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CITY CLERK

16 JAN 22 PM 4:07

City of San Antonio



AGENDA City Council A Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, January 28, 2016

9:00 AM

Municipal Plaza Building

The City Council shall hold its regular meetings 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 time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against 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.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation by Pastor Buddy Rattray, Tower City Church, guest of Councilmember Mike Gallagher, District 10.

2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of December 2 - 3, 2015.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. An Ordinance authorizing a one year professional services agreement, with two optional one year renewal periods, with Tribu, LLC for professional graphic design services, plus social media and website maintenance services, for the Center City Development & Operations Department, in an amount not to exceed \$54,000.00 for the first year of the contract. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,311,536.80: (A) Collier Materials and Keller Material Ltd. for boulders, granite and rocks, (B) Genuine Parts for absorbent, (C) Most Dependable Fountains, Inc. for MDF fountains, accessories and repair parts, (D) Paint & Stain Specialist and PPG Architectural Finishes for CSEF paint supply, (E) Grande Truck Center for industrial gasoline and diesel engine parts and service, and (F) Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR maintenance and support for the San Antonio computer aided dispatch system (CAD). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

6. An Ordinance authorizing a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000.00 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund for the development of the Maverick Dog Park. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

7. Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 7A. An Ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- 7B. An Ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program projects, located throughout the City.

Acquisition, Sale or Lease of Real Property

8. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation of interests in approximately 15.4 acres of privately-owned real property located in NCB 13753 and 15683 to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public use project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. An Ordinance authorizing a Supplemental Agreement with the Texas Department of Transportation to allow use of the Gateway Plaza area in Market Square for the annual Tejano Music Festival. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
10. Consideration of the following agreements with the State of Texas through the Texas General Land Office for properties at 317 Alamo Plaza and 321 Alamo Plaza located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
- 10A. An Ordinance authorizing an amendment to the reciprocal easement

and operating agreement with the Texas General Land Office for a term through January 31, 2041 for property at 317 Alamo Plaza located in Council District 1; and authorizing the execution of any associated documents.

- 10B.** An Ordinance authorizing a License Agreement with the Texas General Land Office to occupy subsurface space located at 321 Alamo Plaza.

Street Closures and Traffic Control Procedures

- 11.** An Ordinance authorizing the closure, vacation and abandonment of a 0.075 acre portion of a 10-foot wide public alley, located between Belden Avenue and East Southcross Boulevard in Council District 3, as requested by Foxy Terrace LLC for a fee of \$12,450.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Grant Applications and Awards

- 12.** An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$50,000.00 from the Office of National Drug Control Policy for the 2016 San Antonio High Intensity Drug Trafficking Area Initiative grant. [Erik Walsh, Deputy City Manager; William McManus, Police Chief]
- 13.** An Ordinance authorizing the submission of a grant application for up to \$250,000.00 to the Office of the Texas Division of Emergency Management for a 2016 Emergency Management Preparedness Grant to be used to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000.00; and authorizing the acceptance of funds, upon award of the grant. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
- 14.** An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2016 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

15. An Ordinance authorizing the application and acceptance of approximately \$144,000.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2016 and 2017 through the Alamo Area Council of Governments. [Peter Zanoni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]

Boards, Commissions and Committee Appointments

16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Leslie S. Wood (District 1) and Homer D. Nelson (District 9) to the Building Standards Board.

B) Appointing Estrellita Garcia-Diaz (District 3) to the San Antonio Housing Trust.

C) Appointing Courtney D. Hilliard (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

Miscellaneous

17. An Ordinance authorizing three professional services agreements for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System with ExpressWorks International LLC, Kaepfel Consulting LLC and WHY Group LLC each in an amount not to exceed \$90,000.00 over the three-year term. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
18. An Ordinance authorizing the ratification of expenditures made to Siddons Martin Emergency Group, LLC. in the amount of \$100,388.92 for preventive maintenance, inspection and repair

services and equipment replacement for the Aircraft Rescue and Firefighting vehicles for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

19. An Ordinance approving a Food Services Agreement with SMG Food and Beverage, LLC for concessions and catering services at the Alamodome from March 1, 2016 through February 28, 2031 with no renewal option for an estimated annual revenue to the City of \$2,800,000.00. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]
20. An Ordinance authorizing a three-year Professional Service Agreement with Pulse Travel Markeing, LTD, for foreign representative services to assist the San Antonio Convention & Visitors Bureau in its marketing and tourism efforts in Canada, in an amount not to exceed \$100,000.00 per year, with an option to renew for one additional two-year term. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]
21. An Ordinance approving the appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six on December 2, 2015 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
22. An Ordinance authorizing a professional services contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers, in an estimated annual amount of \$578,000.00, to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional examinations for uniformed Police and Fire employees, and fitness for duty evaluations for a three year term beginning March 1, 2016 and ending February 28, 2019, with two renewal terms of one year each at the City's option. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]
23. An Ordinance authorizing four service provider agreements in a cumulative amount of \$20,168,525.00 related to the 2016-2017 City of San Antonio Head Start Program and authorizing an Interlocal Agreement with Texas A&M University at San Antonio for a one-year

period with three one-year renewal options for a total amount not to exceed \$120,000.00 for staff professional development and required grant planning documents. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]

24. An Ordinance naming the walking trail within Olmos Basin Park located at 101 Jackson Keller Road as the "Shearer Hills/Ridgeview Community Walking Trail" in Council District 1. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
25. An Ordinance authorizing the continuation of a sports license agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park for a term of five years commencing on February 1, 2016, and ending on January 31, 2021; no City funds are associated with this action. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
26. An Ordinance authorizing a four-year contract with A&D Tests, Inc. to provide random, reasonable suspicion, and post-accident drug testing of police officers for the San Antonio Police Department in an amount up to \$160,000.00. [Erik J. Walsh, Deputy City Manager; William P. McManus, Police Chief]
27. An Ordinance authorizing an interlocal agreement with the City of Austin to provide for 9-1-1 call continuity during critical incidents that disrupt the capacity to receive emergency calls. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
28. An Ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc. for services related to scoping and estimating potential projects for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, with available funds approved in the FY 2016 Capital Improvements Budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, P.E., Director, Transportation & Capital Improvements]
29. A Public hearing and consideration of an Ordinance authorizing amendments to the Verano TIRZ Project and Finance Plans, extending the term of the TIRZ eight years, approving the assignment of the

Verano TIRZ Development Agreement from VTLM Texas, LP to Verano Land Group, LP, authorizing the negotiation and execution of amendments to the Development Agreement with Verano Land Group, LP, Bexar County and the Verano TIRZ Board, the Interlocal Agreements with participating taxing entities and the Board, and the Consent Agreement with San Antonio Water Systems, Verano Land Group, LP, and the Board. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

30. An Ordinance for the City's Comprehensive Plan authorizing an amendment to the professional services agreement with Moore Iacofano Goltsman, Inc. for consultant services pertaining to the Plan's development and completion and an enhanced public engagement program for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 from FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning & Community Development]

The City Council of San Antonio recesses and convenes as the Hemisfair Park Public Facility Corporation to consider the following:

31. An Ordinance of the Hemisfair Park Public Facility Corporation approving a Development Sublease Agreement between Hemisfair Park Area Redevelopment Corporation and local real estate developer AREA Real Estate, LLC on approximately 1.1 acres of land in the southwest quadrant of Hemisfair owned by the Corporation. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations].

The Hemisfair Park Public Facility Corporation adjourns and the City Council of San Antonio reconvenes to consider the following:

City Manager's Report

32. City Manager's Report
A. Animal Care Services Update

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 Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

- P-1.** PLAN AMENDMENT # 15062 (Council District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015180)
- Z-1.** ZONING CASE # Z2015180 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial District Airport Hazard Overlay District on Lot 11 and Lot 12, Block 139, NCB 8814, located at 1807 West Wildwood Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #15062)
- Z-2.** ZONING CASE # Z2015153 CD (Council District 1): An 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 a Conditional Use for a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016016 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 IDZ AHOD" Office Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff and Zoning Commission recommend Approval.
- Z-4.** ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay

District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval.

