

# City of San Antonio



## **AGENDA** **City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

**Thursday, November 2, 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.**

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. [17-5957](#) Invocation
2. [17-5958](#) Pledge of Allegiance
3. [17-5959](#) Approval of Minutes for the City Council Regular Meetings of September 13 - 14, 2017

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [17-5320](#) An Ordinance accepting the bids from Ancira Motor Company, Grande Truck Center, Grapevine DCJ, LLC, and Silsbee Ford to provide 14 light duty service vehicles for a total cost of \$565,885.86, funded from the FY 2018 Equipment Renewal and Replacement Fund and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

5. [17-4229](#) An Ordinance authorizing the execution of a Developer Reimbursement Agreement with Ansley Steubing Farm Apartments, LLC in the amount not to exceed \$143,022.13 for the DeZavala Outfall project, a 2007-2012 Bond Savings funded project located in Council District 8. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
6. [17-5082](#) An Ordinance authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$225,075.00 for a total contract value not to exceed \$51,249,999.00 for the Alamodome Renovation Project, located in Council District 2. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
7. [17-5195](#) An Ordinance for the Houston Street Garage Interior Painting Project, accepting the lowest responsive bid including five additive alternates plus two allowances and awarding a construction contract in the amount of \$558,379.00 to Crownhill Builders, Inc., an FY 2018 funded project and authorizing the allocation of \$636,552.06 available

from the Parking Improvement and Contingency Fund, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

8.     [17-5442](#)     An Ordinance for the Gillette Boulevard Street Reconstruction and Drainage Improvements Project including an additive alternate awarding a construction contract to R.L. Jones LP in the total amount of \$2,286,673.80, of which \$146,800.00 will be reimbursed by CPS Energy and \$983,165.80 will be reimbursed by SAWS, a Stormwater Operation Funded project, located in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
9.     [17-5116](#)     Consideration of the following items related to the FY 2018 Infrastructure Management Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 9A.    [17-5961](#)     An Ordinance for the 2018 Asphalt Overlay Contract Package 3, accepting the lowest responsive bid and awarding a contract to J&P Paving Co. Inc. in an amount not to exceed \$6,997,564.60, of which \$232,530.00 will be reimbursed by San Antonio Water System and \$40,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.
- 9B.    [17-5962](#)     An Ordinance for the 2018 Asphalt Overlay Contract Package 4, accepting the lowest responsive bid and awarding a contract to H.L. Zumwalt Construction, Inc. in an amount not to exceed \$4,869,952.00, of which \$145,520.00 will be reimbursed by San Antonio Water System and \$8,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

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

10.    [17-4953](#)     An Ordinance, on behalf of CPS Energy, declaring the Southton Substation and Transmission Project a public use project and authorizing the acquisition through negotiation or condemnation of one fee simple parcel, twenty-five permanent easement parcels and ten temporary construction easement parcels located in Council District 3 to construct approximately 46,900 feet of transmission line starting at the Braunig Power Plant located just southwest of Streich Road and Old Corpus Christi Highway and extending in a northerly and westerly

direction to Loop 410 just west of IH 37 in southern Bexar County.  
[Peter Zaroni, Deputy City Manager; Mike Frisbie, Director,  
Transportation & Capital Improvements]

### Grant Applications and Awards

11.     [17-5456](#)     An Ordinance authorizing the City of San Antonio Office of Emergency Management to apply for, accept, and appropriate upon award, \$28,850.00 from the 2017 Preventative Radiological and Nuclear Detection Grant Program. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]
  
12.     [17-5871](#)     An Ordinance approving the submission of a Head Start grant application to the U.S. Department of Health and Human Services and authorizing acceptance upon award of an amount up to \$22,706,657 for the period of February 1, 2018 to January 31, 2019; a budget of \$28,383,321, which includes an in-kind match of up to \$5,676,664, and a personnel complement of 95 positions for the Department of Human Services; and Memoranda of Agreement with agencies to support program services at no cost to the City or City's clients. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
  
13.     [17-5639](#)     An Ordinance authorizing the acceptance of a grant in an amount of \$208,715.00 from the U.S. Department of Justice, Office of Justice Programs, for the implementation of technology related to, and to participate in, the National Integrated Ballistic Information Network. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

### Boards, Commissions and Committee Appointments

14.     [17-4609](#)     An Ordinance appointing Dr. Tracy Hurley (Council District 6 Appointee) and Elizabeth Stephens (Council District 10 Appointee) and reappointing Dr. Gogi Dickson (Council District 9 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) for the remainder of the two-year terms for each position. [Peter Zaroni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]
  
15.     [17-5768](#)     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 Ricardo Briones (District 5) to the Zoning Commission.

