

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, March 5, 2020**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:00 AM. Once convened, the City Council shall consider the following items no sooner than the designated times.

**9:00AM: Call to Order**

**2:00PM: Plan Amendments and Zoning Cases**

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.

Members of the public may appear before the City Council to speak on any agenda item consistent with procedural rules governing City Council meetings and state law. 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](http://www.sanantonio.gov) or call (210) 207-7080.

1. [20-2301](#) Invocation
2. [20-2302](#) Pledge of Allegiance
3. [20-2303](#) Approval of Minutes of the City Council Regular Meeting of January 30, 2020, City Council Special Meeting of January 30, 2020, City Council Special Meeting of February 10, 2020, and City Council Regular Meeting of February 12, 2020

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [20-1682](#) Ordinance approving a contract with OBR Cooling Towers Inc., to provide cooling tower cleaning services for the Building and Equipment Services Department, beginning upon award by City Council through December 31, 2022, with two additional one-year renewal options, for an estimated total cost not to exceed \$280,000.00. Funding in an amount not to exceed \$70,000.00 is available from the FY 2020 Facility Services Fund Budget. Funding for subsequent years is subject to City Council approval of the annual budget and funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [20-1938](#) Ordinance approving a contract with Selrico Services, Inc., to provide unitized meals for the Parks and Recreation Department Summer Food Service Program for an estimated amount of \$528,900.00 annually, for a term beginning on April 1, 2020 through March 31, 2021, with four additional one-year renewal options. Funding for this contract is provided through the Summer Food Service Program Grant, a reimbursement grant offered by the Texas Department of Agriculture/Food and Nutrition Division. There will be no impact on the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [20-1678](#) Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide an Aircraft Rescue and Fire Fighting vehicle for the San Antonio Aviation Department for a total cost of \$894,516.00. Funding is available from the Airport Capital

Improvement Fund. This action will appropriate and amend the FY 2020 - FY 2025 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

7. [20-1762](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,475,000.00, included in the respective department's FY 2020 Adopted Budget: (A) Gateway Printing & Office Supply, Inc., and San Antonio Lighthouse for the Blind for general office, breakroom, school and computer supplies; (B) Northside Chevrolet for Chevrolet repair parts & service; (C) River City Hydraulics, Inc., for repair parts for truck-mounted aerial lifts; and (D) Casco Industries for Class A & B firefighting foam. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Capital Improvements

8. [20-1734](#) Ordinance approving a task order to a Job Order Contract with Con-Cor Inc. for the installation of a HVAC system in an electrical room that houses airfield runway lighting control equipment for the San Antonio International Airport. This work is needed to reduce exposure of the equipment to humidity and heat. The task order, in an amount not to exceed \$150,854.57, is funded from the FY 2020 Airport Operating and Maintenance Fund Budget. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]
9. [19-7999](#) Ordinance amending the Contribution Agreement with Civita S Corp 2019 in an amount not to exceed \$300,000.00 for reimbursement to Civita S Corp 2019 of construction phase engineering services related to the West Military Drive & Ingram Road Connectors project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
10. [19-8013](#) Ordinance approving a construction contract with Austin Bridge & Road, L.P. in the amount of \$8,576,211.70 of which \$1,326,081.87 will be reimbursed by San Antonio Water System and \$753,493.33 will be reimbursed by CPS Energy for the Goliad Road (Fair Avenue to East Southcross Boulevard) Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim

Director, Transportation & Capital Improvements]

11. [19-8966](#) Ordinance approving a task order agreement under the existing Interlocal Agreement with the San Antonio River Authority in an amount not to exceed \$350,000.00 reimbursable to SARA for development of a Preliminary Engineering Report for stream restoration of Tributaries E & F to Salado Creek within Lady Bird Johnson Park; and, approving the acceptance of in-kind services from SARA in an amount not to exceed \$86,000.00 for the procurement, contract administration and project management related to the LBJ Park Stream Restoration Report. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
12. [20-1396](#) Ordinance approving a construction contract to CGC General Contractors, Inc. in the amount of \$589,000.00 for the Southside Lions Park project, a 2017 Bond and Tax Notes funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
13. [20-1496](#) Ordinance approving a construction contract including two additive alternates in the amount of \$200,266.00 to Jerdon Enterprise, LP for the Cuellar Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
14. [20-1546](#) Ordinance approving a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in the amount of \$165,718.40 for Crystal Hills Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
15. [20-1593](#) Ordinance approving the 2020 Onyx Seal Task Order Contract, Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$1,109,941.55. Funds are included in the FY 2020 - 2025 Capital Improvement Program 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]

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

16. [19-9398](#) Ordinance approving a five-year lease agreement with Lewis Aeronautical, LLC for 108,900 square feet of ground space and 21,902 square feet of building space at 567 Sandau Road at the San Antonio International Airport. The lease will terminate the current lease agreement, whose term was set to expire on November 1, 2022 at the request of the tenant. The lease agreement will generate at least \$96,526.24 annually for the Airport Operating and Maintenance Fund. The term may extended for another five-year period if tenant performs capital investment in the amount of \$1,000,000.00 into the leasehold. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