- Z-5.** ZONING CASE # Z2016033 S (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra Street. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff and Zoning Commission recommend Approval. (Continued from November 19, 2015)
- Z-7.** ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff and Zoning Commission recommend Approval.
- Z-8.** ZONING CASE # Z2016028 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet Street. Staff and Zoning Commission recommend Approval.
- Z-9.** ZONING CASE # Z2016030 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard

Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328 acres of land out of NCB 531 located at 928 North Olive Street. Staff and Zoning Commission recommend Approval.

- Z-10.** ZONING CASE # Z2016034 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. Staff and Zoning Commission recommend Approval.
- P-2.** PLAN AMENDMENT #15059 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from "Low Density Residential" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015225) (Continued from December 17, 2015)
- Z-11.** ZONING CASE # Z2015225 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 15059) (Continued from December 17, 2015)
- Z-12.** ZONING CASE # Z2016038 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 15 (save and except the east 40 feet), Block 7, NCB 12914, located at 2511 Southeast Loop 410. Staff and Zoning Commission recommend Approval.
- Z-13.** ZONING CASE # Z2016039 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD"

Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.

- Z-14.** ZONING CASE # Z2015248 (Council Districts 3 and 4): An Ordinance amending the Zoning District Boundary from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, CB 4284, CB 4285 and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval.
- Z-15.** ZONING CASE # Z2016022 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum Avenue. Staff and Zoning Commission recommend Approval.
- Z-16.** ZONING CASE # Z2016032 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 1, NCB 13401 located at 2810 Southwest Military Drive. Staff and Zoning Commission recommend Approval.
- Z-17.** ZONING CASE # Z2016018 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff and Zoning Commission recommend Approval.
- Z-18.** ZONING CASE # Z2016041 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD"

Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 2838 and NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff and Zoning Commission recommend Approval.

- P-3.** PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from December 3, 2015)
- Z-19.** ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from December 3, 2015)
- Z-20.** ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.
- Z-21.** ZONING CASE # Z2015059 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "PUD R-6

MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Block of westbound North Loop 1604 West. Staff and Zoning Commission recommend Approval.

- Z-22.** ZONING CASE # Z2016037 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on 6.01 acres of land out of NCB 12104, located at 2876 Nacogdoches 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.

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16 JAN 20 PM 5:50

City of San Antonio



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114 W. Commerce
San Antonio, Texas 78205

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9:00 AM

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2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

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1. Invocation by Pastor Buddy Rattray, Tower City Church, guest of Councilmember Mike Gallagher, District 10.

- 2015 Procedural Justice Training Block
- 2015 The President's Task Force on 21st Century Policing - formed to identify the best means to provide an effective partnership between law enforcement and local communities that reduces crime and increases trust
- 2015 San Diego Department of Justice (DOJ) Report
- 2015 Implementation of the SAPD Open Data Initiative - allows data readily available online for public access regarding Internal Affairs formal and line complaints, use of force incidents, officer involved shooting incidents, police vehicular pursuits, racial profiling data, and Department sworn member demographics
- 2015 Procedural Justice In-Service Training for all officers at all ranks
- Body Worn Cameras

Through its proactive approach to continually implement best practices for the Department, the SAPD has engaged in several discussions with PERF representatives. These interactions have involved the movement toward changes in use of force policies and training in the attempt to give police officers better tools for avoiding unnecessary use of force, particularly deadly force.

In line with this direction, the Department began implementing a new Procedural Justice philosophy/program during its annual in-service training in 2015. Procedural Justice reflects the need for people to have an opportunity to be heard and explain their side of an incident to a police officer prior to the officer taking action. People stopped by the police want an opportunity to be heard and be treated fairly and respectfully.

Additionally, Chief McManus recently traveled to Washington D.C. and met with representatives with the Department of Justice and the PERF to exchange ideas of police reform initiatives. Office of Justice Programs (OJP) Diagnostic Center. DOJ representatives identified potential training and technical assistance opportunities for the SAPD.

SAPD representatives will attend in late January in Fort Worth a train-the-trainer training program with the Ft. Worth Police Department. Emphasis is placed on best practices regarding procedural justice. Chief McManus and Deputy Chief Treviño will also attend follow-up meetings with PERF and the DOJ in Washington D.C. at the end of January 2016. The meetings will representatives from Bureau of Justice Assistance (BJA), who will provide an overview of the VALOR training, which is offered to meet the need of training on de-escalation as well as tactics pertaining to procedural justice. The Chief will also review information on the juvenile resources and training offered by Office of Juvenile Justice and Delinquency Prevention (OJJDP).

The continued review and updating of Department policies and procedures, combined with reducing use of force incidents and providing citizens (victims and suspects) the opportunity to be heard by police, provides a level of transparency and legitimacy critical to a law enforcement agency. The SAPD has long enjoyed favorable public opinion and support throughout the community and continues to focus on building trust and maintaining its legitimacy through proactive and progressive policing practices.

ALTERNATIVES:

This memo is for briefing purposes only.

FISCAL IMPACT:



City of San Antonio

Agenda Memorandum

File Number:16-1407

Agenda Item Number: 1.

Agenda Date: 1/27/2016

In Control: City Council B Session

DEPARTMENT: Police

DEPARTMENT HEAD: William P. McManus

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

A briefing on the San Antonio Police Department's (SAPD) police reform initiatives

SUMMARY:

The following memo provides an update to the Criminal Justice, Public Safety and Services Committee on the SAPD's police reform initiatives. The initiatives serve to address use of force issues and protect the civil rights of the citizens, and provide enhanced safety for officers.

BACKGROUND:

Recent national events involving high-profile police incidents with the public have been the catalyst for a national discussion on police reform. In reaction to these events, many police departments nation-wide have initiated reviews of their policies, procedures and training practices regarding use of force and the protection of citizens' civil rights.

In the continued effort to improve the San Antonio Police Department, to enhance transparency and the public-trust, Chief McManus has taken a proactive approach to augment Department policies and training practices, specifically focusing on officers' use of force and treatment of the public. These efforts include:

- 2008 Police Executive Research Forum (PERF) Review
- 2010 Matrix Review
- 2012 Pursuit Policy Change
- 2013 Las Vegas Collaborative Reform Process Report

- D. Discuss legal issues relating to litigation styled Quinn v. City of San Antonio pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to the City's vehicle storage facility pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Adjourn

5:00 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.

5:15 PM (may be heard after this time) - Ceremonial Recognitions

6:00 PM (may be heard after this time) - Citizens to be Heard

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Trevino Alley Entrance, south side. 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.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

City of San Antonio



**AGENDA
City Council B Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, January 27, 2016

2:00 PM

Municipal Plaza Building

The City Council of San Antonio will convene in the "B" Room of the Municipal Plaza Building at 2:00 P.M. for discussion and possible action on the following:

1. A Briefing on the San Antonio Police Department's police reform initiatives regarding use of force and the protection of citizens' civil rights. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

2. A Briefing on the Ordinance approved by City Council in November 2014 relating to the use of Hand-Held Mobile Communication Devices while driving. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

At any time during the meeting, the City Council may recess into executive session to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).

- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Overlay District to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on 6.01 acres of land out of NCB 12104, located at 2876 Nacogdoches 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.

Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from December 3, 2015)

- Z-19.** ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from December 3, 2015)
- Z-20.** ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.
- Z-21.** ZONING CASE # Z2015059 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Block of westbound North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- Z-22.** ZONING CASE # Z2016037 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard

CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval.

