

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, March 7, 2019

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. 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 (210) 207-7080.

1. [19-2357](#) Invocation
2. [19-2358](#) Pledge of Allegiance
3. [19-2359](#) Approval of Minutes of the City Council Special Meeting of January 24, 2019 and the City Council Regular Meetings of January 30 - 31, 2019.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [18-6305](#) Ordinance approving the renewal of a contract with Wells Fargo Bank to provide corporate purchasing card services extending the contract for an additional two year period beginning July 1, 2019 and ending June 30, 2021. An annual revenue-share rebate estimated at \$65,000 per annum will be deposited into the Purchasing & General Services Fund in accordance with the FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [19-1265](#) Ordinance approving contracts with Goodwill Industries of San Antonio and Burkett Arbor Care, LLC to provide tree and palm maintenance and removal services for Building and Equipment Services, Aviation, and various City departments, funded through the departments' FY 2019 Adopted Operating Budgets.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [19-1667](#) Ordinance approving a contract with Star Shuttle, Inc. to provide the Aviation Department with supplemental busing services for an estimated annual cost of \$126,000.00, funded from the FY 2019 Aviation Operating and Maintenance Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [19-1746](#) Ordinance approving an amendment to the contract with Gen-Probe Sales & Service to provide for the continued lease of testing equipment and purchase of specific reagent test kits and supplies for the San

Antonio Metropolitan Health District for an estimated annual cost of \$297,000.00, funded through the Texas Department of State Health Services, STD Staff Support Program grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

8. [19-1940](#) Ordinance approving an agreement with Viridis Learning, Inc. for up to six months from March 30, 2019 to September 30, 2019 in an amount not to exceed \$50,000.00, to extend a FY 2018 pilot program to develop a process and technology scope to facilitate the connection of participants receiving service from one delegate agency and providing employment opportunities and access to the continuum of services provided by other contracted delegate agencies. Funding in the amount of \$50,000 is available from the Workforce Development portion of the Economic Development Incentive Fund FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
9. [19-1601](#) Ordinance approving a contract with FileONQ, Inc. to provide a system to inventory Personnel Protective Equipment and related equipment for the San Antonio Fire Department for an estimated amount of \$197,932.00 over a five year period. Funded from the 2019 – 2024 Capital Projects Budget and General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
10. [19-1620](#) Ordinance approving a contract with Grande Truck Center to provide the Transportation & Capital Improvements and Parks & Recreation departments with five aerial lift bucket trucks for a total cost of \$669,074.00, funded from the FY 2019 Equipment Renewal and Replacement Fund Budget and the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
11. [19-1623](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$978,776.00, included in the respective department's FY 2019 Adopted Budgets:
(A) Timeless Solutions for cleaning and sanitation of vehicles for SAPD and SAFD;
(B) Dallas Trailer Repair Co. Inc. for Dadee/Scorpion refuse truck body parts;

(C) Cartegraph Systems, LLC for Cartegraph upgrades with maintenance & support;
(D) HD Supply Facilities Maintenance, Ltd. for maintenance, repair and operating supplies; and
(E) EBSCO Industries, Inc. for an amendment to the EBSCO Publishing license agreement.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

12. [19-1664](#) Ordinance awarding a construction contract to Crownhill Builders, Inc. in the amount of \$780,615.72, for additional park improvements for the Lincoln Park Phase 2 Project, a 2017-2022 Bond-funded project, located in Council District 2. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
13. [19-1808](#) Ordinance amending the existing \$800,000.00 professional design services agreement with Bain Medina Bain, Inc. in an increased amount not to exceed \$422,129.36 for the West Commerce Street (Frio Street to Colorado Street) Project, a 2017-2022 General Obligation Bond funded project, located in Council District 5. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

