

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, April 4, 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. [19-2958](#) Invocation
2. [19-2959](#) Pledge of Allegiance
3. [19-2960](#) Approval of Minutes of the City Council Regular Meetings of February 20 - 21, 2019.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [19-2972](#) Briefing on legislation filed in the 86th Regular State Legislative Session. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [19-2343](#) Ordinance approving a contract with Sirsi Corporation dba SirsiDynix to provide the core functionality in an Integrated Library System for the San Antonio Public Library for an estimated total amount of \$1,717,000.00. The first year amount of \$354,798.00 will be funded through ITSD Project Fund and the subsequent years will be funded through the Library Department's General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [19-2993](#) Ordinance approving an Agreement with Economic & Planning Systems, Inc. to provide a comprehensive study of local ad valorem property tax appraisal for a one year term commencing not later than April 8, 2019, in an amount not to exceed \$79,780.00. Funding for this contract is included and available in the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [19-2056](#) Ordinance approving contracts with Bluebonnet Ford, Doggett Freightliner of South Texas LLC, Grande Truck Center, and Santex Truck Centers LTD to provide City departments with 21 medium and heavy duty trucks for a total cost of \$1,432,487.29. Funding for this

purchase is available in the FY 2019 Equipment Renewal and Replacement Fund Budget, FY 2019 Airport Operating & Maintenance Fund Budget, FY 2019 Community & Visitor Facilities Fund Budget, and FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

8. [19-2247](#) Ordinance approving a contract with Caldwell Country Chevrolet to provide three police pursuit vehicles for the San Antonio Police Department for a total cost of \$103,908.00, funded from the FY 2019 Equipment Renewal and Replacement Fund Budget and the FY 2019 Confiscated Property Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

9. [19-2527](#) Ordinance approving a contract with Professional Turf Products to provide seven replacement mowers for a total cost of \$68,558.77 for the Transportation & Capital Improvements and Parks & Recreation departments. Funding is available from the FY 2019 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

10. [19-2249](#) Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$128,000.00, funded through the departments' FY 2019 Adopted Operating Budgets:
 (A) Buckeye International, Inc. DBA Buckeye Cleaning Center - San Antonio for concentrated chemicals with dilution systems;
 (B) Reddy Ice for ice; and
 (C) Dataminr, Inc. for the incident detection and alerting system for the San Antonio Police Department.
 [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

11. [19-2037](#) Ordinance approving a construction contract with Davila Construction, Inc. in the amount of \$965,292.00 for repairs to the wall and roof of the Airport FireFighting Rescue facility located at 1750 Skyplace Boulevard at the San Antonio International Airport and appropriated funding from the Airport Improvement and Contingency Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

12. [19-2023](#) Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$491,260.00 for the Randolph Weidner

Intersection Project, a FY 2018 Certificates of Obligation and FY 2019 General Fund funded project located in Council District 10 and authorizing the transfer of funds in the amount of \$200,000.00 from the FY 2019 Traffic Signal Installation Project to the Randolph Weidner Intersection Project. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

13. [19-2598](#) Ordinance extending the lease agreement with Cutter Aviation San Antonio, Inc. at 367 Sandau Road at the San Antonio International Airport for an additional year to March 31, 2020, for the annual rate of \$121,614.60 in rental revenue for the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
14. [19-2647](#) Approving the following two items to acquire fee simple and a conservation easement in the amount of \$8,500,000.00 for approximately 248.318 acres located over the Edwards Aquifer Recharge Zone in Bexar County, Texas from Morgan's Wonderland Camp, authorized through the voter approved 2015 Sales Tax Proposition 1 Edwards Aquifer Protection Program. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation].
- 14A. [19-2996](#) Ordinance approving the fee simple acquisition of 151.688 acres of land known as Cibolo Vista Tracts 1 and 2 located over the Edwards Aquifer Recharge Zone in Bexar County, Texas from Morgan's Wonderland Camp at a cost of \$5,500,000.00.
- 14B. [19-2997](#) Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 96.63 acre tract of land known as Cibolo Vista Tract 3 located in Bexar County, Texas from Morgan's Wonderland Camp at a cost of \$3,000,000.00.

