

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, June 1, 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: Public Hearing, 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. [17-3525](#) Invocation by Reverend David G. Read, Rector, St. Luke's Episcopal Church, guest of Councilmember Mike Gallagher, District 10.
2. [17-3526](#) Pledge of Allegiance

3. [17-3527](#) Approval of Minutes for the Regular City Council meetings of April 19 - 20, 2017.

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

CONSENT AGENDA

Capital Improvements

4. [17-2768](#) An Ordinance for the Landa Branch Library Renovation Project authorizing a task order to a Job Order Contract with F.A. Nunnelly Company to provide renovations in the amount of \$527,903.55, a FY 2016 and FY 2017 Deferred Maintenance funded project located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
5. [17-2879](#) An Ordinance authorizing the execution of four On-Call Professional Mechanical, Electrical and Plumbing Engineering Services Agreements, with Alderson & Associates, Inc., Encotech Engineering Consultants SA, Inc., H2MG, and Jose I. Guerra, Inc., each in the amount not to exceed \$200,000.00 per year for a term of one year with the option to renew each agreement for three, one-year extensions under the same terms and conditions. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
6. [17-3460](#) An Ordinance authorizing the appropriation of funds over a five-year period for delivery of the 180 projects listed under the six propositions in the 2017 - 2022 Bond Program totaling \$850 Million and amending the FY 2017- 2022 Capital Improvements Program to include all projects approved as part of the Bond Program. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

7. [17-3262](#) An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 1,706.567 acre tract of land known as the Schuehle Ranch located in Medina County, Texas from the following owners: Lee Ann Auger; Susan Jo Hay; Henry Walter Schuehle, Jr.; and Laura Lee Schuehle, at a cost of

\$2,607,421.39. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

8. [17-3003](#) Consideration of four Ordinances related to public improvements and real property transfers, including an exchange for National Park Service property at the San Antonio Missions National Historical Park in Council District 3: [Lori Houston, Assistant City Manager; Colleen Swain, Director, World Heritage Office]
- 8A. [17-3529](#) An Ordinance authorizing the closure, vacation, abandonment and transfer to the National Park Service, an agency of the U.S. Department of the Interior, of 2.1676 acres consisting of the former road alignments of Mission Road, Napier Avenue, Woodhull Drive, and Trawalter Drive located on the current site and within the vicinity of the San Antonio Missions National Historical Park Visitor Center.
- 8B. [17-3530](#) An Ordinance authorizing the transfer or exchange of two unimproved City-owned properties on the current site of the San Antonio Missions National Historical Park Visitor Center and four unimproved City-owned properties adjacent to the park totaling 10.6852 acres to the National Park Service, an agency of the U.S. Department of the Interior.
- 8C. [17-3531](#) An Ordinance authorizing the execution of a Memorandum of Understanding with the National Park Service, an agency of the U.S. Department of the Interior, for 5.5 acres of City-owned property related to maintaining a landscape buffer and the view shed and scenic overlook of the existing church tower and steeple of Mission San José at the San Antonio Missions National Historical Park.
- 8D. [17-3532](#) An Ordinance authorizing the exchange and acceptance of property located at the northeast quadrant of the intersection of Napier Avenue and Roosevelt Avenue from the National Park Service, an agency of the U.S. Department of the Interior, for the construction of a right turn lane on Napier Avenue.

Grant Applications and Awards

9. [17-2989](#) An Ordinance authorizing the acceptance of a grant from the Texas Parks & Wildlife Department in the amount of \$1,750,000.00 in support of Woodlawn Lake and Monterrey Parks, authorizing the

Parks and Recreation Director to execute any and all related documents, and appropriating funds. [María D. Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

Miscellaneous

10. [17-3257](#) An Ordinance approving an Interlocal Agreement between the Port Authority of San Antonio and the City of San Antonio regarding construction permitting. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

11. [17-3190](#) An Ordinance authorizing agreements with the University of Texas at San Antonio for an amount up to \$45,450.00 and with Erica T. Sosa, PhD, MCHES for an amount up to \$30,105.00 for evaluation services for Metro Health's Medicaid 1115 Waiver Teen Pregnancy Prevention and Baby Café programs for a period ending September 30, 2017. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

12. [17-3031](#) An Ordinance authorizing the execution of a Sports License Agreement with CTX Youth Baseball Association for operation, maintenance and improvements of a sports field complex at Southside Lions Park for an initial five year term with the option to exercise two additional five year renewals. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

City Manager's Report

13. [17-3528](#) 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.