14. [19-1721](#) Ordinance approving the fee simple acquisition of a 80.071 acre tract of land known as the Treehouse Ranch property located over the Edwards Aquifer Recharge and Contributing Zones in Bexar County, Texas from Treehouse Ranch Holdings, LP, at a cost of \$1,054,079.14. Funding for this ordinance is available from the 2015 Sales Tax Venue Fund (Edwards Aquifer Protection Program) included in the FY 2019 Adopted Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
15. [19-2019](#) Ordinances approving the acquisition of a conservation easement totaling 67.25 acres over the Edwards Aquifer Recharge and Contributing Zones. Funding for this ordinance in the cumulative amount of \$1,445,411.93 is available from the 2015 Sales Tax Venue Fund (Edwards Aquifer Protection Program) included in the FY 2019

Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

- 15A. [19-2383](#) Ordinance approving the expenditure of Edwards Aquifer Protection Program funds so that the San Antonio Municipal Utility District No. 1 can acquire a 12.6 acre tract of land known as the Hoover Tract located over the Edwards Aquifer Contributing Zone in Bexar County, Texas from William Hoover, at a cost of \$884,048.35. The City will retain a conservation easement for the Hoover tract.
- 15B. [19-2384](#) Ordinance approving the expenditure of Edwards Aquifer Protection Program funds so that the San Antonio Municipal Utility District No. 1 can acquire a 4.14 acre tract of land known as the Wilkinson Tract located over the Edwards Aquifer Contributing Zone in Bexar County, Texas from Lawrence and Juliet Wilkinson, at a cost of \$458,695.10. The City will retain a conservation easement for the Wilkinson Tract.
- 15C. [19-2385](#) Ordinance approving the expenditure of Edwards Aquifer Protection Program funds for the acquisition of a conservation easement on 67.25 acres of land over the Edwards Aquifer Recharge and Contributing Zones in Bexar County, Texas from San Antonio Municipal Utility District No. 1 at a cost of \$102,668.48.

Boards, Commissions and Committee Appointments

16. [19-2368](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019 or for the terms shown below. 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 Briana Barrera (District 1) to the Citizens' Environmental Advisory Committee.
- B) Appointing Sarah Olivarez (District 1) to the Zoning Commission.

Miscellaneous

17. [19-2025](#) Ordinance approving a license agreement with San Antonio MTA, L.P. d/b/a Verizon Wireless for the design, installation, operation and maintenance of a Distributed Antenna System at the San Antonio

International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

18. [18-6938](#) Resolution to start landmark designation for 1411 W Ashby Place with a waiver of application fees and the authorization of a Memorandum of Agreement with the San Antonio Independent School District for SAISD to mitigate the loss of Beacon Hill #22 and implement mitigation strategies for structures of historical significance. Funds are available in the City's FY 2019 General Fund Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
19. [19-1587](#) Ordinance approving a professional services contract with PSI Services, LLC., for content-validated testing services for San Antonio Fire Department promotional examinations for a three year term beginning April 5, 2019 and ending April 4, 2022, with one renewal term of two years at the City's option, with total compensation not to exceed \$835,300.00, funded out of the City's General Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]
20. [19-2002](#) Ordinance approving an Interlocal Data Sharing Agreement between the City of San Antonio, Bexar County Appraisal District, CPS Energy, San Antonio Housing Authority, San Antonio River Authority, San Antonio Water System, and VIA Metropolitan Transit. This ordinance has no fiscal impact. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
21. [19-2062](#) Ordinance approving multiple tower lease agreements to secure radio tower sites for the installation of radio communications equipment in support of the Alamo Area Regional Radio System used by City of San Antonio Police and Fire Departments, CPS Energy, Bexar County and surrounding participating agencies. Costs for this item will be shared by the entities based on the Interlocal Agreement approved by the City, CPS Energy and Bexar County. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
22. [19-1720](#) Ordinance approving Amendment No. 2 to the License Agreement with San Antonio Elite Youth Soccer Academy for operations and maintenance of the designated sports fields at 1600 E. Bitters Rd for an additional five year period ending on December 31, 2023. [María

Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

23. [19-1738](#) Approving the following actions relating to Accenture Federal Services, LLC: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
- 23A. [19-2388](#) Ordinance approving a Chapter 380 Economic Development Incentive Fund Agreement in an amount not to exceed \$500,000.00 with Accenture Federal Services, LLC. Funding is available from the Economic Development Incentive Fund FY 2019 Budget.
- 23B. [19-2389](#) Resolution nominating Accenture Federal Services, LLC at 7050 Fairgrounds Pwky as a Texas Enterprise Zone Project.