**Grant Applications and Awards**

17. [20-1631](#) Ordinance approving the submission of a grant application in an amount up to \$3,125,000.00 to the U.S. Department of Justice for funds from the Office of Community Oriented Policing Services for a Hiring Program to fund 25 police officer positions; authorizing the acceptance of funds upon award; and authorizing a cash matching contribution of \$9,428,633.00 over four years. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

**City Code Amendments**

18. [20-1944](#) Ordinance approving an amendment to Chapter 10, Building Related Codes, of the City of San Antonio, Texas, to require installation of baby changing stations in new or modified building types with specific uses. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

**Boards, Commissions and Committee Appointments**

19. [20-2209](#) Appointing Stephen Graham of the San Antonio River Authority to the Conservation Advisory Board for the remainder of an unexpired term of office to expire May 31, 2021. [Office of the City Clerk]
20. [20-1922](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 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. [Office of the City Clerk]

A) Appointing Shawn Hatter (District 1), and reappointing Lynn Knapik (District 1), Richard Hartman (District 1), and Suzanne Scott (District 1) to the Tax Increment Reinvestment Zone No. 31 – Midtown Board of Directors.

B) Appointing Abel Menchaca Jr. (District 3) to the Zoning Board of Adjustment.

C) Reappointing Greg Hammer (District 7) to the Linear Creekway Parks Advisory Board.

D) Reappointing Elena Guajardo (District 7) to the City Bond Oversight Commission.

E) Appointing Alejo Soto (District 7) to the San Antonio Youth Commission.

### Miscellaneous

21. [20-2305](#) Ordinance appointing Tina Flores as Acting City Clerk effective March 6, 2020. [Andy Segovia, City Attorney]
22. [20-1966](#) Ordinance establishing a Property Assessed Clean Energy Program within the City of San Antonio city limits. [Carlos J. Contreras III, Assistant City Manager; Alejandra Lopez, Director, Economic Development]
23. [20-2272](#) Ordinance approving a pay adjustment for Kevin Barthold, City Auditor. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]
24. [20-1875](#) Ordinance approving the release of Extraterritorial Jurisdiction consisting of a 2.06 acre tract generally located west of FM 1516 N and north of Crestway Road to the City of Converse and adjustments to the municipal boundaries shared with the City of Converse, totaling approximately 625.48 acres of its corporate land generally located in the N Loop 1604 E/Graytown Road and Gibb-Sprawl Road areas in regards to City of San Antonio-Converse Interlocal Agreement. [Lori

Houston, Assistant City Manager; Bridgett White, Director, Planning].

### City Manager's Report

25. [20-2304](#) 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.** [20-1893](#) ZONING CASE Z-2019-10700319 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units on Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028, located at 218 West Josephine Street. Staff and Zoning Commission recommend Approval.
- Z-2.** [20-1891](#) ZONING CASE Z-2019-10700340 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 11, NCB 863, located at 413 East Mistletoe Avenue. Staff and Zoning Commission recommend Approval.
- Z-3.** [20-1895](#) ZONING CASE Z-2019-10700321 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on Lot 7, Block 11, NCB 14695 and Lot 7, Block 12, NCB 14696 and "C-2" Commercial District on the south 65 feet of Lot 12, Block 3, NCB 14687, generally located in the 8000 block of Oakland Road and east of the 5700 block of Babcock Road. Staff and Zoning Commission recommend Approval.
- Z-4.** [20-1896](#) ZONING CASE Z-2019-10700325 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family



District on 7.117 acres out of NCB 14689, generally located in the 8700-8800 block of Oakland Road. Staff and Zoning Commission recommend Approval.

- Z-5.**    [20-1897](#)    ZONING CASE Z-2019-10700330 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 0.30 acres out of NCB 14695, generally located in the 8700-8800 block of Oakland Road. Staff and Zoning Commission recommend Approval.
- P-1.**    [20-2274](#)    PLAN AMENDMENT CASE PA-2019-11600099 (Council District 9): 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," "Business Park," and "Public Institutional" to "Community Commercial" on Lot 9, Block 1, NCB 17184 and 0.134 acres out of NCB 17184, located in the 12600 Block of West Avenue and the 200 Block of North Loop Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700334)
- Z-6.**    [20-1898](#)    ZONING CASE Z-2019-10700334 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged) on Lot 9, Block 1, NCB 17184 and 0.134 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of North Loop Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600099)



- Z-7.** [20-1901](#) ZONING CASE Z-2019-10700324 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Carwash on 0.078 acres out of NCB 18387, located at 16525 Blanco Road. Staff and Zoning Commission recommend Approval.
- Z-8.** [20-2257](#) ZONING CASE Z-2019-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion. (Continued from February 20, 2020)

## 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.