14. [17-3228](#) Second Public Hearing regarding the annexation of the Neal Road Area consisting of approximately 5.9 square miles generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road, adjacent to the City

limits of San Antonio in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Department of Planning & Community Development]

15. [17-1349](#) ALCOHOL VARIANCE # AV2017002 (Council District 5): An Ordinance granting a Variance to City Code 4-6(c)(1, 3, and 4) of the City Code and authorizing the sale of alcoholic beverages on Lot 2, Block 4, NCB 2934, located at 2220 South Flores Street for off-premise consumption within three-hundred (300) feet of the Brooks International Studies Academy, a private education institution.
16. [17-3212](#) ALCOHOL VARIANCE # AV2017005 (Council District 1): An Ordinance granting a Variance to City Code 4-6(c)(1, 3, and 4) of the City Code and authorizing the sale of alcoholic beverages on Lots 7 through 10, Block 2, NCB 1725, located at 2030 North Main Street for on-premise consumption within three-hundred (300) feet of Travis High School, a public education institution.
- Z-1. [17-3200](#) ZONING CASE # Z2017126 CD (Council District 1): 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 a Professional Office on the South 132.5 feet of Lot 3, Block 60, NCB 7210, located at 1030 Fresno Street. Staff and Zoning Commission recommend Approval.
- Z-2. [17-3472](#) 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 18, 2017)
- Z-3. [17-3203](#) ZONING CASE # Z2017130 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at

5222 Sherri Ann Road. Staff and Zoning Commission recommend Approval.

- P-1.** [17-3192](#) PLAN AMENDMENT # 15066 (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 on Lot 6, Block 5, NCB 10879, located in the 3200 and 3300 block of Goliad Road from “Community Commercial” to “Regional Commercial”. Staff and Planning Commission recommend Approval. (No Associated Zoning Case) (Continued from May 4, 2017)
- Z-4.** [17-3209](#) ZONING CASE # Z2017120 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.4238 acres out of NCB 15177, located at 3722 SW Loop 410. Staff and Zoning Commission recommend Approval.
- Z-5.** [17-3205](#) ZONING CASE # Z2017133 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229, located at 4826 West Commerce Street and 121 South San Manuel Street. Staff and Zoning Commission recommend Approval.
- Z-6.** [17-3211](#) ZONING CASE # Z2017127 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff and Zoning Commission recommend Approval with Conditions.
- Z-7.** [17-3202](#) ZONING CASE # Z2017129 CD (Council District 7): 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 Auto and Light Truck Repair on Lot 1, Block 12, NCB 12362, located at 1222 Babcock Road. Staff and Zoning Commission recommend Approval.

Z-8. [17-3204](#) ZONING CASE # Z2017132 (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD MF-18" Planned Unit Development Limited Density Multi-Family Residential District and "PUD MF-33" Planned Unit Development Multi-Family Residential District to "R-4" Residential Single-Family District on P-57F and P-57, NCB 15823 and Lot 3, Block 1, NCB 17247, located at 6430 Babcock Road. Staff and Zoning Commission recommend Approval.

P-2 [16-5687](#) PLAN AMENDMENT CASE # 16086 (Council District 9): 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" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD)

Z-9. [16-6140](#) ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out

of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086)

- Z-10.** [17-3201](#) ZONING CASE # Z2017128 (Council District 10): An Ordinance amending the Zoning District Boundary from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on P1-A, P3C, P10, NCB 34963, located at 5425 E. Loop 1604. 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.