- Z-15.** ZONING CASE # Z2016022 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum Avenue. Staff and Zoning Commission recommend Approval.
- Z-16.** ZONING CASE # Z2016032 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 1, NCB 13401 located at 2810 Southwest Military Drive. Staff and Zoning Commission recommend Approval.
- Z-17.** ZONING CASE # Z2016018 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff and Zoning Commission recommend Approval.
- Z-18.** ZONING CASE # Z2016041 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 2838 and NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff and Zoning Commission recommend Approval.
- P-3.** PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community

- P-2.** PLAN AMENDMENT #15059 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from "Low Density Residential" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015225) (Continued from December 17, 2015)
- Z-11.** ZONING CASE # Z2015225 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 15059) (Continued from December 17, 2015)
- Z-12.** ZONING CASE # Z2016038 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 15 (save and except the east 40 feet), Block 7, NCB 12914, located at 2511 Southeast Loop 410. Staff and Zoning Commission recommend Approval.
- Z-13.** ZONING CASE # Z2016039 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.
- Z-14.** ZONING CASE # Z2015248 (Council Districts 3 and 4): An Ordinance amending the Zoning District Boundary from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, CB 4284, CB 4285 and

- Z-6.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff and Zoning Commission recommend Approval. (Continued from November 19, 2015)
- Z-7.** ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff and Zoning Commission recommend Approval.
- Z-8.** ZONING CASE # Z2016028 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet Street. Staff and Zoning Commission recommend Approval.
- Z-9.** ZONING CASE # Z2016030 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328 acres of land out of NCB 531 located at 928 North Olive Street. Staff and Zoning Commission recommend Approval.
- Z-10.** ZONING CASE # Z2016034 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. Staff and Zoning Commission recommend Approval.

(Associated Zoning Case Z2015180)

- Z-1.** ZONING CASE # Z2015180 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial District Airport Hazard Overlay District on Lot 11 and Lot 12, Block 139, NCB 8814, located at 1807 West Wildwood Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #15062)
- Z-2.** ZONING CASE # Z2015153 CD (Council District 1): An 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 a Conditional Use for a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016016 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 IDZ AHOD" Office Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff and Zoning Commission recommend Approval.
- Z-4.** ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** ZONING CASE # Z2016033 S (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra Street. Staff and Zoning Commission recommend Approval.

Verano TIRZ Development Agreement from VTLM Texas, LP to Verano Land Group, LP, authorizing the negotiation and execution of amendments to the Development Agreement with Verano Land Group, LP, Bexar County and the Verano TIRZ Board, the Interlocal Agreements with participating taxing entities and the Board, and the Consent Agreement with San Antonio Water Systems, Verano Land Group, LP, and the Board. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

The City Council of San Antonio recesses and convenes as the Hemisfair Park Public Facility Corporation to consider the following:

30. An Ordinance of the Hemisfair Park Public Facility Corporation approving a Development Sublease Agreement between Hemisfair Park Area Redevelopment Corporation and local real estate developer AREA Real Estate, LLC on approximately 1.1 acres of land in the southwest quadrant of Hemisfair owned by the Corporation. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations].

The Hemisfair Park Public Facility Corporation adjourns and the City Council of San Antonio reconvenes to consider the following:

City Manager's Report

31. City Manager's Report
A. Animal Care Services Update

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 Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

- P-1. PLAN AMENDMENT # 15062 (Council District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval.

period with three one-year renewal options for a total amount not to exceed \$120,000.00 for staff professional development and required grant planning documents. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]

24. An Ordinance naming the walking trail within Olmos Basin Park located at 101 Jackson Keller Road as the "Shearer Hills/Ridgeview Community Walking Trail" in Council District 1. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
25. An Ordinance authorizing the continuation of a sports license agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park for a term of five years commencing on February 1, 2016, and ending on January 31, 2021; no City funds are associated with this action. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
26. An Ordinance authorizing a four-year contract with A&D Tests, Inc. to provide random, reasonable suspicion, and post-accident drug testing of police officers for the San Antonio Police Department in an amount up to \$160,000.00. [Erik J. Walsh, Deputy City Manager; William P. McManus, Police Chief]
27. An Ordinance authorizing an interlocal agreement with the City of Austin to provide for 9-1-1 call continuity during critical incidents that disrupt the capacity to receive emergency calls. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
28. An Ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc. for services related to scoping and estimating potential projects for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, with available funds approved in the FY 2016 Capital Improvements Budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, P.E., Director, Transportation & Capital Improvements]
29. A Public hearing and consideration of an Ordinance authorizing amendments to the Verano TIRZ Project and Finance Plans, extending the term of the TIRZ eight years, approving the assignment of the

services and equipment replacement for the Aircraft Rescue and Firefighting vehicles for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

19. An Ordinance approving a Food Services Agreement with SMG Food and Beverage, LLC for concessions and catering services at the Alamodome from March 1, 2016 through February 28, 2031 with no renewal option for an estimated annual revenue to the City of \$2,800,000.00. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]
20. An Ordinance authorizing a three-year Professional Service Agreement with Pulse Travel Marketing, LTD, for foreign representative services to assist the San Antonio Convention & Visitors Bureau in its marketing and tourism efforts in Canada, in an amount not to exceed \$100,000.00 per year, with an option to renew for one additional two-year term. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]
21. An Ordinance approving the appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six on December 2, 2015 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
22. An Ordinance authorizing a professional services contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers, in an estimated annual amount of \$578,000.00, to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional examinations for uniformed Police and Fire employees, and fitness for duty evaluations for a three year term beginning March 1, 2016 and ending February 28, 2019, with two renewal terms of one year each at the City's option. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]
23. An Ordinance authorizing four service provider agreements in a cumulative amount of \$20,168,525.00 related to the 2016-2017 City of San Antonio Head Start Program and authorizing an Interlocal Agreement with Texas A&M University at San Antonio for a one-year

15. An Ordinance authorizing the application and acceptance of approximately \$144,000.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2016 and 2017 through the Alamo Area Council of Governments. [Peter Zaroni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]

Boards, Commissions and Committee Appointments

16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Leslie S. Wood (District 1) and Homer D. Nelson (District 9) to the Building Standards Board.
- B) Appointing Estrellita Garcia-Diaz (District 3) to the San Antonio Housing Trust.
- C) Appointing Courtney D. Hilliard (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

Miscellaneous

17. An Ordinance authorizing three professional services agreements for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System with ExpressWorks International LLC, Kaepfel Consulting LLC and WHY Group LLC each in an amount not to exceed \$90,000.00 over the three-year term. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
18. An Ordinance authorizing the ratification of expenditures made to Siddons Martin Emergency Group, LLC. in the amount of \$100,388.92 for preventive maintenance, inspection and repair

and operating agreement with the Texas General Land Office for a term through January 31, 2041 for property at 317 Alamo Plaza located in Council District 1; and authorizing the execution of any associated documents.

- 10B.** An Ordinance authorizing a License Agreement with the Texas General Land Office to occupy subsurface space located at 321 Alamo Plaza.

Street Closures and Traffic Control Procedures

- 11.** An Ordinance authorizing the closure, vacation and abandonment of a 0.075 acre portion of a 10-foot wide public alley, located between Belden Avenue and East Southcross Boulevard in Council District 3, as requested by Foxy Terrace LLC for a fee of \$12,450.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Grant Applications and Awards

- 12.** An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$50,000.00 from the Office of National Drug Control Policy for the 2016 San Antonio High Intensity Drug Trafficking Area Initiative grant. [Erik Walsh, Deputy City Manager; William McManus, Police Chief]
- 13.** An Ordinance authorizing the submission of a grant application for up to \$250,000.00 to the Office of the Texas Division of Emergency Management for a 2016 Emergency Management Preparedness Grant to be used to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000.00; and authorizing the acceptance of funds, upon award of the grant. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
- 14.** An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2016 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

7. Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 7A. An Ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- 7B. An Ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program projects, located throughout the City.