B) Reappointing Cosima T. Colvin (District 1) to the Linear Creekway Parks Advisory Board.

C) Appointing Ashley M. Smith (District 1) to the Affirmative Action Advisory Committee.

D) Appointing James R. Campbell (District 1) to the Brooks Development Authority.

E) Reappointing John Gavin Rogers (District 1) to the Building Standards Board.

F) Reappointing Barbara Witte-Howell (District 1) to the City County Joint Commission on Elderly Affairs.

G) Reappointing Cris Vieyra, Jr. (District 1) to the City Commission on Veterans Affairs.

H) Appointing Curtis R. Fish (District 1) to the Historic and Design Review Commission.

I) Appointing Erika Gonzalez (District 1) and Erica L. Castro (District 7) to the Mayor's Commission on the Status of Women.

J) Reappointing Erik K. Sanden (District 1) to the Parks and Recreation Board.

K) Appointing Sonya R. Hernandez (District 1) to the SA2020 Commission on Education.

L) Appointing Felix E. Gonzalez (District 1) and Alejandro D. Gomez (District 1) to the San Antonio Youth Commission.

- M) Appointing Siew Ong Pang (District 1) to the Small Business Advocacy Committee.
- N) Appointing Paul Joseph DeManche (District 1) to the San Antonio Housing Trust.
- O) Appointing Erin C. Cusack (District 1) to the SA2020 Commission on Strengthening Family Well-being.
- P) Appointing Karen Weehler (District 7) to the Citizen Environmental Advisory Committee.
- Q) Appointing Robert W. Sipes (District 7) to the Zoning Commission.
- R) Appointing Lisa K. Zottarelli (District 1) to the Zoning Board of Adjustment.
- S) Reappointing Dagoberto P. Patlan (District 1) to the San Antonio Arts Commission.
- T) Reappointing Melanie A. Castillo (District 1) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2019.

**Miscellaneous**

16.     [17-5701](#)     An Ordinance authorizes a professional services agreement with PAVLOV Advertising, LLC for on-call advertising and marketing services for the San Antonio Airport System in the amount not to exceed \$4,000,000.00 for a three-year term with the option to extend for two, one-year periods. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
17.     [17-5905](#)     An Ordinance authorizing an increase in the number of City Council Aides for the Mayor and each Councilmember from six to seven full time equivalent positions in the FY2018 Annual Operating and Capital Budget. [John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council]
18.     [17-5820](#)     An Ordinance ratifying agreements and expenditures for emergency procurement to provide assistance to various Texas governmental entities during the Hurricane Harvey response. [Erik Walsh, Deputy

City Manager; Charles N. Hood, Fire Chief]

19. [17-5499](#) An Ordinance approving a three year contract with two one-year renewals with Alamo Forensic Services, LLC in an amount up to \$300,000.00 to provide training and recertification to officers, court testimony and maintenance of the breath alcohol testing system. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
20. [17-5453](#) An Ordinance authorizing the execution of two On-Call Capital Program Management Staff Augmentation Services Agreements, with WestEast Design Group, LLC and Q&A Diversified LLC each in the amount not to exceed \$500,000.00 per year per firm, for a term of one year with the option to extend for two additional years, under the same terms and conditions, to provide as-needed professional staff augmentation services for City-owned facilities and improvements, construction projects and planning projects located City-wide. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
21. [17-5895](#) An Ordinance authorizing the establishment of a 15 appointed member City Bond Oversight Commission to oversee the implementation of the City's 2017 Bond Program projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Transportation & Capital Improvements]
22. [17-5831](#) Consideration of the following in connection with the 2017 Master Tax-Exempt Lease Purchase Agreement for Fire Equipment with Banc of America Public Capital Corp: [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
- 22A. [17-5965](#) An Ordinance approving the Master Tax-Exempt Lease Purchase Agreement for Fire Equipment with Banc of America Public Capital Corp and an Escrow and Account Control Agreement with Banc of America Public Capital Corp and Frost Bank, approving Exhibits and related Schedules to the Master Tax-Exempt Lease Purchase Agreement in the amount of \$3,714,473 for the acquisition of bunker gear and direct capture filtration systems for the Fire Department.
- 22B. [17-5966](#) A Resolution authorizing the reimbursement of funds previously expended from the proceeds of the 2017 Master Tax-Exempt Lease Purchase Agreement for Fire Equipment entered into between the City of San Antonio and Banc of America Public Capital Corp.

