

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 16, 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. [19-3949](#) Invocation
2. [19-3950](#) Pledge of Allegiance
3. [19-3951](#) Approval of Minutes of the City Council Regular Meetings of April 17 - 18, 2019

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

ACTION ITEMS FOR STAFF BRIEFING

4. [19-3294](#) Ordinance amending the FY 2019 Annual Operating Budget based on actual revenues and expenditures for the first six months of FY 2019 (October 2018 to March 2019) and projections for the remaining six months of FY 2019 (April 2019 to September 2019) in the General Fund and various Restricted Funds. [María Villagómez, Assistant City Manager; Justina Tate, Director, Management and Budget]
5. [19-3688](#) Public Hearing and Consideration of an Ordinance approving amendment of Impact Fees, including updates to Land Use Assumption Plan, Capital Improvements Plans, and the maximum Impact Fees for the San Antonio Water System Service Area. [Ben Gorzell, Chief Financial Officer; Troy Elliot, Deputy Chief Financial Officer, Finance]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. [19-3551](#) Ordinance approving a contract with the Greater San Antonio Transportation Company dba Yellow Cab to provide taxi services for non-emergency EMS patients under the San Antonio Fire Department's Taxi Voucher Program for an initial term through September 30, 2022, with options to extend, for an estimated annual amount of \$50,000.00. Funding for FY 2019 is available in the FY 2019 General Fund Budget with additional funding for future fiscal years subject to the appropriation of funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [19-3552](#) Ordinance approving the following contracts establishing unit prices for

goods and services for an estimated annual cost of \$769,000.00, available and included in the respective departments' FY 2019 Adopted Budget:

(A) Cintas Corporation for the purchase of uniforms and accessories; and

(B) Selrico Services, Inc. for amendments to the annual contract for custodial services at various facilities.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

8. [19-3351](#) Ordinance approving a Funding Agreement with the Alamo Community Group in an amount not to exceed \$288,585.61 for the full reconstruction of sidewalks in support of the Downtown Glass Block Sidewalks Project, a FY 2018 Certificate of Obligation Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
9. [19-2901](#) Ordinance awarding the 2019-2020 Task Order Contract for Flatwork & Street Improvements Package 4 to Austin Constructors, LLC in an amount not to exceed \$3,474,306.92, of which \$188,500.00 will be reimbursed by San Antonio Water System (SAWS) and \$1,750.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funds in the amount of \$3,474,306.92 are included and available in the FY 2019 Adopted Budget and funded from various funding sources to include the General Fund, Advanced Transportation District Fund, debt proceeds, or other funding sources. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
10. [19-3359](#) Approving the following contracts totaling \$17,790,044.11 related to the FY 2019-2020 Infrastructure Management Program (IMP). Funds are included and available in the FY 2019 - 2024 Capital Improvements Program Budget and funded from various funding sources to include the General Fund, the Advanced Transportation District Fund, debt proceeds, or other funding sources: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
- 10A. [19-3989](#) Ordinance awarding the 2019 Asphalt Overlay Task Order Contract Package 7 to J&P Paving Co., Inc. in an amount not to exceed

\$3,441,190.63 of which \$52,787.00 will be reimbursed by San Antonio Water System (SAWS) and \$17,576.25 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

- 10B.** [19-3991](#) Ordinance awarding the 2019 Asphalt Overlay Task Order Contract Package 8 to J&P Paving Co., Inc. in an amount not to exceed \$3,615,913.13 of which \$52,787.00 will be reimbursed by San Antonio Water System (SAWS) and \$17,576.25 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.
- 10C.** [19-3992](#) Ordinance awarding the 2019-2020 Fog Seal Task Order Contract Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$1,917,984.35 of which \$24,000.00 will be reimbursed by San Antonio Water System (SAWS) for necessary adjustments to their existing infrastructure.
- 10D.** [19-3993](#) Ordinance awarding the 2019-2020 Onyx (Slurry Seal) Task Order Contract Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$3,779,448.50 of which \$48,000.00 will be reimbursed by San Antonio Water System (SAWS) for necessary adjustments to their existing infrastructure.
- 10E.** [19-3994](#) Ordinance awarding the 2019 Reclamation Reconstruction Task Order Contract Package 12 to Alamo City Constructors, Inc. in an amount not to exceed \$5,035,507.50 of which \$325.00 will be reimbursed by San Antonio Water System (SAWS) and \$15.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