Acquisition, Sale or Lease of Real Property

8. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation of interests in approximately 15.4 acres of privately-owned real property located in NCB 13753 and 15683 to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. An Ordinance authorizing a Supplemental Agreement with the Texas Department of Transportation to allow use of the Gateway Plaza area in Market Square for the annual Tejano Music Festival. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
10. Consideration of the following agreements with the State of Texas through the Texas General Land Office for properties at 317 Alamo Plaza and 321 Alamo Plaza located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
- 10A. An Ordinance authorizing an amendment to the reciprocal easement

2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of December 2 - 3, 2015.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. An Ordinance authorizing a one year professional services agreement, with two optional one year renewal periods, with Tribu, LLC for professional graphic design services, plus social media and website maintenance services, for the Center City Development & Operations Department, in an amount not to exceed \$54,000.00 for the first year of the contract. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,311,536.80: (A) Collier Materials and Keller Material Ltd. for boulders, granite and rocks, (B) Genuine Parts for absorbent, (C) Most Dependable Fountains, Inc. for MDF fountains, accessories and repair parts, (D) Paint & Stain Specialist and PPG Architectural Finishes for CSEF paint supply, (E) Grande Truck Center for industrial gasoline and diesel engine parts and service, and (F) Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR maintenance and support for the San Antonio computer aided dispatch system (CAD). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

6. An Ordinance authorizing a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000.00 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund for the development of the Maverick Dog Park. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

This memo is for briefing purposes only.

RECOMMENDATION:

This memo is for briefing purposes only.



City of San Antonio

Agenda Memorandum

File Number: 16-1404

Agenda Item Number: 2.

Agenda Date: 1/27/2016

In Control: City Council B Session

DEPARTMENT: Police

DEPARTMENT HEAD: William P. McManus

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

An update on the Ordinance amending the City Code related to the use of hand-held mobile communication devices while driving

SUMMARY:

The following memo is an update on outcomes related to changes made to Chapter 19 of the Municipal Code of the City of San Antonio.

BACKGROUND:

On August 19, 2014, Councilman Gallagher issued a council consideration request (CCR). Councilman Gallagher's CCR requested City Staff examine the current ordinance related to the ban on the use of hand-held mobile communication devices and add a provision stating that they may only be used in a "hands-free" capacity unless in an emergency situation.

In November 2014, the City Council adopted changes to Chapter 19 of the City Code restricting the use of hand-held mobile communication devices while driving. The changes went into effect January 1, 2015, including a 30-day grace period during which only warnings were issued. This allowed the City of San Antonio to inform the public about the importance and requirements of the new Ordinance.

Under the ordinance, it is prohibited to use a hand-held mobile communication device while operating a motor vehicle on any City street (even when stopped either at a traffic signal or due to road conditions, e.g. heavy traffic) to use a handheld mobile communication device for any purpose.

The ordinance does not apply to a person who is:

- On private property or legally parked
- Using a hands-free device
- Using a hand-held mobile communication device affixed to the vehicle and used as a global positioning or navigation system
- Operating an authorized emergency vehicle while acting in an official capacity
- Peace officers making emergency calls
- Reporting illegal activity to a law enforcement agency
- Communicating with an emergency response operator, a fire department, a law enforcement agency, a hospital, a physician's office, or a health clinic regarding a medical or other emergency situation
- Preventing injury to a person or property.

Once the new ordinance was in place and in efforts of informing the public of the new "Hands Free" ordinance, the SAPD PIO Office began a public education effort. In early December, SAPD produced two Public Service Announcements (PSA's) to encourage San Antonio Drivers to "Keep 'Em on The Wheel". The PSA's were produced to appeal to a wide range of demographics, but with the same consistent message. The PSA's notified the public of the hazards of phone use while driving, the passage of the new ordinance, the January 1, 2015 grace period, and the February 1, 2015 enforcement period. The PSA's and accompanying graphics content were given to all local media outlets, shared with other city departments, prominently posted on SAPD's website, and pushed out on heavy rotation via SAPD's various social media platforms. Additionally, SAPD PIO worked with TxDOT to craft a message for Transguide signage on all local expressways with the idea of informing as many daily motorists about the ordinance as possible.

The following table outlines the number of warnings and citations issued since the ordinance changes went into effect January 1, 2015.

	Jan 1, 2015- Jan 31, 2015 (warning period)	Feb 1, 2015 - Dec 31, 2015
Warnings	1,006	4,053
Citations	0	12,149

The ordinance sets the fine at \$200 for each violation and can also be enforced by any peace officer of another entity, including those employed by school districts, duly authorized to issue traffic citations within the City of San Antonio. Finally, the offense is not considered a moving violation and does not become part of a person's driving record.

The San Antonio Police Department (SAPD) provided to the Criminal Justice, Public Safety and Services Committee an update on the year anniversary of this ordinance on Tuesday, January 19. Staff recommended that the item go to the full City Council for a B Session briefing.

ALTERNATIVES:

This memo is for briefing purposes only.

FISCAL IMPACT:

This memo is for briefing purposes only.

RECOMMENDATION:

SAPD recommends continued enforcement of the ordinance as it is now written.

City of San Antonio



AGENDA City Council A Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, January 28, 2016

9:00 AM

Municipal Plaza Building

The City Council shall hold its regular meetings 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 time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against 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.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation by Pastor Buddy Rattray, Tower City Church, guest of Councilmember Mike Gallagher, District 10.

2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of December 2 - 3, 2015.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. An Ordinance authorizing a one year professional services agreement, with two optional one year renewal periods, with Tribu, LLC for professional graphic design services, plus social media and website maintenance services, for the Center City Development & Operations Department, in an amount not to exceed \$54,000.00 for the first year of the contract. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,311,536.80: (A) Collier Materials and Keller Material Ltd. for boulders, granite and rocks, (B) Genuine Parts for absorbent, (C) Most Dependable Fountains, Inc. for MDF fountains, accessories and repair parts, (D) Paint & Stain Specialist and PPG Architectural Finishes for CSEF paint supply, (E) Grande Truck Center for industrial gasoline and diesel engine parts and service, and (F) Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR maintenance and support for the San Antonio computer aided dispatch system (CAD). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

6. An Ordinance authorizing a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000.00 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund for the development of the Maverick Dog Park. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

7. Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 7A. An Ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- 7B. An Ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program projects, located throughout the City.

Acquisition, Sale or Lease of Real Property

8. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation of interests in approximately 15.4 acres of privately-owned real property located in NCB 13753 and 15683 to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public use project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. An Ordinance authorizing a Supplemental Agreement with the Texas Department of Transportation to allow use of the Gateway Plaza area in Market Square for the annual Tejano Music Festival. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
10. Consideration of the following agreements with the State of Texas through the Texas General Land Office for properties at 317 Alamo Plaza and 321 Alamo Plaza located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
- 10A. An Ordinance authorizing an amendment to the reciprocal easement

and operating agreement with the Texas General Land Office for a term through January 31, 2041 for property at 317 Alamo Plaza located in Council District 1; and authorizing the execution of any associated documents.

- 10B.** An Ordinance authorizing a License Agreement with the Texas General Land Office to occupy subsurface space located at 321 Alamo Plaza.

Street Closures and Traffic Control Procedures

- 11.** An Ordinance authorizing the closure, vacation and abandonment of a 0.075 acre portion of a 10-foot wide public alley, located between Belden Avenue and East Southercross Boulevard in Council District 3, as requested by Foxy Terrace LLC for a fee of \$12,450.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Grant Applications and Awards

- 12.** An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$50,000.00 from the Office of National Drug Control Policy for the 2016 San Antonio High Intensity Drug Trafficking Area Initiative grant. [Erik Walsh, Deputy City Manager; William McManus, Police Chief]
- 13.** An Ordinance authorizing the submission of a grant application for up to \$250,000.00 to the Office of the Texas Division of Emergency Management for a 2016 Emergency Management Preparedness Grant to be used to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000.00; and authorizing the acceptance of funds, upon award of the grant. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
- 14.** An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2016 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

15. An Ordinance authorizing the application and acceptance of approximately \$144,000.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2016 and 2017 through the Alamo Area Council of Governments. [Peter Zaroni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]

Boards, Commissions and Committee Appointments

16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Leslie S. Wood (District 1) and Homer D. Nelson (District 9) to the Building Standards Board.

