

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, October 18, 2018**

**9:00 AM**

**Municipal Plaza Building**

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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. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. 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 207-7080.

1. [18-5756](#) Invocation
2. [18-5757](#) Pledge of Allegiance
3. [18-5758](#) Approval of Minutes for the City Council Regular Meetings of September 19 - 20, 2018
4. [18-5760](#) Councilmember John Courage will be sworn-in as Mayor Pro Tem, serving the term October 31, 2018 through January 9, 2019.

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

**INDIVIDUAL ITEM(S) FOR STAFF BRIEFING**

5. [18-5480](#) Ordinance approving the sale of approximately 2.583 acres located at 506 Dolorosa and 2.032 acres located at 702 Dolorosa for an amount not less than \$7,367,000 and the negotiation and execution of a Development Agreement between the City of San Antonio and the Board of Regents of The University of Texas System to support The University of Texas at San Antonio's 10 year downtown vision in Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
6. [18-5737](#) Ordinance closing, vacating and abandoning sections of right of way located on Alamo Street, Alamo Plaza, and Houston Street; and limiting sections of right of way located on Alamo Plaza, Alamo Street, Blum Street, Crockett Street, and E. Houston Street to pedestrian traffic and emergency vehicles; and approving a ground lease and management agreement with the Texas General Land Office for property located in the historic Alamo mission footprint and property required for the development and management of the proposed Alamo visitor center and museum; and authorizing the negotiation and execution of all necessary documents related to the restoration and relocation of the Cenotaph within the Alamo Plaza area. [Lori Houston, Assistant City Manager]

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

7. [18-5407](#) Ordinance approving a contract for two replacement sewer/catch basin

cleaning trucks with Grande Truck Center for the Transportation & Capital Improvement Department for a total cost of \$736,448.00, funded from the FY 2019 Equipment Renewal and Replacement Fund (ERRF). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

8. [18-5249](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$728,882.00:
- (A) Epic Aviation for bulk Jet-A fuel;
  - (B) Ace Spring Service, Inc. for automotive and truck spring parts and service;
  - (C) ARINC Incorporated for the Common Use Passenger Processing System; and
  - (D) Ratifying an amendment to the contract with C.D.S. Properties Inc., dba Southwest Public Safety for police vehicle graphic kits, emergency equipment parts, and installation, removal and repair of equipment.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Capital Improvements

9. [18-5252](#) Ordinance approving a change order for the Salado Creek Tributary "B" Channel Stabilization Project, a Storm Water Regional Facilities Funded \$1,125,187.72 project, in the amount of \$166,558.42 and approving payment to Curran Contracting Company to extend the drainage channel reconstruction limits by 200 feet to Pecan Valley Avenue, located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

### Acquisition, Sale or Lease of Real Property

10. [18-5405](#) Ordinance authorizing the acceptance of a property donation from the Timber Ridge Community Association of 3.01 acres of land located at 3103 Rim Rock Trail for use as a neighborhood park in Council District 6. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
11. [18-4851](#) Ordinance approving a lease agreement with The Magik Theater, a Texas non-profit corporation, for its continued use of the theater located at 418 S. Alamo St (Building #225) within Hemisfair, for a

twenty year term with two additional 10 year renewal terms. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

12. [18-5511](#) Ordinance approving a five-year lease renewal with RE Office – TX II, LLC for the continued use of 2,174 square feet of office space located at 4538 Centerview Drive by the San Antonio Metropolitan Health District as a Baby Café for the initial annual rent amount of \$40,218.96 and increasing to \$44,567.04 during the fifth year. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
13. [18-5512](#) Ordinance amending the La Villita Lease Agreement with Brandy Garcia d/b/a B.link to renew the term through October 31, 2019 for an annual rent of \$3,440.85 [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

#### Grant Applications and Awards

14. [18-5532](#) Ordinance accepting funds from the Texas Department of State Health Services, for the Hurricane Recovery Crisis Cooperative Agreement grant in an amount not to exceed \$232,959.00 for vector control media campaign for educating the public on mosquito prevention measures and vaccine supply maintenance during emergencies for a 20-month period beginning November 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
15. [18-5530](#) Ordinance approving the following items related to the City of San Antonio Head Start Program: a) submission and acceptance upon award of a Head Start grant application to the U.S. Department of Health and Human Services for an amount up to \$23,356,121.00 for the period February 1, 2019 to January 31, 2020; b) an in kind match of \$5,839,030.00; and c) a personnel complement of 87 positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
16. [18-5537](#) Ordinance ratifying the submission and authorizing acceptance of a grant in an amount of \$228,260.00 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the FY 2018 Intellectual Property Enforcement Program: Protecting Public Health, Safety, and the Economy from Counterfeit Goods and Product Piracy Grant. [Erik Walsh, Deputy City Manager; William P.

