

# City of San Antonio



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

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, October 4, 2018**

**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 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](http://www.sanantonio.gov) or call 207-7080.

1. [18-5517](#) Invocation
2. [18-5518](#) Pledge of Allegiance
3. [18-5519](#) Approval of Minutes for the City Council Special Session of September 4, 2018 and the Regular Meetings of September 5 - 6, 2018

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [18-5061](#) Ordinance accepting an offer for a replacement Urban Command Vehicle for the San Antonio Fire Department (SAFD) from Mac Haik Dodge Chrysler Jeep for a total cost of \$149,400.00; and authorizing the appropriation of \$149,400.00 from the 2017 Urban Areas Security Initiative (UASI) Program Grant for this purchase. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [18-5000](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,042,545.00:  
(A) Cascade Engineering, Inc. for cart services; and  
(B) Atlantic Battery Co., Inc. for gelled electrolyte solar batteries.  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

6. [18-5084](#) Ordinance awarding a construction contract for Fire Station #54 located in Council District 2 to Catamount Constructors, Inc. in the amount not to exceed \$2,328,000.00 as included in the FY 2019 Adopted Budget. Of this amount, \$2,041,885.00 is funded from Certificates of Obligation and \$286,115.00 is funded in the General Fund. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

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

7. [18-5254](#) Ordinance approving the acquisition of a conservation easement

through the Proposition 1 Edwards Aquifer Protection Venue Project at a cost of \$1,530,156.03 on a 1,175.144 acre tract of land known as the Briseno Ranch located in Medina County, Texas from Elida G. Briseno, over the Edwards Aquifer Recharge and Contributing Zones. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

8.     [18-5049](#)     Ordinance authorizing the release of a 0.0104 acre (457.11 square feet) utility easement located at 410 S. Main, located in Council District 1, as requested by Delta Main and Dwyer, LLC. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

#### **Street Closures and Traffic Control Procedures**

9.     [18-5029](#)     Ordinance approving an agreement with the Texas Department of Transportation (TxDOT) for the temporary street closure of State right-of-way on Old Pearsall Road from Hillburn Drive to Medina Base Road for District 4's SurClovía event to be held on Sunday, October 27, 2018. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

10.    [18-5278](#)     Ordinance accepting additional funds from the Texas Department of State Health Services for the Milk Group fee for service program in an amount up to \$17,942.81 for a total grant amount of \$89,714.06 through August 31, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
11.    [18-5127](#)     Ordinance accepting an additional \$5,990.00, from the Office of National Drug Control Policy for the High Intensity Drug Trafficking Area grant to increase the total grant award for the grant period January 1, 2017, through December 31, 2018. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]
12.    [18-5134](#)     Ordinance accepting an additional \$70,640.00, from the Office of National Drug Control Policy, for the High Intensity Drug Trafficking Area grant to increase the award of the San Antonio HIDTA Initiative for the grant period January 1, 2018, through December 31, 2019. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]

**Boards, Commissions and Committee Appointments**

13.     [18-5481](#)     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 Virginia L. Jackson (District 6) to the SA2020 Commission on Education.
- B) Appointing Skye Curd (District 5) to the City Commission on Veterans Affairs.
- C) Appointing Maggie Cromeens (District 5) to the Disability Access Advisory Committee.
- D) Appointing Genesis M. Ruiz (District 5) and Sophia E. Littwitz (District 8) to the San Antonio Youth Commission.
- E) Appointing Matthew Bowman (District 8) to the Historic and Design Review Commission for the remainder of an unexpired term of office to expire May 31, 2019.
- F) Reappointing Guadalupe G. Ochoa (District 5) and Juspreet Kaur (District 8) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2020.

**Miscellaneous**

14.     [18-5446](#)     Ordinance approving the settlement of a lawsuit styled Jessica Lailson, et al v. City of San Antonio; Cause Number 2017-CI-12909, pending in 407th Judicial District Court, Bexar County, Texas in the amount of \$111,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]
15.     [18-5304](#)     Ordinance approving the annual budget for Fiscal Year 2019 for the San Antonio Economic Development Corporation. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

16. [18-5431](#) Resolution in support of legislation awarding the Congressional Gold Medal to the Chinese American Veterans of World War II. [Carlos J. Contreras, Assistant City Manager; Jeff Coyle, Government & Public Affairs; Juan Ayala, Office of Military & Veteran Affairs]
17. [18-5244](#) Ordinance approving an agreement with New Season San Antonio Treatment Center to provide services relating to the prevention of tuberculosis and sexually transmitted diseases for a period beginning October 1, 2018 through September 30, 2019, with the option to renew for one year. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
18. [18-5281](#) Ordinance approving an agreement with the Young Men's Christian Association of Greater San Antonio to administer diabetes prevention programs in an amount up to \$276,500.00, funded through the Medicaid 1115 Waiver, for the period beginning October 1, 2018 and ending September 30, 2019 with options to renew for two additional one-year periods. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
19. [18-5191](#) Ordinance approving the execution of a TIRZ Development Agreement in the amount of \$150,500.00 with Housing and Community Services, Inc. for the Village at Roosevelt Project, a five story multifamily residential community Located in TIRZ #32 Mission Drive-In. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]
20. [18-5215](#) Ordinance approving a Development Agreement for the Brooklyn StrEAT Food Park Project, a three story mixed-use food park development, in an amount not to exceed \$350,000, located at 201 Burnet Street in Council District 2 and within the Inner City Tax Increment Reinvestment Zone 11 (TIRZ). [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