B) Appointing Estrellita Garcia-Diaz (District 3) to the San Antonio Housing Trust.

C) Appointing Courtney D. Hilliard (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

Miscellaneous

17. An Ordinance authorizing three professional services agreements for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System with ExpressWorks International LLC, Kaepfel Consulting LLC and WHY Group LLC each in an amount not to exceed \$90,000.00 over the three-year term. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
18. An Ordinance authorizing the ratification of expenditures made to Siddons Martin Emergency Group, LLC, in the amount of \$100,388.92 for preventive maintenance, inspection and repair

- services and equipment replacement for the Aircraft Rescue and Firefighting vehicles for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
19. An Ordinance approving a Food Services Agreement with SMG Food and Beverage, LLC for concessions and catering services at the Alamodome from March 1, 2016 through February 28, 2031 with no renewal option for an estimated annual revenue to the City of \$2,800,000.00. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]
20. An Ordinance authorizing a three-year Professional Service Agreement with Pulse Travel Marketing, LTD, for foreign representative services to assist the San Antonio Convention & Visitors Bureau in its marketing and tourism efforts in Canada, in an amount not to exceed \$100,000.00 per year, with an option to renew for one additional two-year term. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]
21. An Ordinance approving the appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six on December 2, 2015 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
22. An Ordinance authorizing a professional services contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers, in an estimated annual amount of \$578,000.00, to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional examinations for uniformed Police and Fire employees, and fitness for duty evaluations for a three year term beginning March 1, 2016 and ending February 28, 2019, with two renewal terms of one year each at the City's option. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]
23. An Ordinance authorizing four service provider agreements in a cumulative amount of \$20,168,525.00 related to the 2016-2017 City of San Antonio Head Start Program and authorizing an Interlocal Agreement with Texas A&M University at San Antonio for a one-year

- period with three one-year renewal options for a total amount not to exceed \$120,000.00 for staff professional development and required grant planning documents. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]
24. An Ordinance naming the walking trail within Olmos Basin Park located at 101 Jackson Keller Road as the "Shearer Hills/Ridgeview Community Walking Trail" in Council District 1. [Maria D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
25. An Ordinance authorizing the continuation of a sports license agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park for a term of five years commencing on February 1, 2016, and ending on January 31, 2021; no City funds are associated with this action. [Maria D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
26. An Ordinance authorizing a four-year contract with A&D Tests, Inc. to provide random, reasonable suspicion, and post-accident drug testing of police officers for the San Antonio Police Department in an amount up to \$160,000.00. [Erik J. Walsh, Deputy City Manager; William P. McManus, Police Chief]
27. An Ordinance authorizing an interlocal agreement with the City of Austin to provide for 9-1-1 call continuity during critical incidents that disrupt the capacity to receive emergency calls. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
28. An Ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc. for services related to scoping and estimating potential projects for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, with available funds approved in the FY 2016 Capital Improvements Budget. [Peter Zanon, Deputy City Manager; Mike Frisbie, P.E., Director, Transportation & Capital Improvements]
29. A Public hearing and consideration of an Ordinance authorizing amendments to the Verano TIRZ Project and Finance Plans, extending the term of the TIRZ eight years, approving the assignment of the

Verano TIRZ Development Agreement from VTLM Texas, LP to Verano Land Group, LP, authorizing the negotiation and execution of amendments to the Development Agreement with Verano Land Group, LP, Bexar County and the Verano TIRZ Board, the Interlocal Agreements with participating taxing entities and the Board, and the Consent Agreement with San Antonio Water Systems, Verano Land Group, LP, and the Board. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

30. An Ordinance for the City's Comprehensive Plan authorizing an amendment to the professional services agreement with Moore Iacofano Goltsman, Inc. for consultant services pertaining to the Plan's development and completion and an enhanced public engagement program for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 from FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning & Community Development]

The City Council of San Antonio recesses and convenes as the Hemisfair Park Public Facility Corporation to consider the following:

31. An Ordinance of the Hemisfair Park Public Facility Corporation approving a Development Sublease Agreement between Hemisfair Park Area Redevelopment Corporation and local real estate developer AREA Real Estate, LLC on approximately 1.1 acres of land in the southwest quadrant of Hemisfair owned by the Corporation. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations].

The Hemisfair Park Public Facility Corporation adjourns and the City Council of San Antonio reconvenes to consider the following:

City Manager's Report

32. City Manager's Report
A. Animal Care Services Update

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 Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

- P-1.** PLAN AMENDMENT # 15062 (Council District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015180)
- Z-1.** ZONING CASE # Z2015180 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial District Airport Hazard Overlay District on Lot 11 and Lot 12, Block 139, NCB 8814, located at 1807 West Wildwood Drive. Staff and Zoning Commission recommend Approval. pending Plan Amendment. (Associated Plan Amendment #15062)
- Z-2.** ZONING CASE # Z2015153 CD (Council District 1): An 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 a Conditional Use for a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016016 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 IDZ AHOD" Office Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff and Zoning Commission recommend Approval.
- Z-4.** ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay

District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval.

- Z-5.** ZONING CASE # Z2016033 S (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra Street. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff and Zoning Commission recommend Approval. (Continued from November 19, 2015)
- Z-7.** ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff and Zoning Commission recommend Approval.
- Z-8.** ZONING CASE # Z2016028 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet Street. Staff and Zoning Commission recommend Approval.
- Z-9.** ZONING CASE # Z2016030 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard

Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328 acres of land out of NCB 531 located at 928 North Olive Street. Staff and Zoning Commission recommend Approval.

- Z-10.** ZONING CASE # Z2016034 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single- Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. Staff and Zoning Commission recommend Approval.
- P-2.** PLAN AMENDMENT #15059 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from "Low Density Residential" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015225) (Continued from December 17, 2015)
- Z-11.** ZONING CASE # Z2015225 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 15059) (Continued from December 17, 2015)
- Z-12.** ZONING CASE # Z2016038 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 15 (save and except the east 40 feet), Block 7, NCB 12914, located at 2511 Southeast Loop 410. Staff and Zoning Commission recommend Approval.
- Z-13.** ZONING CASE # Z2016039 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD"

Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.

- Z-14.** ZONING CASE # Z2015248 (Council Districts 3 and 4): An Ordinance amending the Zoning District Boundary from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, CB 4284, CB 4285 and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval.
- Z-15.** ZONING CASE # Z2016022 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum Avenue. Staff and Zoning Commission recommend Approval.
- Z-16.** ZONING CASE # Z2016032 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 1, NCB 13401 located at 2810 Southwest Military Drive. Staff and Zoning Commission recommend Approval.
- Z-17.** ZONING CASE # Z2016018 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff and Zoning Commission recommend Approval.
- Z-18.** ZONING CASE # Z2016041 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD"

Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 2838 and NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff and Zoning Commission recommend Approval.

- P-3.** PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from December 3, 2015)
- Z-19.** ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from December 3, 2015)
- Z-20.** ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.
- Z-21.** ZONING CASE # Z2015059 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "PUD R-6

MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Block of westbound North Loop 1604 West. Staff and Zoning Commission recommend Approval.

- Z-22.** ZONING CASE # Z2016037 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on 6.01 acres of land out of NCB 12104, located at 2876 Nacogdoches 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.