**City Manager's Report**

23.     [17-5960](#)     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, Director, Development Services.**

- Z-1.**     [17-5859](#)     ZONING CASE # Z2017271 HL (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District on Lot 5, and 5 feet of Lot 4, Block 1, NCB 3097, located at 127 Lotus Avenue. Staff and Zoning Commission recommend Approval.
- Z-2.**     [17-5620](#)     ZONING CASE # Z2017255 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 Music Store on Lot 35, Block 15, NCB 9218, located at 572 West Hermosa Drive. Staff and Zoning Commission recommend Approval.
- Z-3.**     [17-5622](#)     ZONING CASE # Z2017263 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with 12 Single-Family Units on 0.788 acres out of NCB 11884, located at 1410, 1414, and 1418 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.
- P-1.**     [17-5843](#)     PLAN AMENDMENT CASE # 17077 (Council District 1): An Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future



land use from "Medium Density Residential" to "Mixed Use" on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017265)

- Z-4.**    [17-5837](#)    ZONING CASE # Z2017265 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17077)
- P-2.**    [17-5839](#)    PLAN AMENDMENT CASE # 17078 (Council District 1): An Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Low Density Mixed Use" to "Low Density Mixed Use," on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z201766)
- Z-5.**    [17-5844](#)    ZONING CASE # Z2017266 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA HS UC-4 AHOD" General Commercial Non-Alcoholic Sales North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District, "C-1 HS UC-4 AHOD" Light Commercial North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant Airport Hazard Overlay District to "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-2P HS AHOD" Commercial Pedestrian Historic Significant Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary's Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17078)
- P-3.**    [17-5845](#)    PLAN AMENDMENT CASE # 17082 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a

component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Regional Commercial" on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017268)

- Z-6.**    [17-5847](#)    ZONING CASE # Z2017268 (Council District 2): 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 28, NCB 3895, located at 103 Denver Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17082)
- Z-7.**    [17-5858](#)    ZONING CASE # Z2017251 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Residential Single-Family Dwellings on the North 105 feet of Lot 8, Block A, NCB 486, located at 302 East Carson Street. Staff and Zoning Commission recommend Approval.
- P-4.**    [17-5836](#)    PLAN AMENDMENT CASE # 17076 (Council District 4): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Suburban Tier" on 90.77 acres out of CB 4298, located at 13886 Watson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017259)
- Z-8.**    [17-5621](#)    ZONING CASE # Z2017259 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17076)
- Z-9.**    [17-5849](#)    ZONING CASE # Z2017269 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 396G, NCB 7853, located at

6623 South Zarzamora Street. Staff and Zoning Commission recommend Approval.

- Z-10.** [17-5861](#) ZONING CASE # Z2017223 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicles Sales (Full Service) on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff and Zoning Commission recommend Approval with Conditions.
- Z-11.** [17-5801](#) ZONING CASE # Z2017256 S (Council District 7): 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 Specific Use Authorization for a Hotel on 2.168 acres out of NCB 11610, located at 7201 Wurzbach Road, 7203 Wurzbach Road, and 7215 Wurzbach Road. Staff and Zoning Commission recommend Approval.
- Z-12.** [17-5623](#) ZONING CASE # Z2017264 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet on Lot 30, NCB 12830, located at 8026 Floyd Curl Drive. Staff and Zoning Commission recommend Approval.
- Z-13.** [17-5788](#) ZONING CASE # Z2017180 CD S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 S CC ERZD MLOD-1" Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to "C-2 CD MLOD-1" Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital - Small Animal with Outdoor Uses permitted and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital - Small Animal with Outdoor Uses permitted (the boundary of the ERZD remains unchanged) on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff and Zoning Commission recommend Approval with Conditions.

- Z-14.** [17-5619](#) ZONING CASE # Z2017254 S (Council District 10): An Ordinance amending the Zoning District Boundary from “C-3 AHOD General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage on 0.619 acres out of NCB 12097, located at 2571 MacArthur View. Staff and Zoning Commission recommend Approval.
- P-5.** [17-5896](#) PLAN AMENDMENT CASE # 17061 (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 “Medium Density Residential” to “Community Commercial” on 10.35 acres out of NCB 15678, located at 12119 Wetmore Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017203 S) (Continued from October 5, 2017)
- Z-15.** [17-5897](#) ZONING CASE # Z2017203 CD (Council District 10): An Ordinance amending the Zoning District Boundary from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC CD AHOD” Neighborhood Commercial Airport Hazard Overlay District with Conditional Use for Outdoor Athletic Fields on 10.35 acres out of NCB 15678, located at 12119 Wetmore Road. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17061) (Continued from October 5, 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.