#### **City Manager's Report**

21. [18-5520](#) 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.**

- 22.**     [18-5282](#)     ALCOHOL VARIANCE # AV2018010 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the North 120.08 Feet of Lot 3, BLock 2, NCB 16600, located at 15710 Chase Hill Boulevard for on-premise and off-premise consumption within three-hundred (300) feet of Monroe May Elementary School, a public education institution located within the Northside Independent School District.
- Z-1.**     [18-5283](#)     ZONING CASE # Z2018273 (Council District 1): Ordinance amending the Zoning District Boundary from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair on 0.22 acres out of NCB 102, located at 331 South Flores Street. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-2.**     [18-5284](#)     ZONING CASE # Z2018281 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on Lot 13, Block D, NCB 6326, located at 302 Newell Avenue. Staff and

Zoning Commission recommend Approval.

- Z-3.**    [18-5269](#)    ZONING CASE # Z2018282 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 IDZ RIO-2 AHOD" General Industrial Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "MF-50 IDZ RIO-2 AHOD" Multi-Family Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District, and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on 4.81 acres out of NCB 1758, NCB 1004, NCB 1005 and NCB 6796 and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on 2.94 acres out of NCB 959 and NCB 958, located at 221 Newell Avenue, 101 Newell Avenue, 923 E Park Avenue, 1213 East Quincy, 1126 East Elmira, 1200 East Elmira and 1210 East Elmira. Staff and Zoning Commission recommend Approval.



- Z-4.**    [18-5286](#)    ZONING CASE # Z2018284 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20.5 feet of Lot 5, the west 19-feet of Lot 6, Block 4, NCB 1893 and the west 34.5-feet of the east 55-feet of Lot 5, Block 4, NCB 1893, located at 914 West French Place and 916 West French Place. Staff and Zoning Commission recommend Approval.
- Z-5.**    [18-5292](#)    ZONING CASE # Z2018286 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on 0.088 acres out of NCB 1394, located at 202 South Monumental. Staff and Zoning Commission recommend Approval.
- Z-6.**    [18-5296](#)    ZONING CASE # Z2018287 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.061 acres out of NCB 1394, located at 910 Montana Street. Staff and Zoning Commission recommend Approval.
- Z-7.**    [18-5299](#)    ZONING CASE # Z2018290 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.21 acres out of NCB 15826, generally located southwest of the Eisenhower Road and Tranquil Dawn intersection. Staff and Zoning Commission recommend Approval.
- Z-8.**    [18-5345](#)    ZONING CASE # Z2018295 HL (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 9, Block B, NCB 632, located at 230 Cactus Street. Staff and Zoning Commission recommend Approval.



- Z-9.** [18-5346](#) ZONING CASE # Z2018296 HL (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R HL AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Airport Hazard Overlay District on Lot 13, Lot 14, and Lot 15, NCB 6815, located at 1603 South Hackberry Street. Staff and Zoning Commission recommend Approval.
- Z-10.** [18-5450](#) ZONING CASE # Z2018258 S (Council District 3): 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 Carwash on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff and Zoning Commission recommend Approval with Conditions. (Continued from September 20, 2018)
- Z-11.** [18-5297](#) ZONING CASE # Z2018288 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 19, Block 4, NCB 8884, located at 2615 Lombrano Street. Staff and Zoning Commission recommend Approval.
- Z-12.** [18-5451](#) ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Continued from September 20, 2018)
- Z-13.** [18-5293](#) ZONING CASE # Z2018285 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1

MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial.

**Z-14.** [18-5303](#) ZONING CASE # Z2018294 CD (Council District 7): 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 four (4) Residential Dwelling Units on Lot 87-C, NCB 8361, located at 1710 Donaldson Avenue. Staff and Zoning Commission recommend Approval.

**Z-15.** [18-5298](#) ZONING CASE # Z2018289 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 1, NCB 13335, located at 1604 West Terra Alta Drive. Staff and Zoning Commission recommend Approval.

**Z-16.** [18-5302](#) ZONING CASE # Z2018291 S (Council District 10): 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 Bar/Tavern without cover charge 3 or more days per week on 0.1468 acres out of NCB 12104 and 0.0996 acres out of NCB 12104, located at 2510 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

**Z-17.** [18-5324](#) ZONING CASE # Z2018309 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on 0.429 acres out of NCB 11889, located at 106 East Sunset 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.

