

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, September 6, 2018

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 in the "C" Room 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 or call 207-7080.

1. [18-5066](#) Invocation
2. [18-5067](#) Pledge of Allegiance
3. [18-5068](#) Approval of Minutes for the City Council Special Session of August 14, 2018 and Regular Meetings of August 15 - 16, 2018.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [18-4608](#) Ordinance approving a contract with LA MED Facility Maintenance, Inc. to provide median mowing services in the Northwest and Northeast Quadrants of the City for the Transportation and Capital Improvements Department for an estimated annual cost of \$255,000.00, funded from the FY 2019 Storm Water Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [18-4612](#) Ordinance approving the purchase of four Class-Five Cab Over Service Trucks from Rush Truck Center for a total cost of \$391,992.00, funded from the FY 2018 Equipment Renewal and Replacement Fund and the Solid Waste Management Fleet Services Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

6. [18-4603](#) Approving the following items related to the Downtown City Office Building (Frost Renovation) Project: [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 6A. [18-5087](#) Ordinance for the Downtown City Office Building (Frost Renovation) Project, approving a Design-Build Services Agreement with the Joint Venture (JV) partnership of Skanska USA Building Inc. and F.A. Nunnelly Company in an amount not-to-exceed \$59,500,000.
- 6B. [18-5088](#) Resolution by the City Council of San Antonio, Texas establishing the

City's intent to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and as further designated by series and federal tax treatment; authorizing other matters incident and related thereto; and providing for an effective date.

7. [18-2774](#) Approving the following items related to the Hardberger Park Land Bridge, a 2017 – 2022 General Obligation Bond funded Project, located in Council Districts 8 and 9: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 7A. [18-5080](#) Ordinance approving a Donation Agreement with the Phil Hardberger Park Conservancy in an amount not to exceed \$10,000,000, of which \$1,000,000 to be funded by Bexar County and \$2,000,000 to be funded by the Texas Parks and Wildlife Grant, \$4,205,000 to be funded by private donation and \$2,795,000 from the Hardberger Conservancy in connection with the Hardberger Park Land Bridge Project.
- 7B. [18-5081](#) Ordinance approving a Multiple Use Agreement with the Texas Department of Transportation authorizing the City of San Antonio to enter, construct and maintain a land bridge in the right of way located over Wurzbach Parkway, a roadway on the state highway system, necessary for the completion of the Hardberger Park Land Bridge Project.
- 7C. [18-5082](#) Ordinance approving a construction contract in an amount not to exceed \$18,265,000 to SpawGlass Civil Construction Inc. for a land bridge over Wurzbach Parkway connecting the West and East Parks to provide pedestrian, bicycle and wildlife mobility throughout the Park, a 2017 General Obligation Bond funded Project; and amending the FY 2018-2023 Capital Improvements Program with the appropriation of \$182,325.00 from the Tree Canopy Preservation and Mitigation Fund for the Hardberger Park Land Bridge Project.

Acquisition, Sale or Lease of Real Property

8. [18-4724](#) Ordinance approving a five-year lease renewal to San Antonio Fighting Back for a 19,050 square foot City-owned building located at 2803 East Commerce, known as the Barbara Jordan Community Center, for

an annual rental of \$10.00. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Grant Applications and Awards

9. [18-4754](#) Ordinance approving the submission of the 2019 application for and acceptance of, upon award, Community Services Block Grant funds in the amount of \$2,051,128.00 from the Texas Department of Housing and Community Affairs for the period January 1, 2019 through December 31, 2019, and approving a budget and personnel complement. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

10. [18-4841](#) Ordinance accepting a grant award of \$67,951,695.00 for the period beginning October 1, 2018 through September 30, 2019; a full year budget in the amount of \$71,506,743.00 which includes an in-kind match of \$3,554,048.00 for the purpose of managing the Child Care Services program in the 13 County Alamo Workforce Development Area; approving a personnel complement of 63 positions; and accepting additional funds if awarded and matching funds are available in the City's budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Boards, Commissions and Committee Appointments

11. [18-5010](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

 A) Appointing Elizabeth Nichole De La Rosa (District 3) to the San Antonio Youth Commission.

 B) Appointing Alicia Reyes-Barrientez (District 3) to the SA2020 Commission on Education.

 C) Reappointing Paul C. Stahl (District 7) to the San Antonio Public Library Board of Trustees for a term of office to commence October 1, 2018 to expire September 30, 2020.

Miscellaneous

12. [18-4333](#) Ordinance approving a \$300,000.00 Economic Development Incentive Fund Grant Agreement with Ernst and Young U.S. L.L.P. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

13. [18-4992](#) Resolution approving the issuance by the Clifton Higher Education Finance Corporation of its Education Revenue Bonds (IDEA Public Schools) Series 2018 in a maximum amount of \$220,000,000 for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

14. [18-5075](#) Resolution accepting the Mayor's Housing Policy Task Force Housing Policy Framework Report to increase housing opportunities by producing new units, rehabilitating homes, preserving affordability, and protecting neighborhoods. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

15. [18-4689](#) Ordinance authorizing the execution of Funding Agreements with Municipal Golf Association – San Antonio for forestation projects and appropriates \$1,170,000 from the Tree Canopy Preservation and Mitigation Fund. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

16. [18-4412](#) Ordinance approving an Agreement to establish terms and conditions with Joint Base San Antonio to provide pavement and road work for JBSA military installations locations for a five year ordering period plus one five year option period; and, approving the acceptance of federal funds from JBSA for the management and construction of pavement projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

17. [18-4757](#) Ordinance expanding the authority of the Director of Transportation and Capital Improvements to use the Competitive Sealed Proposal (CSP) alternative delivery solicitation and project delivery method for complex horizontal (roadway and drainage) projects that exceed \$1.5 million and meet certain departmental criteria. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

City Manager's Report

18. [18-5069](#) 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.

