

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 2, 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. [19-3655](#) Invocation
2. [19-3656](#) Pledge of Allegiance
3. [19-3657](#) Approval of Minutes of the City Council Regular Meetings of April 3 - 4, 2019

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [19-2865](#) Ordinance approving a contract with Chemsearch, a division of NCH Corporation, to provide the Building & Equipment Services Department with industrial water treatment services and maintenance for industrial water equipment at various City facilities for an average annual cost of \$92,000.00. Funding for this contract is available through the department's FY 2019 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [19-2831](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$290,500.00, available and included in the respective department's FY 2019 Adopted Budget:
(A) Brightlands Tech, Inc. for reflective glass beads for the Aviation Department;
(B) Alterman, Inc. for Lehigh Lighting control system preventive maintenance;
(C) Infogroup, Inc. for an amendment to the ReferenceUSA Database License Agreement; and
(D) Casco Industries, Inc. for bunker boots.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

6. [19-2889](#) Ordinance approving a task order with Con-Cor, Inc. for the replacement of the expansion joint of the long term parking garage at

the San Antonio International Airport in the amount not to exceed \$183,332.96 from Interim Financing in the Parking, Long Term Parking Garage Structural Repairs project. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

7. [19-3232](#) Ordinance ratifying repairs to the roof in Terminal A at the San Antonio International Airport and approving payment in the amount of \$61,987.70 to Triple G Enterprise. Funds for this contract are included in the FY 2019 Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
8. [19-2946](#) Ordinance amending the on-call professional services agreements to increase the original contract capacity of \$2,000,000.00 by an additional \$750,000.00 for a total of \$2,750,000.00 with Bain Medina Bain, Inc. and to increase the original contract capacity of \$1,100,000.00 by an additional \$500,000.00 for a total of \$1,600,000.00 with Terra Design Group, Inc. for architectural and engineering design services for the Howard W. Peak Greenway Trails System. Funding for this ordinance is available from the 2015 Sales Tax Venue Fund included in the FY 2019 - FY 2024 Capital Improvement Program. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Acquisition, Sale or Lease of Real Property

9. [19-3291](#) Ordinance declaring 17 vacant City-owned properties located in the Highland Heights Subdivision in Council District 3 as surplus pursuant to state law and approving their sale to GSoto Investments, LLC for \$207,000.00, which will be deposited into the General Fund. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Street Closures and Traffic Control Procedures

10. [19-2991](#) Ordinance closing Burnet Street between North Hackberry and North Olive Streets to combine Lockwood and Dignowity Parks in conjunction with the Lockwood and Dignowity Park project, a 2017 Bond Program project. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
11. [19-2994](#) Ordinance vacating a 2,250.41 square foot unimproved public

right-of-way along San Salvador at Essex Street in Council District 2 to adjoin with Petitioner's abutting property as requested by the Petitioner, Olga and Baldomero Nino, Jr. for a fee of \$3,084.00, to be deposited into the General Fund. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Grant Applications and Awards

12. [19-2596](#) Ordinance approving the submission and acceptance upon award of a 2019 State Homeland Security Program for an amount up to \$1,000,000.00 and a personnel complement of 2 positions. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

Boards, Commissions and Committee Appointments

13. [19-2973](#) Ordinance reappointing Elaine Mendoza as Board Chairperson (Mayor's Appointee), Dr. Richard Middleton (Council District 1 Appointee), Major General Josue "Joe" Robles, Jr. (Council District 3 Appointee), Gloria A. Ramirez (Council District 5 Appointee), and Dr. Gloria "Gogi" Dickson (Council District 9 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2019 through May 31, 2021. [Peter Zaroni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]
14. [19-3633](#) 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 Corina F. Castillo-Johnson (Mayoral) to the Hemisfair Park Area Redevelopment Corporation for the remainder of an unexpired term of office to expire August 13, 2019.

Miscellaneous

15. [19-3331](#) Ordinance approving a Pre-Qualified List of Art Professionals who may be used to implement art projects in amounts not to exceed the

eligible allocation, authorizing contracts for such projects, and authorizing payment subject to the availability of funds. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