McManus, Chief of Police]

### Boards, Commissions and Committee Appointments

17. [18-5751](#) Ordinance appointing Kenneth Comillious Bell as a Part-Time Municipal Court Judge for a term expiring April 30, 2020. [John Bull, Presiding Judge, Municipal Courts]
18. [18-5793](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. 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) Reappointing Athalie D. Malone (Mayoral) to the Disability Access Advisory Committee.

### Miscellaneous

19. [18-5158](#) Ordinance approving a contract in an amount up to \$200,000.00 with Dr. Courtney Bridgeman to provide veterinary in-house surgical services for a term of October 1, 2018 through September 30, 2019 with a two one-year renewal option. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]
20. [18-4910](#) Ordinance approving increases to the professional services agreements with Barich, Inc. in the amount not-to-exceed \$698,000.00 and XIP Consulting, LLC in the amount not-to-exceed \$330,000.00 for on-call IT and security planning and program management services for the San Antonio Airport System with funding for these agreements identified from appropriations including, but not limited to, Airport Operating & Maintenance Fund and airport capital improvement funds. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
21. [18-5415](#) Ordinance amending the professional services agreement with Faith Group, LLC for additional construction administration services in an amount not to exceed \$93,248.00 for the Parking Area Surveillance project at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
22. [18-5796](#) Ordinance adopting a new Five-Year Diversity Action Plan to increase City contract opportunities and promote the growth of local small,

minority and women-owned businesses. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

23. [18-5529](#) Ordinance approving the establishment of a CPS Energy tariff for piloting New Service Options. This Ordinance does not include a rate increase. [Ben Gorzell, Chief Financial Officer; Paula Gold Williams, CPS Energy President and CEO]
24. [18-5795](#) Resolution approving the issuance by the Tarrant County Cultural Education Facilities Finance Corporation of its Revenue and Refunding Bonds (CHRISTUS Health) Series 2018 in one or more series for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
25. [18-5484](#) Resolution to initiate historic landmark designation for 800 W Russell and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
26. [18-5485](#) Resolution to initiate historic landmark designation for 2511 N Flores and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
27. [18-4597](#) Ordinance approving the 2018-2019 Task Order Contract for Traffic Engineering Projects Package 2 for traffic engineering and safety construction projects with E-Z Bel Construction, LLC in an amount not to exceed \$2,350,944.00 for projects located citywide. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

### City Manager's Report

28. [18-5759](#) 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.**

- 29.**     [18-5703](#)     ALCOHOL VARIANCE # AV2018010 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the North 120.08 Feet of Lot 3, Block 2, NCB 16600, located at 15710 Chase Hill Boulevard for off-premise consumption within three-hundred (300) feet of Monroe May Elementary School, a public education institution located within the Northside Independent School District. (Continued from October 4, 2018)
- Z-1.**     [18-5430](#)     ZONING CASE # Z2018297 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 18, Block 1, NCB 12656, located at 4622 West Avenue. Staff and Zoning Commission recommend Approval, with Conditions.
- P-1.**     [18-5447](#)     PLAN AMENDMENT CASE # 18078 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" and "Low Density Residential" to "High Density Mixed Use" on 0.5880 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Planning Commission recommend Denial, with an Alternate Recommendation. (Associated Zoning Case Z2018250) (Continued from September 20, 2018)
- Z-2.**     [18-5448](#)     ZONING CASE # Z2018250 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport

Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Zoning Commission recommend Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078) (Continued from September 20, 2018)