City Manager's Report

24. [19-2360](#) 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.

25. [19-2255](#) ALCOHOL VARIANCE # AV2019003 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive for on-premise consumption within three-hundred (300) feet of Baskin Elementary School, a public education institution located within San Antonio Independent School District.
26. [19-2011](#) ALCOHOL VARIANCE # AV2019004 (Council District 9): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 8, Block 10, NCB 18218, located at 3039 TPC Parkway for on-premise consumption within three-hundred (300) feet of Johnson High School, a public education institution located within the Northeast Independent School District.

- P-1.** [19-2257](#) PLAN AMENDMENT CASE # PA-2018-900022 (Council District 1): Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Recreational" to "Mixed Use" on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900069)
- Z-1.** [19-1917](#) ZONING CASE # Z-2018-900069 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family not to exceed 73 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar E. Chavez Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900022)
- Z-2.** [19-1923](#) ZONING CASE # Z-2018-900079 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.684 acres out of NCB 918, located at 514 West Cevallos Street. Staff and Zoning Commission recommend Approval.
- P-2.** [19-2256](#) PLAN AMENDMENT CASE # PA-2018-900023 (Council District 2): 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 "High Density Residential" to "Community Commercial" on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900077)
- Z-3.** [19-1922](#) ZONING CASE # Z-2018-900077 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD"

Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service) on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2018-900023)

- P-3.** [19-1718](#) PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Mixed Use" on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900039)
- Z-4.** [19-2261](#) ZONING CASE # Z-2018-900039 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)
- P-4.** [19-1715](#) PLAN AMENDMENT CASE # PA-2018-900018 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 23 and 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900062)
- Z-5.** [19-1913](#) ZONING CASE # Z-2018-900062 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24,

Block 9, NCB 3912, located at 308 Espinosa Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment.
(Associated Plan Amendment PA-2018-900018)

- Z-6.** [19-1918](#) ZONING CASE # Z-2018-900071 (Council District 5): 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 to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.249 acres out of NCB 8096, located at 1601 Castroville Road. Staff and Zoning Commission recommend Approval.
- Z-7.** [19-2264](#) ZONING CASE # Z-2018-900073 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District for four (4) residential dwelling units on Lot 6, Lot 7 and Lot 8, Block 13, NCB 8096, located at 1413 Romero Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.
- Z-8.** [19-1924](#) ZONING CASE # Z-2018-900080 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 12, NCB 8159, located at 4043 San Fernando Street. Staff and Zoning Commission recommend Approval.
- Z-9.** [19-1915](#) ZONING CASE # Z-2018-900063 (Council District 7): 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 0.7053 acres out of NCB 17957, located at 8373 Eckhert Road. Staff and Zoning Commission recommend Approval.
- Z-10.** [19-1925](#) ZONING CASE # Z-2018-900082 CD (Council District 7): Ordinance

amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Party House, Reception Hall, Meeting Facility on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive. Staff and Zoning Commission recommend Approval.

- Z-11.** [19-2263](#) ZONING CASE # Z-2018-900051 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller Road. Staff and Zoning Commission recommend Approval.
- P-5.** [19-2258](#) PLAN AMENDMENT CASE # PA-2018-900024 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Civic Center" on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900076)
- Z-12.** [19-1921](#) ZONING CASE # Z-2018-900076 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900024)

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.