**State of Texas
County of Bexar
City of San Antonio**



DRAFT

**Meeting Minutes
City Council B Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, December 2, 2015

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the "B" Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

PRESENT: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

Mayor Taylor called the meeting to order and announced that they would address Executive Session first.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 2:09 pm for discussion on the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property)

and 551.071 (consultation with attorney).

- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Taylor reconvened the meeting at 3:15 pm and announced that no action was taken in Executive Session. She addressed Item 1.

- I. Briefing on an Ordinance amending Chapter 35, Unified Development Code, of the City of San Antonio, Texas, by correcting clerical and formatting items; making major amendments; making minor amendments; clarifying items; and amending definitions pursuant to Section 35-111 of the Unified Development Code, and providing for publication. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

Rod Sanchez presented background information on the Unified Development Code (UDC) noting that it was adopted on May 3, 2001. He stated that it allowed for updates every five years and that amendments could be submitted by City Staff, Zoning & Planning Commissions, and Others. He noted that in May 2015, 260 amendments were submitted by 30 Internal/External Agencies and Private Citizens. He outlined the process utilized to vet the amendments and reported that 33 of the 76 External Amendments met the criteria of Clarification or Editing; 43 did not meet the criteria and did not move forward. He spoke of the Planning Commission Sponsored Amendment to the submission by Robert Barry and Timothy Barker regarding the Zoning Matrix Ambulatory Surgical Center. He stated that the Planning Commission determined that the submitted amendment did not meet UDC Criteria and directed staff to create an Ambulatory Surgical Center Definition with no impact to the Zoning Matrix.

Mr. Sanchez provided an overview of other amendments to include Storm Water Design, Food Policy Council, and Sidewalk Relief for Small Businesses. He reported that all of the amendments were recommended for approval with the exception of three: 1) Allowing the city to place a lien on Historic Properties to recoup funds spent to correct violations; 2) Require provision of bicycle facilities on all collectors, secondary, and primary arterials; and 3) Definition of Ambulatory Surgical Center. He stated that the Technical Advisory Committee (TAC) recommended approval of the remaining UDC Amendments related to Low Impact Development (LID) and Conservation Subdivision. He added that next steps would include a presentation to the City Council Committee in January and the full City

Council in February 2016.

Mayor Taylor thanked staff for their work and asked where citizens could review all of the amendments. Mr. Sanchez replied that they were available on the Development Services Website.

Councilmember Warrick asked of the amendment related to Urban Farms. Mr. Sanchez stated that the density for said lots were so small that retail could be detrimental. Councilmember Warrick asked of reducing the speed limit to 25 miles per hour (mph) for Safe Streets SA. Mr. Mike Frisbie stated that State Law authorized the speed limit at 30 mph and they could not override same.

Councilmember Gallagher asked of the amendment related to Ambulatory Surgical Centers (ASC). Mr. Sanchez replied that the Planning Commission was recommending that ASCs continue to be allowed where they are today as they provided outpatient services and did not have a great amount of traffic. Councilmember Gallagher spoke of the citizens that had spoken in opposition to the ASC Amendment due to their proximity to neighborhoods.

Councilmember Viagran asked how developers would know that their project was eligible for Low Impact Developments (LIDs). Mr. Art Reinhardt stated that the Ordinance would apply to Commercial and Residential Development and incentives would apply to all. Councilmember Viagran asked of the denial of the Amendment to require bicycle facilities on all collectors, secondary, and primary arterials by the TAC and Planning Commission. Mr. Frisbie replied that the Development Community felt that they should only be required to install bike lanes if included in the Master Plan. Councilmember Viagran spoke of the importance of filling sidewalk gaps throughout the city.

Councilmember Gonzales asked of the process for voting on the three amendments that are still in question. Mr. Sanchez replied that all of the amendments were moving forward as one package; however, the City Council had the opportunity to pull any amendment.

Councilmember Nirenberg asked of conduits to lay fiber lines for future projects and if they could be added to the Code. Mr. Frisbie replied that it was standard on City Projects and could be included in future discussions. Councilmember Nirenberg spoke of the high growth development in District 8 and the challenges with commercial development.

Councilmember Krier asked of the process to amend Storm Water Design. Mr. Reinhardt stated that they did not anticipate any amendments to Storm Water Design but could be included in the future if necessary. Councilmember Krier asked of LIDs. Mr. Sanchez stated that LIDs would be included in the Code as an option and staff had worked with San

Antonio River Authority to incorporate into the Code in February 2016. Councilmember Krier stated that he was sympathetic to the concerns raised by citizens regarding ASCs.

Councilmember Treviño commended staff for their work on the amendments and stated that it was important to be flexible regarding new technology such as LIDs.

Mayor Taylor thanked staff for the presentation and stated that she looked forward to additional discussion on ASCs.

2. A Briefing on the Public Safety Regional Radio System. [Ben Gorzell, Chief Financial Officer; Chief William McManus, San Antonio Police Department; Chief Charles N. Hood, San Antonio Fire Department]

Ben Gorzell presented information regarding the Public Safety Regional Radio System. He stated that the System was implemented in 2004, had 11,000 subscribers, and provided 1,200 square miles of coverage. He provided an overview of the Radio System Usage by the City of San Antonio, Bexar County, and 56 External Agencies. He reported that the City operated 5,699 Radios of which 4,455 were utilized by Public Safety and 1,244 were utilized by Other Departments. He noted that \$38.2 Million was the Radio System Available Budget and that Annual Operating Costs totaled \$3.4 Million. He highlighted the Solicitation Process: 1) Request for Qualifications (RFQ); 2) Evaluation; 3) Non-Disclosure Statement; and 4) Request for Proposals (RFP). He outlined the RFP Evaluation Criteria and Timeline. Chief McManus stated that of 3,285 Police Radios; 2,428 were in need of replacement. Chief Hood stated that the Fire Department had 1,170 Radios of which 708 needed to be replaced. Mr. Gorzell stated that staff recommended to release the RFQ on December 7th for the purchase of 1,547 Radios. He added that a preliminary update would be provided to the City Council in May 2016.

Councilmember Viagran thanked staff for their work and asked of the System Replacement and Utilities. Mr. Gorzell replied that they were requesting that those that submit a proposal present options that include and do not include Utilities. He added that the Tower and Infrastructure did not tie the City to any particular vendor. Councilmember Viagran referenced the Fusion Center and spoke of the importance of interoperability with Regional Entities.

Councilmember Medina stated that it was most important to get the radios into the field as quickly as possible. Councilmember Lopez stated that he would like to incorporate what the landscape would look like in the next 5-7 years in the evaluation. He spoke of the need to prepare for significant technology changes over the next few years.

Councilmember Krier asked if the radios would allow SAPD to communicate with Bexar County Law Enforcement. Chief McManus confirmed that they would. Councilmember Krier spoke of the importance of having the best technology for Public Safety.

Councilmember Nirenberg expressed his support for acquiring new radios and concurred with Councilmember Lopez about preparing for future technology.

Councilmember Warrick asked if there was a way to deploy the radios sooner. Mr. Gorzell replied that it would take a few months to receive City Council Approval, purchase, program, and deploy the radios.

Mayor Taylor thanked staff for the presentation.

RECESSED

Mayor Taylor recessed the meeting at 5:11 pm and announced that they would reconvene in the Council Chambers at 5:15 pm for Ceremonials.

CEREMONIALS

Mayor Taylor reconvened the meeting at 5:15 pm and addressed the Ceremonial Items. City Clerk Vacek announced that Councilmember Krier was attending a meeting on behalf of Mayor Taylor and would not be present.

Mayor Taylor presented a Citation to the Young Women's Leadership Academy in recognition of being named a 2015 National Blue Ribbon School by the U.S. Department of Education for its Academic Excellence. It was noted that the Blue Ribbon Honor was awarded to elementary, middle and high schools (both public and private) for excellent academics or for closing achievement gaps among students. Additionally, the Young Women's Leadership Academy was one of 335 U.S. Schools, and the only Bexar County School selected this year.