- Z-3.** [18-5427](#) ZONING CASE # Z2018279 HL (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District to "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 19, 20, 21 and 22, Block 12C, NCB 1085, located at 615 Eleanor Avenue. Staff and Zoning Commission recommend Approval.
- Z-4.** [18-5417](#) ZONING CASE # Z2018283 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 12, Block 19, NCB 547, located at 605 Nolan Street. Staff and Zoning Commission recommend Approval.
- Z-5.** [18-5488](#) ZONING CASE # Z2018298 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.052 acres out of NCB 10734, located at 323 Rice Road. Staff and Zoning Commission recommend Approval.
- Z-6.** [18-5535](#) ZONING CASE # Z2018308 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 3A and Lot 3B, Block 2, NCB 6336 and Lot 4A and Lot 4B, Block 2, NCB 6336, located at 1011 Gibbs Street and 1015 Gibbs Street. Staff and Zoning Commission recommend Approval.
- P-2.** [18-5622](#) PLAN AMENDMENT CASE # 18023 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land



use from "Suburban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier" on Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624, located at 13770 Southton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018086)

- Z-7.** [18-5631](#) ZONING CASE # Z2018086 (Council District 3): Ordinance amending the Zoning District Boundary from "RD" Rural Development District to "R-4" Residential Single-Family District on Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624, located at 13770 Southton Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18023)
- Z-8.** [18-5536](#) ZONING CASE # Z2018310 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 1, NCB 7645, located at 514 Kendalia Avenue. Staff and Zoning Commission recommend Approval.
- Z-9.** [18-5498](#) ZONING CASE # Z2018302 (Council District 3): Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-1" Light Commercial District on 5.00 acres out of NCB 4167-2, located at 3628 South Loop 1604 East. Staff and Zoning Commission recommend Approval.
- Z-10.** [18-5526](#) ZONING CASE # Z2018306 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on 0.500 acres out of NCB 4069B, located at 4107 Mickey Road. Staff and Zoning Commission recommend Approval.
- Z-11.** [18-5527](#) ZONING CASE # Z2018307 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing and Monument Manufacturing

on Lot 21 NCB 15628, located at 5443 Hillburn Drive. Staff and Zoning Commission recommend Approval.

- Z-12.** [18-5236](#) ZONING CASE # Z2018190 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 80 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff and Zoning Commission recommend Approval. (Continued from September 6, 2018)
- Z-13.** [18-5490](#) ZONING CASE # Z2018300 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Triplex on west 50 feet of the south 140-feet of Lot 10, Block 4, NCB 3731, located at 325 Sims Avenue. Staff and Zoning Commission recommend Approval.
- Z-14.** [18-5521](#) ZONING CASE # Z2018303 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, a Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lot 7 and Lot 8, and Lot 20 and Lot 21, Block 3, NCB 2567, located at 227 East Cevallos Street. Staff and Zoning Commission recommend Approval.
- Z-15.** [18-5525](#) ZONING CASE # Z2018304 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lots 9, 10, 22, and 23, Block 3, NCB 2567, located at 231 East Cevallos Street. Staff and Zoning Commission

recommend Approval.

- Z-16.** [18-5704](#) 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 October 4, 2018)
- Z-17.** [18-5452](#) ZONING CASE # Z2018196 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckhert Road. Staff and Zoning Commission recommend Approval. (Continued from September 20, 2018)
- Z-18.** [18-5491](#) ZONING CASE # Z2018301 (Council District 8): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 19140 and save and except 0.0904 acres out of NCB 19140, located at 8310 Ewing Halsell Drive. Staff and Zoning Commission recommend Approval.
- Z-19.** [18-5489](#) ZONING CASE # Z2018299 (Council Districts 8,9, and 10): Ordinance amending the Zoning District Boundary to apply "MLOD-1" Camp Bullis Military Lighting Overlay District with the applicable "MLR-1" Military Lighting Region of 0-3 miles for properties within 0-3 miles of the Base and "MLR-2" Military Lighting Region of 3-5 miles for properties within 3-5 miles of the Military Base as a zoning overlay district to the current base Zoning Districts on Multiple Lots, generally located on multiple addresses extending from the boundaries surrounding Camp Bullis for a radius of 5 miles. Staff and Zoning Commission recommend Approval.
- Z-20.** [18-5706](#) ZONING CASE # Z2018291 S (Council District 10): 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 Bar/Tavern without cover charge 3 or more days per week on 0.1468 acres out of NCB 12104 and 0.0996 acres out of

NCB 12104, located at 2510 Nacogdoches Road. Staff and Zoning Commission recommend Approval. (Continued from October 4, 2018)

**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.