16. [19-2986](#) Ordinance approving a Chapter 380 Economic Development Agreement with Terramark Urban Homes in a cumulative amount of \$240,000.00 for the Wheatley Infill Project, a development partnership with the San Antonio Housing Authority, to include 24 affordable and workforce single-family homes. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
17. [19-3336](#) Resolution authorizing the City to enter into an Interlocal Agreement with Bexar County, and approving Bexar County's nomination of the GreatCall Project area as a Texas Enterprise Zone Project. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
18. [19-3323](#) Ordinance reappointing John Bull as the Presiding Judge of the Municipal Courts of the City of San Antonio. [Andrew Segovia, City Attorney]
19. [19-3298](#) Ordinance approving a Chapter 380 Economic Development Incentive Fund Grant Agreement with Booz Allen Hamilton, Inc for \$250,000, funding is available in the EDIF FY 2019 Adopted Budget. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
20. [19-3822](#) Ordinance amending the Interlocal Agreement with Bexar County relating to the provision of government services. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]
21. [19-3321](#) Ordinance approving an agreement with the University of Texas at San Antonio for evaluation services associated with the San Antonio Metropolitan Health District's Racial and Ethnic Approaches to Community Health (REACH) Healthy Neighborhoods Program for an amount up to \$79,200.00 with the option to renew for four, one year terms with the initial term ending September 29, 2019. Funding is available from the Centers for Disease Control and Prevention grant. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, Interim Director, Health].

22. [19-3219](#) Ordinance adopting the Brooks Area Regional Center Plan as a component of the Comprehensive Master Plan of the City. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]
23. [19-2975](#) Ordinance approving the Pre-K 4 SA FY 2020 Budget for the fiscal year beginning July 1, 2019 and ending on June 30, 2020 in the amount of \$47,647,248.00 as adopted by the Pre-K 4 SA Board of Directors on April 9, 2019. [Peter Zanoni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]

City Manager's Report

24. [19-3658](#) 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. [19-3631](#) ALCOHOL VARIANCE # AV2019005 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 33, Block 1, NCB 7215, located at 2803 Blanco Road for off-premise consumption within three-hundred (300) feet of Thomas Edison High School, a public education institution located within the San Antonio Independent School District.
- P-1. [19-3583](#) PLAN AMENDMENT CASE # PA-2019-11600008 (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 "Low Density Residential" to "Medium Density Residential" on Lot 1F, 2F, 3F, 4F, 6F, 7F, 8F and the West 20 feet of 5F and West 6 feet of E, NCB 2739, located at 608 Labor Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900028)
- Z-1. [19-1315](#) ZONING CASE # Z-2018-900028 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 H AHOD"

Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 1F-4F, 6F, 7F, 8F and the West 20 feet of Lot 5F and the West 6 feet of the East, NCB 2739, located at 608 Labor Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600008)

- Z-2.** [19-2520](#) ZONING CASE # Z-2019-10700013 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) residential units on Lot 11, Block 8, NCB 583, located at 321 North Hackberry Street. Staff recommends Approval. Zoning Commission recommendation pending.
- P-2.** [19-3612](#) PLAN AMENDMENT CASE # PA-2019-11600011 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Industrial" on Lot 1, Block 1, NCB 18273, located at 6325 Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700035)
- Z-3.** [19-3206](#) ZONING CASE # Z-2019-10700035 (Council District 2): Ordinance amending the Zoning District Boundary from "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, Block 1, NCB 18273, located at 6325 U.S. Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600011)
- Z-4.** [19-3622](#) ZONING CASE # Z-2019-10700039 HL (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 24 and the West 30 feet of Lot 25, Block 38, NCB 3306, located at 843 Rigsby Avenue. Staff and Zoning Commission recommend Approval.

- Z-5.** [19-3630](#) 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 April 18, 2019)
- Z-6.** [19-3626](#) ZONING CASE # Z-2019-10700048 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD," Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD," Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "C-3" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "TOD MLOD-2 MLR-2 AHOD" Transit Oriented Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.907 acres out of NCB 18288, located at 8319 Potranco Road. Staff and Zoning Commission recommend Approval.
- Z-7.** [19-3629](#) ZONING CASE # Z-2019-10700043 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial 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 40, Block 23, NCB 7509, located at 1432 Watkins Lane. Staff and Zoning Commission recommend Approval.
- Z-8.** [19-3625](#) ZONING CASE # Z-2019-10700044 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General

Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 11.972 acres out of NCB 8644, generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway. Staff and Zoning Commission recommend Approval.

- P-3.** [19-3578](#) PLAN AMENDMENT CASE # PA-2019-11600017 (Council District 10): 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 "Parks/Open Space" and "Medium Density Residential" to "Medium Density Residential" on Lot 1, Block 29, NCB 16829 and P-76K and P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700030)

- Z-9.** [19-3577](#) ZONING CASE # Z-2019-10700030 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 1, Block 29, NCB 16829 and Lot P-76K and Lot P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600017)

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.