Acquisition, Sale or Lease of Real Property

- 11.** [19-3650](#) Ordinance approving a lease agreement with PHI Air Medical, L.L.C. for the rental of Suite 111 in the terminal building at the Stinson Municipal Airport with an initial term of one year with the option to extend for three, one-year periods. The agreement will generate \$16,001.89 in annual revenue for the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

Boards, Commissions and Committee Appointments

- 12.** [19-3957](#) Ordinance appointing Ed Onwe (Airport Business Lessee), Charnelle

Chin (Aviation Industry), Vaughn Caudill (Community), Juvencio Lopez (Community), C. LeRoy Cavazos-Reyna (Community), Marco Barros (Travel & Tourism); reappointing Diane D. Rath (AACOG), Aurelina Prado (Aviation Industry), Francisco Cruz (Business Community) and Marsha B. Hendler (Business Community) for the remainder of unexpired terms of office to expire March 18, 2021; appointing John Grisell (Ground Transportation Industry) and Valerie Peak (Travel & Tourism) for the remainder of unexpired terms of office to expire March 18, 2020 to the Airport Advisory Commission; and waiving the term limit requirement for Marco Barros, Diane D. Rath, and Marsha B. Hendler for this appointment. [Leticia M. Vacek, City Clerk]

13. [19-3990](#) 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 David Jarrell (District 10) to the Affirmative Action Advisory Committee for a term of office to commence June 1, 2019 and expire May 31, 2021.

B) Appointing Jo Ann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2019.

Miscellaneous

14. [19-3877](#) Ordinance scheduling and rescheduling City Council Meetings. [Leticia Vacek, City Clerk]
15. [19-3678](#) Ordinance ratifying the First Amendment and Extension of the Financial Advisor Services contracts with FTN Financial Municipal Advisors and Hilltop Securities, Inc. for a term to expire no later than December 31, 2019. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
16. [19-3867](#) Ordinance acknowledging and accepting the actuarial review of audits of the San Antonio Fire and Police Pension Fund and the Fund's response to the review. [Ben Gorzell, Jr., Chief Financial Officer; Troy

Elliot, Finance Director]

17. [19-3958](#) Ordinance authorizing and approving publication of Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$60,000,000.00; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
18. [19-3646](#) Ordinance approving a five-year Interlocal Agreement with Alamo Community College District for Educational Access Channel operation and capital improvements for the Educational Access Channel studio facility in an amount up to \$200,000.00, with an option to extend. [Carlos Contreras, Assistance City Manager; Jeff Coyle, Director, Government & Public Affairs]
19. [19-3557](#) Ordinance approving a contract with Family Service Association of San Antonio, Inc. for early childhood mental wellness services for the City's Early Head Start-Child Care Partnership Program, in an amount not to exceed \$75,000.00 for the period August 1, 2019 through July 31, 2024. Funding is available in the FY2019 EHS Grant in the amount of \$15,000.00 and subsequent annual funding will be contingent upon grant award.[Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Melody Woosley, Director, Human Services]
20. [19-3874](#) Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds for the development of Alsbury Apartments in an amount not to exceed \$20,000,000.00 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
21. [19-3875](#) Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds for the development of Majestic Ranch Apartments in an amount not to exceed \$23,000,000.00 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
22. [19-2628](#) Resolution of No Objection for Pedcor Investments, LLC's application

to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of Canyon Pass Apartments, a 288 unit multi-family rental housing development, located at approximately 25601 Overlook Parkway in City Council District 9. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

23. [19-3333](#) Resolution of No Objection for Cohen-Esrey Development Group's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of The Walzem, a 200 unit multi-family rental housing development, located at approximately FM 78 & Walzem Road in San Antonio's Extra Territorial Jurisdiction. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
24. [19-3824](#) Approval of the following two items relating to financial matters of the San Antonio Water System (SAWS): [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
- 24A. [19-3996](#) Resolution, for the San Antonio Water System, authorizing the cash defeasance of certain outstanding debt obligations in an amount not to exceed \$175,000,000 par, to reduce future debt service.
- 24B. [19-3997](#) Ordinance, for the San Antonio Water System, authorizing the issuance of obligations designated as City of San Antonio, Texas Water System Junior Lien Revenue Refunding Bonds, in one or more series and in an aggregate amount not to exceed \$306,085,000 to refund certain outstanding debt obligations for debt service savings.