Grant Applications and Awards

15. [19-2608](#) Ordinance approving the submission of a grant application and acceptance of funds, if awarded, from the Centers for Disease Control and Prevention, Office of Grants Services for the Immunization and Vaccines for Children Program in an amount not to exceed

\$2,345,944.00 for twelve months beginning July 1, 2019 and authorizing a personnel complement. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, MPH, Interim Director of Health]

16. [19-2692](#) Ordinance approving the submission of a grant application in an amount up to \$2,136,824.00 to the Office of National Drug Control Policy and the acceptance of funds, upon award, for a High Intensity Drug Trafficking Area grant for the period January 1, 2019 through December 31, 2020; providing for the application and acceptance of additional grant funds; and establishing a budget and personnel complement. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

Boards, Commissions and Committee Appointments

17. [19-2896](#) Ordinance reappointing Jeffrey S. Beyer (HVAC Contractor - Open Shop - Primary) and appointing Robert B. Jones (Master Plumber - Union - Primary), Jennifer Alley (Mechanical/Plumbing Engineer - Alternate), Scott E. Burger (HVAC Contractor - Open Shop - Alternate), Karen C. Carpenter (Fire Protection Engineer - Alternate), Michelle S. Davis (Commercial Building Contractor - Alternate), and George L. Saliba (Master Plumber - Open Shop - Alternate) to the Building-Related and Fire Codes Appeals and Advisory Board for terms of office to expire May 31, 2019; and waiving the City Code Residency Requirement in Chapter 10, Article I, Section 10-14(d) for specified appointees: Jeffrey S. Beyer, Scott E. Burger, and Karen C. Carpenter. [Leticia M. Vacek, City Clerk]
18. [19-2966](#) Appointing Dr. Russell A. Persyn (Medina County), Jessica Alderson (Texas Parks & Wildlife Department), John Chisholm (San Antonio River Authority), Brock J. Curry (Edwards Aquifer Authority), Scott Randall Halty (San Antonio Water System), Rogelio Garcia (San Antonio Economic Development Foundation) and Dr. Francine S. Romero (Parks & Recreation Advisory Board) to the Conservation Advisory Board for the remainder of an unexpired term of office to expire May 31, 2019. [Leticia M. Vacek, City Clerk]
19. [19-2536](#) 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 Jacob G. Jopling (District 1) to the Tax Increment Reinvestment Zone No. 31 - Midtown.

B) Appointing Carol Harle (District 8) to the SA2020 Commission on Education.

C) Appointing Zachary Harris (District 2) to the Historic and Design Review Commission.

D) Appointing Renee A. Yanta (District 8) to the Ethics Review Board effective April 26, 2019 for a term of office to expire April 25, 2021.

Miscellaneous

- 20. [19-2545](#) Ordinance approving three professional services agreements for on-call general engineering consulting services for the San Antonio Airport System with Atkins North America, Inc., Reynolds, Smith and Hills, Inc. and Jacobs Engineering Group, Inc. each in the amount not-to-exceed \$5,000,000.00 for an initial term of three years with two, one-year renewal options. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

- 21. [19-2989](#) Resolution accepting the Urban Master Lighting Plan. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

- 22. [19-2579](#) Ordinance approving the 2019 Scope of Services for the San Antonio Economic Development Foundation Agreement – the 2019 Forefront San Antonio Business Plan. Funding is available in the Economic Development Incentive Fund FY 2019 Adopted Budget. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

- 23. [19-2969](#) Resolution in support of nonpartisan municipal elections. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

- 24. [19-2029](#) Ordinance approving an agreement with the University of Texas Health Science Center at San Antonio for implementation of tobacco

prevention and cessation strategies for the San Antonio Metropolitan Health District's Racial and Ethnic Approaches to Community Health (REACH) Healthy Neighborhoods Program in an amount up to \$35,000.00 with the initial term ending September 29, 2019 with options to renew. Funding is available from the CDC REACH Grant. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, MPH, Interim Director of Health].

25. [19-2001](#) Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$32,501,815.00 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
26. [19-2624](#) Resolution of No Objection for Franklin Development Properties' application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Parkdale, a 235 unit multi-family rental housing development in partnership with the City's 2017 Neighborhood Improvements Affordable Housing Bond, located at 3830 Parkdale Drive in City Council District 8. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
27. [19-2625](#) Resolution of No Objection for Gardner Capital, Inc.'s application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Provision at Kitty Hawk, a 210 unit multi-family rental housing development, located at approximately 7219 Crestway Drive in San Antonio's Extra Territorial Jurisdiction. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
28. [19-2702](#) Ordinance extending the professional services agreement with EnSafe Inc. to provide Occupational Health and Safety Management System Consultant Services to the City for an additional four years for an annual cost of \$25,000.00 not to exceed \$100,000.00. The FY 2019 cost will be allocated from the Workers' Compensation Fund FY 2019 Adopted Budget and subsequent funding is contingent upon future budget appropriation. [Ben Gorzell, Chief Financial Officer; Debra M.

