

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, August 3, 2017**

**9:00 AM**

**Municipal Plaza Building**

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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.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call 207-7080.

1. [17-4347](#) Invocation by Pastor Eliezer Bonilla, Abundant Life Church, guest of Councilmember Rebecca J Viagran, District 3
2. [17-4348](#) Pledge of Allegiance
3. [17-4349](#) Approval of Minutes for the Special City Council Meeting of May 25, 2017 and the Regular City Council Meetings of May 31 - June 1, 2017.

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

**INDIVIDUAL ITEM(S) FOR STAFF BRIEFING**

4. [17-4146](#) An Ordinance adopting the \$19,515,760.00 FY 2018 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program; authorizing a staff complement of 44 positions; and authorizing contracts to execute program budgets. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

**CONSENT AGENDA**

**Capital Improvements**

5. [17-3818](#) An Ordinance for the \$15.2 million Redland Road North Project authorizing a SAWS requested and funded change order in the amount not to exceed \$257,133.56 payable to J3 Company, LLC to relocate SAWS water lines not initially determined to be in conflict with the road project, located in Council District 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
6. [17-3857](#) An Ordinance accepting the lowest responsive qualified bid including two additive alternates and awarding a construction contract in the amount of \$119,344.00 to Cal-Tex Interior, Incorporated to perform the site work and foundation installation in connection with the Zarzamora – IH-35 Gateway Project located in Council District 4.

[Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

7. [17-4018](#) An Ordinance accepting the lowest responsive bid and awarding a 2017-2018 Task Order Contract for Storm Water Projects to Pronto Sandblasting and Coating and Oil Field Services Company., Inc., for the construction of storm water infrastructure projects citywide in an amount not to exceed \$3,799,726.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
8. [17-4085](#) An Ordinance for the 36th Street Phase IIIB: Billy Mitchell to General Hudnell Project, an \$8,078,661.00 2012-2017 General Obligation Bond and federally funded project, authorizing a change order in the increased amount of \$139,515.00 payable to Shannon Monk for sanitary sewer work, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

9. [17-4102](#) An Ordinance authorizing an amendment to a lease agreement with M7 Aerospace, LLC to add 31,737 square feet of ramp space and 3,078 square feet for additional vehicle space to the premises located at 1440 John Cape Road at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
10. [17-4143](#) An Ordinance authorizing an amendment to a lease agreement with the United States Postal Service to revise the rental rate setting process for the 103,586 square feet of ground space at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

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

11. [17-4165](#) An Ordinance authorizing the execution of a contract and acceptance of funds from the Bexar County Medical Society Alliance in the amount of \$2,500.00 to be used for HPV Vaccinations and Cancer awareness education during “Back to School” Immunization Drives starting August 2017. [Erik Walsh, Deputy City Manager; Dr. Colleen

Bridger, MPH, PhD, Director of Health]

12. [17-4168](#) An Ordinance ratifying the acceptance of funds and the execution of grant documents for the CHOICES childhood obesity prevention grant with Harvard University School of Public Health in the amount of \$50,000.00 for 12 months beginning July 1, 2017, and authorizing a personnel complement. [Erik Walsh, Deputy City Manager; Colleen Bridger, MPH, PhD, Director of Health]

### Boards, Commissions and Committee Appointments

13. [17-3843](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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) Reappointing Andrew M. Anguiano (District 3) to the Port Authority of San Antonio.

B) Appointing Councilmember Clayton Perry (Mayoral) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor.

C) Reappointing R. Joy McGhee (District 3) to the Zoning Commission.

D) Reappointing Yadhira Lozano (District 3) to the San Antonio Arts Commission.

14. [17-4312](#) Consideration of the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the remainder of unexpired terms of office concurrent with their respective terms of office unless otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember Rey Saldaña (District 4), Councilmember Shirley Gonzales (District 5), Councilmember Greg Brockhouse (District 6), and Councilmember Ana E. Sandoval (District 7) to the Alamo Area Metropolitan Planning Organization (MPO).

B) Appointing Councilmember William “Cruz” Shaw (District 2) to the San Antonio Housing Trust Finance Corporation and to the San Antonio Housing Trust Public Facility Corporation for the remainder of an unexpired term of office to expire December 9, 2017.

### Miscellaneous

15. [17-4079](#) An Ordinance approving a 380 Grant Agreement in an amount not to exceed \$1,300,000.00 for public infrastructure located within the Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32 near 5019 Roosevelt Avenue, for the Loma Mesa Development, a 139 unit market rate, single family home subdivision, as approved by the TIRZ Board. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, AICP, Director, Neighborhood and Housing Services]
  
16. [17-4327](#) An Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds in an amount not to exceed \$35 million for the development of the Trails at Leon Creek Apartments in Council District 7 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Peter Zaroni, Deputy City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services]
  
17. [17-4058](#) An Ordinance authorizing the execution of three On-Call Cost Estimating Service Agreements, with AG/CM Inc., Sunland Group and Jasmine Engineering each in the amount not to exceed \$200,000.00 per year to provide as-needed on-call cost estimating services for capital improvement projects for a one year term with the option to renew each agreement for up to three, one year extensions under the same terms and conditions. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