City Manager's Report

25. [19-3952](#) 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.

- P-1.** [19-3876](#) PLAN AMENDMENT # PA2019-11600025 (Council District 1): Ordinance amending the Near Northwest Community Plan from “Office” to “Urban Low Density Residential” on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700062 CD)
- Z-1.** [19-3878](#) ZONING CASE Z-2019-10700062 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600025)
- P-2.** [19-3941](#) PLAN AMENDMENT # PA2019-11600026 (Council District 1): Ordinance amending the North Central Community 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 17, Lot 18, and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700065 CD)
- Z-2.** [19-3908](#) ZONING CASE Z-2019-10700065 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Veterinary Hospital - Small Animals to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 17, Lot 18 and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600026)
- P-3.** [19-3883](#) PLAN AMENDMENT CASE # PA-2019-11600003 (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 “Community Commercial” to “Regional Commercial” on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2018-900072)

Z-3. [19-3690](#) ZONING CASE # Z-2018-900072 (Council District 2): Ordinance amending the Zoning District Boundary from “C-2 AHOD” Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff recommends Denial. Zoning Commission recommends Approval, with the addition of "NA" Nonalcoholic Sales. (Associated Plan Amendment PA2019-11600003).

Z-4. [19-3684](#) ZONING CASE # Z-2019-10700051 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-2 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on the east 30 feet of the north 86.62 feet of Lot 10, Block 18, NCB 560, located at 512 Booker Alley. Staff and Zoning Commission recommend Approval.

Z-5. [19-3685](#) ZONING CASE # Z-2019-10700055 (Council District 2): Ordinance amending the Zoning District Boundary from “MXD AHOD” Mixed-Use Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 31-51, Block 1, NCB 18225, generally located in the 10500 block of West Vasquez Circle. Staff and Zoning Commission recommend Approval.

P-4. [19-3882](#) PLAN AMENDMENT CASE # PA-2019-11600018 (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 “Medium Density Residential” and “Community Commercial” to “Regional Commercial” on Lot P-58B and Lot P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700056)

- Z-6.** [19-3686](#) ZONING CASE # Z-2019-10700056 (Council District 2): Ordinance amending the Zoning District Boundary from “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District and “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District to “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-58B and P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment: PA-2019-11600018)
- Z-7.** [19-3933](#) ZONING CASE Z-2019-10700061 (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 "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 1, NCB 3720, located at 3206 Clark Avenue. Staff and Zoning Commission recommend Approval.
- Z-8.** [19-3683](#) ZONING CASE # Z-2019-10700032 (Council District 4): Ordinance amending the Zoning District Boundary from “NP-8 MLOD-2 MLR-2 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff and Zoning Commission recommend Approval.
- Z-9.** [19-3928](#) ZONING CASE Z-2019-10700057 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-2 S MLOD-2 MLR-1 AHOD" Mixed Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

with Specific Use Authorization for an Airport, Non-Governmental to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on approximately 163.5 acres out of NCB 12608, located at 3130 General Hudnell. Staff and Zoning Commission recommend Approval.

- Z-10.** [19-3682](#) ZONING CASE # Z-2019-10700045 (Council District 6): Ordinance amending the Zoning District Boundary from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-5, NCB 17876, located in the 10100 block of Hunt Lane at Ingram Road. Staff and Zoning Commission recommend Approval.

- Z-11.** [19-3825](#) ZONING CASE # Z-2019-10700054 CD (Council District 6): 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 "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 9 and Lot 10, Block 7, NCB 9267, located at 334 Glendale Avenue. Staff and Zoning Commission recommend Denial, with an Alternate Recommendation.

- Z-12.** [19-3929](#) ZONING CASE Z-2019-10700058 (Council District 6): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-24, NCB 15329, generally located in the 500 block of Richland Hills Drive. 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.