Mayor Taylor recognized representatives from the U.S. Army All-American Bowl that will be held January 9, 2016 in the Alamodome. It was noted that the Bowl is the nation's premier High School Football Game, featuring the best 90 players in a classic East vs. West Match-up. It was also noted that the Bowl has consistently featured the nation's most elite football players, providing a launching pad for College and NFL Stars.

RECESSED

Mayor Taylor recessed the meeting at 5:45 pm and announced that they would reconvene at 6:00 pm for Citizens to be Heard.

CITIZENS TO BE HEARD

In the absence of Mayor Taylor, Mayor Pro Tem Lopez presided over the meeting. He called upon the citizens registered to speak under Citizens to be Heard.

Mark Perez expressed concern with the increase in Storm Water Fees and Ordinances that are not being enforced.

Mike Knuffke addressed the City Council and noted concerns with the Management of the Development Services Department. He spoke in opposition to the proposed amendment to the Unified Development Code (UDC) regarding Ambulatory Surgical Centers.

Patrick Von Dohlen showed a video of a Zoning Commission Meeting in which the UDC Amendments were voted on. He also expressed concern with the proposed amendment regarding Ambulatory Surgical Centers.

Aaron Castro representing Superior Ambulance addressed the City Council and expressed concern with the City of San Antonio Private Ambulance Service Annual Franchise Fee. He also expressed concern that they had not been involved in the discussions prior to approval of the fee. He presented letters from Pete Kosko, President of ShurMed EMS, and Jason & Stephanie Peterek of United Ambulance, in opposition to the fee.

Bryan Hummel provided a photo of a Water Harvesting Strategy in China and expressed concern that the springs in San Pedro Park rarely flow.

Aaron Castro received additional time and asked that they continue the conversation regarding the Private Ambulance Service Annual Franchise Fee.

Philip Trickett spoke in opposition to the Planned Parenthood Facility located at 2140 Babcock Road.

Sylvia Villarreal spoke in opposition to the Proposed UDC Amendment regarding Ambulatory Surgical Centers and noted concerns with the zoning of the Planned Parenthood Facility located at 2140 Babcock Road.

Kellie Gretchel spoke in opposition to the zoning of the Planned Parenthood Facility

located at 2140 Babcock Road.

Danny Petri expressed concerns with the management of the Development Services Department and the Proposed UDC Amendment regarding Ambulatory Surgical Centers.

Faris Hodge, Jr. submitted written testimony consisting of various newspaper articles on subjects to include Human Trafficking, Environmental Protection Agency, San Antonio Police Department, San Antonio Fire Department, and the 2016 Presidential Election.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Lopez adjourned the meeting at 6:44 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK

**State of Texas
County of Bexar
City of San Antonio**



DRAFT

**Meeting Minutes
City Council A Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, December 3, 2015

9:00 AM

Municipal Plaza Building

The City Council of San Antonio convened in a Regular Council Meeting. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

PRESENT: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

1. The Invocation was delivered by Dr. Steven Branson, Pastor, Village Parkway Baptist Church, guest of Councilmember Ray Lopez, District 6.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of October 21 - 22, 2015.

Councilmember Warrick moved to approve the minutes of the Regular City Council Meetings of October 21-22, 2015. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

ABSENT: 1 - Saldaña

OATH OF OFFICE - MAYOR PRO TEM

4. Councilmember Ray Lopez will be sworn-in as Mayor Pro-Tem, serving the term November 13, 2015 through January 22, 2016.

City Clerk Vacek administered the Oath of Office to Councilmember Ray Lopez serving as Mayor Pro Tem for the term November 13, 2015 through January 22, 2016.

CONSENT AGENDA ITEMS

Items 15, 17, 18, 21, 22, and 24 were pulled for Individual Consideration. Councilmember Saldaña moved to approve the remaining Consent Agenda Items. Councilmember Viagran seconded the motion.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger spoke in opposition to the authorization of the consumption of alcohol at the Northern Hills Golf Course (Item 18). He stated that he did not agree with the results of the Disparity Study (Item 21).

Faris Hodge, Jr. submitted written testimony in favor of Items 5-8, 10, 11, 14A, 15, 16, and 21-26. He wrote in opposition to Item 18.

The motion to approve the remaining Consent Agenda Items prevailed by the following vote:

2015-12-03-1005

5. An Ordinance authorizing the second extension of the external audit services contract with Padgett Stratemann & Co., L.L.P., to provide independent audit services to the City for Fiscal Year 2016, for a total fee not to exceed \$837,500.00. [Ben Gorzell, CPA, Chief Financial Officer; Troy Elliott, CPA, Director, Finance]

2015-12-03-1006

6. An Ordinance approving a professional services agreement with the Jenkins Agency to provide claims audit services to the City for a three year term beginning January 1.

2016 with two renewal terms of one year each at the City's option with total compensation not to exceed \$20,000.00 per year. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1007

7. An Ordinance authorizing the ratification of an interim contract with Upstage Center, Inc. to provide rigging services for the Convention and Sports Facilities Department for an estimated amount of \$201,000.00, funded from the Hotel Occupancy Tax Alamodome Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1008

8. An Ordinance authorizing the ratification of an interim contract with Selrico Services, Inc. to provide custodial and supplemental conversion/labor services for the Alamodome for an estimated amount of \$1,300,000.00 annually, funded from the FY2016 Convention and Sports Facilities Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1009

9. An Ordinance authorizing a contract with Allied Barton Security Services, LLC to provide commissioned and non-commissioned security staffing services at various City facilities through September 30, 2018 for an estimated annual amount of \$4,600,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1010

10. An Ordinance accepting the offer from National Bus Sales and Leasing, Inc. to provide one replacement 23 passenger shuttle bus and one additional 23 passenger shuttle bus for the Department of Human Services for a total cost of \$238,223.56, funded from the Equipment Renewal and Replacement Fund and the FY16 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1011

11. An Ordinance accepting the offer from Two Way Communications, LLC to provide the Information Technology Services and Government and Public Affairs Departments with television broadcasting equipment for a total cost of \$81,785.00, funded from the Public, Education, and Government (PEG) Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1012

12. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$146,000.00: (A) Global ARFF Services, LLC for ARFF vehicle preventive maintenance, preventive maintenance inspections, diagnostics, repairs and parts for SAT, and (B) FirstWatch Solutions, Inc. for FirstWatch maintenance & support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-12-03-1013

13. An Ordinance for the Wilson Boulevard (Club Drive to Donaldson Avenue) & Thespian Island Project, authorizing a utility-driven change order to E-Z Bel Construction, LLC, in the amount of \$125,230.52 to be reimbursed by CPS Energy, a 2012-2017 General Obligation Bond Project, located in Council District 7. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

14. Consideration of the following four task order contracts totaling \$25,322,203.28 of an available \$54 million for street maintenance projects for FY 2016 related to the FY 2016-2020 Infrastructure Management Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2015-12-03-1014

- 14A. An Ordinance awarding an Asphalt Overlay Contract to Clark Construction of Texas, Inc. in an amount not to exceed \$8,618,595.00 of which \$211,550.00 will be reimbursed by San Antonio Water Systems and \$29,250.00 by CPS Energy.

2015-12-03-1015

- 14B. An Ordinance awarding an Asphalt Overlay Contract to J&P Paving Company, Inc. in an amount not to exceed \$4,091,381.80 of which \$143,650.00 will be reimbursed by San Antonio Water Systems and \$9,550.00 by CPS Energy.

2015-12-03-1016

- 14C. An Ordinance awarding an Asphalt Overlay Contract to Clark Construction of Texas, Inc. in an amount not to exceed \$8,805,694.20 of which \$118,950.00 will be reimbursed by San Antonio Water Systems and \$36,300.00 by CPS Energy.