### City Manager's Report

18. [17-4350](#) 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.**    [17-4116](#)    ZONING CASE # Z2017159 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District to "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lots 3 thru 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff and Zoning Commission recommend Approval.
- Z-2.**    [17-4010](#)    ZONING CASE # Z2017167 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Triplex to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 4, Block 8, NCB 760, located at 412 Warren Street. Staff recommends Denial. Zoning Commission recommends Approval with a Condition.
- Z-3.**    [17-3797](#)    ZONING CASE # Z2017162 CD (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 CD H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with Conditional Use for a Commercial Parking Lot on Lot 8 and the East 4.07 Feet of Lot 7, NCB 934, located at 401 Pereida Street. Staff and Zoning Commission recommend Approval.
- Z-4.**    [17-3801](#)    ZONING CASE # Z2017113 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District for 4 single-family dwelling units on Lot 10, Block 7, NCB 1729, located at 823 Ogden Street. Staff and Zoning Commission recommend Approval.

- Z-5.**    [17-3802](#)    ZONING CASE # Z2017157 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 Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby Place. Staff recommends Denial. Zoning Commission recommends Approval.
- P-1.**    [17-3888](#)    PLAN AMENDMENT CASE # 17054 (Council District 1) An Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" and "Community Commercial" to "Community Commercial" on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017171)
- Z-6.**    [17-3997](#)    ZONING CASE # Z2017171 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot to "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17054)
- Z-7.**    [17-3994](#)    ZONING CASE # Z2017139 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 Two Dwelling Units on Lot 24, NCB 3599, located at 614 West Elmira Street. Staff and Zoning Commission recommend Approval.
- Z-8.**    [17-3996](#)    ZONING CASE # Z2017168 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.071

acres out of NCB 11888, located at 136, 140 and a portion of 146 West Sunset Road. Staff and Zoning Commission recommend Approval.

- Z-9.** [17-4173](#) ZONING CASE # Z2017111 (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 "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval. Zoning Commission recommendation forwarded as a Denial due to lack of a motion.
- Z-10.** [17-4011](#) ZONING CASE # Z2017175 CD (Council District 3): 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 a Conditional Use for a Duplex on Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff and Zoning Commission recommend Denial.
- P-2.** [17-2286](#) PLAN AMENDMENT CASE # 17014 (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 "Low-Density Residential" to "Community Commercial" on 1.6142 acres out of NCB 3815 and NCB 3819 and to "Neighborhood Commercial" on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2017049)
- Z-11.** [17-1655](#) ZONING CASE # Z2017049 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.6142 acres out of NCB 3815 and NCB 3819 and to "O-1 AHOD" Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17014)

- Z-12.** [17-3796](#) ZONING CASE # Z2017158 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5 and Lot 4 Except the 50 FT Ingress-Egress Easement, Block 1, NCB 15249, located at 8830 Southwest Loop 410. Staff and Zoning Commission recommend Approval.
- Z-13.** [17-4001](#) ZONING CASE # Z2017174 S (Council District 5): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 3.717 acres out of NCB 3694, located at 836 Cupples Road. Staff and Zoning Commission recommend Approval.
- Z-14.** [17-3803](#) ZONING CASE # Z2017160 CD (Council District 6): 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 a Funeral Home/Undertaking Parlor on 6.611 acres out of NCB 34400, located in the 1500 Block of West Loop 1604. Staff and Zoning Commission recommend Approval.
- Z-15.** [17-4225](#) 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. (Continued from June 1, 2017)
- P-3.** [17-4223](#) PLAN AMENDMENT CASE # 17044 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case

Z2017135) (Continued from June 15, 2017)

- Z-16.** [17-4222](#) ZONING CASE # Z2017135 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17044) (Continued from June 15, 2017)
- Z-17.** [17-3450](#) ZONING CASE # Z2017086 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales to "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales (to amend the site plan) on Lot 10, Block 6, NCB 14747, located at 5610 North Loop 1604 West. Staff and Zoning Commission recommend Approval with Conditions.
- P-4.** [17-3547](#) PLAN AMENDMENT CASE # 17048 (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 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147)
- Z-18.** [17-3800](#) ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and

Zoning Commission recommend Approval, pending Plan Amendment.  
(Associated Plan Amendment 17048)

- P-5.** [17-3891](#) PLAN AMENDMENT CASE # 17055 (Council District 9): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” and “Community Commercial” to “Medium Density Residential” on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017172)
- Z-19.** [17-3998](#) ZONING CASE # Z2017172 (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17055)
- P-6.** [17-3892](#) PLAN AMENDMENT CASE # 17056 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” and “Business Park” to “Light Industrial” on 4.266 acres out of NCB 15678, located at the 12900-13000 Block of Wetmore Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017173)
- Z-20.** [17-4000](#) ZONING CASE # Z2017173 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and “L AHOD” Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.266 acres out of NCB 15678, located in the 12900-13000 Block of Wetmore Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17056)
- Z-21.** [17-3795](#) ZONING CASE # Z2017149 S (Council District 10): An Ordinance

amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff and Zoning Commission recommend Approval with Conditions.

**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.