Ojo, MPA, Director, Office of Risk Management]

29. [19-2704](#) Ordinance approving a professional service contract with ABS Quality Evaluations, Inc. to provide Occupational Health and Safety Management System ISO 45001:2018 certification auditing services for a three year period with the option of a two year extension at a total 5 year cost of \$119,200.00. Funding for this contract will be allocated from the Workers' Compensation Fund and subsequent funding is contingent upon future budget appropriation. [Ben Gorzell, Chief Financial Officer, Debra Ojo, Director, Risk Management]

City Manager's Report

30. [19-2961](#) 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.** [19-2852](#) ZONING CASE # Z-2019-10700009 CD (Council District 1): 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 three (3) residential dwelling units on Lot 25, Block 19, NCB 2016, located at 1806 West Ashby Place. Staff and Zoning Commission recommend Denial.
- P-1.** [19-1802](#) PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1): Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to Mixed Use" on Lot 9 and Lot 10, Block 8, NCB 1891, located at 741 and 725 West Ashby Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900017)
- Z-2.** [19-2604](#) ZONING CASE # Z-2018-900017 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA NCD-2 AHOD" Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation

Airport Hazard Overlay District and “O-1 IDZ NCD-2 AHOD” Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor With Two or less Screens And/Or Stages, and Studio - Fine or Performing Arts on Lot 9 and Lot 10, Block 8, NCB 1891, located at 741 and 725 West Ashby Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

- P-2.** [19-2825](#) PLAN AMENDMENT CASE # PA-2019-11600004 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.154 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700017)
- Z-3.** [19-2826](#) ZONING CASE # Z-2019-10700017 (Council District 1): Ordinance amending the Zoning District Boundary from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-1 AHOD” Light Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on 0.154 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)
- Z-4.** [19-2881](#) ZONING CASE # Z-2019-10700023 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 11, Block 93, NCB 8827, located at 1703 Lee Hall. Staff and Zoning Commission recommend Approval.
- Z-5.** [19-2875](#) ZONING CASE # Z-2019-10700029 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot B, Block 21, NCB 2084, located at 926 Culebra Road. Staff and Zoning Commission recommend Approval.

- Z-6.** [19-2817](#) ZONING CASE # Z-2018-900074 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 19, Block 6, NCB 1277, located at 1927 Interstate Highway 35 North. Staff and Zoning Commission recommend Approval.
- Z-7.** [19-2827](#) ZONING CASE # Z-2019-10700020 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Transitional Home to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, on 2.721 acres out of NCB 14525, located at 4703 Goldfield Drive. Staff and Zoning Commission recommend Approval.
- Z-8.** [19-2856](#) ZONING CASE # Z-2019-10700021 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the West 50 feet of Lot 715, NCB 9484, located at 115 Ware Boulevard. Staff and Zoning Commission recommend Approval.
- Z-9.** [19-2859](#) ZONING CASE # Z-2019-10700018 CD (Council District 4): 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units on Lot 10, Block 37, NCB 8926, located at 838 Peabody Avenue. Staff and Zoning Commission recommend Denial.
- Z-10.** [19-2883](#) ZONING CASE # Z-2019-10700024 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA CD

MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse on Lot 23 and Lot 24, Block 5, NCB 11370, located at 2634 S.W. 34th Street. Staff and Zoning Commission recommend Approval, with Conditions.

- Z-11.** [19-2935](#) ZONING CASE # Z-2018-900029 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 Carwash on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff and Zoning Commission recommend Approval with Conditions. (Continued from March 21, 2019)
- P-3.** [19-2884](#) PLAN AMENDMENT CASE # PA-2019-11600005 (Council District 7): Ordinance amending the Huebner/Leon Creeks Community, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "High Density Residential" on 6.07 acres out of NCB 17971, located at 7719 and 7735 Eckhert Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700026)
- Z-12.** [19-2885](#) ZONING CASE # Z-2019-10700026 (Council District 7): Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 6.07 acres out of NCB 17971, located at 7719 Eckhert Road and 7735 Eckhert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600005)
- Z-13.** [19-2872](#) ZONING CASE # Z-2019-10700031 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "PUD R-4

AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 24.16 acres out of NCB 15688, generally located south of the intersection of Stahl Road and Higgins 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.