19. [18-4645](#) ALCOHOL VARIANCE # AV2018009 (Council District 1): Ordinance granting a Variance to City Code Section 4-6 and authorizing the sale of alcoholic beverages on Lots 21, 22, 23, and 24, Block 4, NCB 1774, located at 1719 Blanco Road for on-premise consumption within three-hundred (300) feet of Agnes Cotton Elementary School, a public education institution located within the San Antonio Independent School District.

- Z-1. [18-4870](#) ZONING CASE # Z2018263 (Council District 1): Ordinance amending the Zoning District Boundary from "1-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District and "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E MLOD-2 MLR-2 AHOD" Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 9.136 acres out of NCB 63 and 1009, generally located along West Cevallos Street at Peden Alley and Marty Street.

- P-1. [18-4839](#) PLAN AMENDMENT CASE # 18083 (Council District 1): Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on 0.673 acres out of NCB 12489, located at 2896 Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018243)

- Z-2.** [18-4495](#) ZONING CASE # Z2018243 (Council District 1): 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 0.673 acres out of NCB 12489, located at 2896 Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18083)
- P-2.** [18-4856](#) PLAN AMENDMENT CASE # 18052 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Industrial" on 49.664 acres out of CB 5089 and NCB 16567, generally located at Loop 1604 and IH-10 East along Green Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018172)
- Z-3.** [18-4830](#) ZONING CASE # Z2018172 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 49.664 acres out of NCB 16567 and CB 5089, generally located at Loop 1604 and IH-10 East along Green Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18052)
- P-3.** [18-4857](#) PLAN AMENDMENT CASE # 18068 (Council District 2): 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 "Mixed Use" on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018224)
- Z-4.** [18-4861](#) ZONING CASE # Z2018224 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for four (4) dwelling units and a live/work unit on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18068)
- Z-5.** [18-4895](#) ZONING CASE # Z2018265 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 CD IH-1 AHOD"

Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Landscape Materials, Sales, and Supplies to "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Exterminator on 1.120 acres out of NCB 13806, located at 102 Joe Lee Street. Staff and Zoning Commission recommend Approval.

- Z-6.** [18-4909](#) ZONING CASE # Z2018252 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff and Zoning Commission recommend Approval.

- Z-7.** [18-4914](#) ZONING CASE # Z2018272 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD H MC-2 AHOD" Commercial Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor and "C-2 CD H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor to "MF-33 H MC-2 AHOD" Multi-Family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-106 and Lot P-107, NCB 10917 and NCB 10918, located at 9159 South Presa Street. Staff and Zoning Commission recommend Approval.

- P-4.** [18-4508](#) PLAN AMENDMENT CASE # 18075 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land

use from "Neighborhood Commercial" to "Community Commercial" on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018246 CD)

- Z-8.** [18-4827](#) ZONING CASE # Z2018246 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18075)
- Z-9.** [18-4926](#) ZONING CASE # Z2018190 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 80 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff and Zoning Commission recommend Approval. (Continued from August 16, 2018)
- Z-10.** [18-4896](#) ZONING CASE # Z2018214 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. Staff and Zoning Commission recommend Approval.
- Z-11.** [18-4897](#) ZONING CASE # Z2018219 (Council District 5): 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 six (6) residential dwelling units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval. Zoning Commission recommends Denial, with an Alternate Recommendation.
- Z-12.** [18-4539](#) ZONING CASE # Z2018253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA GC-2 MAOZ-1 AHOD"

General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard Overlay District to "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District on Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323, located at 5127 Castroville Road. Staff and Zoning Commission recommend Approval.

- Z-13.** [18-4821](#) ZONING CASE # Z2018196 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckhert Road. Staff and Zoning Commission recommend Approval.
- Z-14.** [18-4866](#) ZONING CASE # Z2018260 S (Council District 7): 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 taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. Staff and Zoning Commission recommend Approval with Conditions.
- Z-15.** [18-4935](#) ZONING CASE # Z2018158 S ERZD (Council District 8): 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 "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 5, Block 2, NCB 17842, located at 2827 Olmos Creek Drive. Staff and Zoning Commission recommend Approval.
- Z-16.** [18-4871](#) ZONING CASE # Z2018264 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on the northwest 378.32 feet of Lot 12, Block 2, NCB 14702, located at 9481 Huebner Road. Staff and Zoning Commission recommend Approval.
- Z-17.** [18-4952](#) ZONING CASE # Z2018293 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-50 GC-1 MLOD-1"

Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted, on 7.541 Acres out of NCB 15825, generally located west of the intersection of Vance Jackson Road and UTSA Boulevard. Staff recommends Approval. The Zoning Commission recommendation is pending the September 4, 2018 hearing.

Z-18. [18-4543](#) ZONING CASE # Z2018147 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 1, Block 5, NCB 16329, located at 920 North Loop 1604 West. Staff and Zoning Commission recommend Approval.

Z-19. [18-3718](#) ZONING CASE # Z2018153 CD S ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338, located at 17115 Redland Road. 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.