San Antonio River on the East, Goeth Road on the South, and FM 1937 and U.S. Highway 281 South on the West: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

- 25A.** [17-3250](#) An Ordinance authorizing a 15 year Industrial District Agreement and associated Fire Service Agreement with Marmaxx Operating Corp.
- 25B.** [17-3251](#) A Resolution nominating Marmaxx Operating Corp. to the Office of the Governor Economic Development and Tourism through the economic development bank for designation as a State Enterprise Zone Double Jumbo Project.
- 25C.** [17-3253](#) An Ordinance authorizing the negotiation and execution of a conveyance document from Marmaxx Operating Corp. to the City for approximately 17 acres of land for the City's use as a hike and bike trail.

City Manager's Report

- 26.** [17-3241](#) 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.

- Z-1** [17-2919](#) ZONING CASE # Z2017106 S (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District to "RM-4 S H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast on North 98.26 feet of Lots 14 and 15, Block 5, NCB 933, located at 318 Pereida. Staff and Zoning Commission recommend Approval.

- Z-2** [17-2904](#) ZONING CASE # Z2017108 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District for Two Single-Family Units on 0.191 acres out of NCB 926, located at 421 Labor Street. Staff and Zoning Commission recommend Approval.
- Z-3** [17-2927](#) ZONING CASE # Z2017115 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 UC-4 AHOD" General Commercial N. St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone N. St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot J, NCB 863, located at 3114 N St. Mary's Street. Staff and Zoning Commission recommend Approval.
- Z-4** [17-2906](#) ZONING CASE # Z2017118 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. Staff and Zoning Commission recommend Approval.
- P-1** [17-2849](#) PLAN AMENDMENT # 17041 (Council District 1): An Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017123)
- Z-5** [17-2909](#) ZONING CASE # Z2017123 (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17041).

- Z-6** [17-3191](#) ZONING CASE # Z2017066 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff and Zoning Commission recommend Denial. (Continued from May 4, 2017)
- Z-7** [17-2926](#) ZONING CASE # Z2017114 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff and Zoning Commission recommend Approval.
- P-2** [17-2847](#) PLAN AMENDMENT # 17038 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use Center" on 1.015 acres out of NCB 10879, located at the Southwest corner of Sidney Brooks and Aeromedical Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017121)
- Z-8** [17-2908](#) ZONING CASE # Z2017121 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for single-family uses not to exceed seven (7) units per acre on 1.015 acres out of NCB 10879, located in the SW corner of Sidney Brooks Drive and Aeromedical Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17038).
- Z-9** [17-2899](#) ZONING CASE # Z2017079 (Council District 4): An Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. Staff and Zoning Commission recommend Approval.

- Z-10** [17-2905](#) ZONING CASE # Z2017109 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop on Lot 42, Block 32, NCB 15275, located at 5715 Five Palms Drive. Staff and Zoning Commission recommend Approval with Conditions.
- Z-11** [17-2900](#) ZONING CASE # Z2017094 CD (Council District 5): 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 a Duplex on Lot 31, NCB 2585, located at 307 Lone Star Boulevard. Staff and Zoning Commission recommend Approval.
- P-3** [17-2843](#) PLAN AMENDMENT # 17032 (Council District 5): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017103)
- Z-12** [17-2902](#) ZONING CASE # Z2017103 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17032)
- P-4** [17-2846](#) PLAN AMENDMENT # 17036 (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 from "Suburban Tier" to "General Urban Tier" on Lot 2, Block 4,

NCB 18284, located at 7796 Culebra Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017119)

- Z-13** [17-2907](#) ZONING CASE # Z2017119 (Council District 6): 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 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17036)
- P-5** [17-2840](#) PLAN AMENDMENT # 17029 (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 "Suburban Tier" to "Specialized Center" on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017089 S ERZD)
- Z-14** [17-2916](#) ZONING CASE # Z2017089 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for an Office Warehouse/Flex Space on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17029).
- Z-15** [17-2917](#) ZONING CASE # Z2017090 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 2.470 acres out of Lot P-8B, NCB 14615, located at 8130 West Hausman Road. Staff and Zoning Commission recommend Approval.
- Z-16** [17-2918](#) ZONING CASE # Z2017092 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3

MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 13, Block 4, NCB 16602, located in the 15600 Block of Chase Hill Boulevard. Staff and Zoning Commission recommend Approval.

- Z-17** [17-2928](#) ZONING CASE # Z2017117 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2" Commercial District on 2.127 acres out of NCB 14281, located at 999 Gardendale Street. Staff and Zoning Commission recommend Approval.
- Z-18** [17-2903](#) ZONING CASE # Z2017107 S (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 0.641 acres out of Lot 5, NCB 12060, located at 955 East Bitters Road. Staff and Zoning Commission recommend Approval.
- P-6** [17-2848](#) PLAN AMENDMENT # 17039 (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 30.667 acres out of Lot 5, Block 10, NCB 17728, located at the 3900 Block of N Loop 1604 E. Staff and Planning Commission recommend Approval. (No Associated Zoning Case)

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.