2015-12-03-1017

- 14D. An Ordinance awarding an Asphalt Overlay Contract to J&P Paving Company, Inc. in an amount not to exceed \$3,806,532.28 of which \$121,800.00 will be reimbursed

by San Antonio Water Systems and \$9,950.00 by CPS Energy.

2015-12-03-1019

16. An Ordinance authorizing a Lease Agreement with the Phil Hardberger Park Conservancy for use of the historic homestead structure at Phil Hardberger Park for a term commencing upon execution and terminating December 31, 2025, with one optional ten-year renewal period. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
19. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Elizabeth A. Franklin (District 2) to the Parks and Recreation Board.
- B) Appointing Hollis MacDonald (District 2) to the Tax Increment Reinvestment Zone No. 11 - Inner City.
- C) Appointing Kent Brittain (District 6) and reappointing John R. Laffoon (District 10) to the Historic and Design Review Commission.
- D) Appointing Melessa C. Rodriguez (District 6) to the Mayor's Commission on the Status of Women.
- E) Appointing Rudolph F. Rodriguez and reappointing Ted E. Davis, Jr., Gabriel Farias, Jeff Harvey, Samuel E. Luna, Jr., and Michelle E. Pair to the Municipal Golf Association - San Antonio (MGA-SA) for the remainder of unexpired terms of office to expire May 2, 2017.

2015-12-03-1022

20. An Ordinance appointing Cynthia Lee, Tracy E. Hammer, Juan A. Landa and Cara D. DeAnda to the Hemisfair Park Area Redevelopment Corporation for their respective terms of office; and waiving the City Code Residency requirement in Chapter 2, Article IX, Sec. 2-529(B) for the appointment of Cara D. DeAnda. [Leticia M. Vacek, City Clerk]

2015-12-03-1025

23. An Ordinance authorizing a License Agreement between the City of San Antonio and Bexar County to allow the County to install fiber optic cable, conduit, and other facilities in City rights-of-way between designated County facilities. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

2015-12-03-0064R

25. A Resolution of No Objection for the Freedom Hills Ranch Apartments project application to the State's 4% Housing Tax Credit Program; located in Council District 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2015-12-03-1027

26. An Ordinance authorizing an Advanced Funding Agreement between the City of San Antonio and Texas Department of Transportation and authorizing payment to TxDOT in the amount of \$60,110.00 for the City's portion of right-of-way costs associated with the expansion of Farm to Market 1560 from State Highway 16 to Loop 1604, located in Council District 8. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 15:

2015-12-03-1018

15. An Ordinance, on behalf of SAWS, for the W2 Huebner Creek Eckhert to Bandera Project, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, located in Council District 7, and declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Medina moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use project for the SAWS Huebner Creek – Eckhert to Bandera Project by acquiring the following property described by the City Clerk and incorporated as part of this Motion. Councilmember Viagran seconded the motion.

City Clerk Vacek read the property description: The properties consist of 24 parcels of

approximately 9.1292 acres for permanent and temporary construction easement interests, out of County Blocks 4430 and 4432, as well as New City Blocks 13665 and 17349, Real Property Records of Bexar County, Texas. These properties are depicted and more particularly described in Exhibit A-3 attached to the Ordinance and incorporated as part of this Motion.

The motion prevailed by the following vote:

AYE: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

City Clerk Vacek read the caption for Item 17:

2015-12-03-1020

17. An Ordinance amending Chapter 15 of the City Code of San Antonio, Texas, by adopting secondhand/refurbished mattress consumer protection regulations and providing for penalties, publication and an effective date. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

Rod Sanchez provided an overview of the Used and Secondhand Mattress Ordinance. He stated that The State of Texas repealed the Health and Safety Code Section 345 effective September 1, 2015. He highlighted previous State Requirements that included License Registration, Labels, Records, Storage, and Treatment Method. He provided an overview of current Federal Guidelines and noted that staff was proposing to adopt an Ordinance requiring a Bi-Annual Registration and Permit to sell used mattresses and germicidally treat used mattresses. He added that existing staff would educate businesses on regulation and that Code Enforcement would respond to complaints.

Councilmember Warrick entered into the record a letter from the International Sleep Products Association in support of the Ordinance that will revive important protections for San Antonio Residents.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 17. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

City Clerk Vacek read the caption for Item 18:

2015-12-03-1021

18. An Ordinance prohibiting the possession and consumption of alcohol from ten City parks located within Council District 5, authorizing the possession and consumption of alcohol at Northern Hills Golf Course and Northeast Golf Center, and amending Section 22-1 of the City Code to reflect those changes. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

Xavier Urrutia presented a Power Point and stated that in 2002, City Council approved an Ordinance establishing restrictions on alcohol in all City Parks. He noted that the majority of parks exempt from alcohol restrictions fall within one of three categories: 1) Designed or traditionally utilized for Large Groups; 2) Serve as a destination for Tourists or Conventions; or 3) Leased or licensed that allows alcohol to be served. He indicated that through City Council Action, parks may be added or deleted from the exemption list. He stated that Councilmember Gonzales had asked staff to consider prohibiting alcohol in various parks in District 5. He noted that staff recommended amending the City Code in order to permit alcohol sales, possession, consumption, and distribution at Northern Hills Golf Course and North East Golf Center.

Councilmember Gonzales expressed her support and highlighted the connectivity among parks in District 5.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item 18. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

City Clerk Vacek read the caption for Item 21:

2015-12-03-1023

21. An Ordinance adopting the findings of the Disparity Study conducted by National Economic Research Associates, Inc. relating to the City's Small Business Economic Development Advocacy (SBEDA) Ordinance. [Lori Houston, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Mayor Taylor called upon the citizens registered to speak on said item.

Dave Sanchez, Executive Director of the Hispanic Contractors Association addressed the City Council in support of the Disparity Study. He stated that they were also supportive of continuing the City's Small Business Economic Development Advocacy (SBEDA)

Program.

Julissa Carielo, Owner of Tejas Premier Building Contractors stated that she was a Member of the Small Business Advocacy Committee (SBAC) in support of the Disparity Study.

Jane Thomas, Chair of the SBAC addressed the City Council in support of the Disparity Study and commended the SBAC Board Members for their service.

Councilmember Viagran thanked the SBAC for their service. She stated that although they had made many strides; there was still more work to be done. She recognized Alex Lopez who would be leaving the City of San Antonio and thanked her for her work. Councilmember Warrick stated that he was pleased with the results thus far but agreed there was more work to be done.

Councilmember Lopez thanked Rene Dominguez and Alex Lopez for their work and stated that he was pleased with the input from the community. Councilmember Nirenberg stated that it had been a pleasure to work with Ms. Lopez and wished her well in her future endeavors.

Councilmember Gonzales thanked Jane Thomas and Julissa Carielo for speaking on said item and for their service on the SBAC. Councilmember Saldaña wished Ms. Lopez well in her future endeavors and was pleased with the results thus far. Ms. Lopez thanked the City Council for their support of the Disparity Study and was pleased that the SBEDA Program would continue. Councilmember Medina added his thanks to Ms. Lopez and wished her well.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 21. Councilmember Saldaña seconded the motion.

AYE: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

City Clerk Vacek read the caption for Item 22:

2015-12-03-1024

- 22.** An Ordinance authorizing amendments to CPS Energy's Policy for Miscellaneous Customer Charges that would change the process to issue final notices from a door hanger to a mailed notice. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Councilmember Viagran asked for additional information on the Policy. Ben Gorzell introduced Phyllis Batson, of CPS Energy. Ms. Batson provided an overview of CPS Energy's Policy for Miscellaneous Customer Service Charges. She stated that they were requesting to change the process to issue final notices by mail instead of a door hanger.

Councilmember Krier asked if they were authorizing changes in the procedures by which CPS Energy collected bills. Ms. Batson replied that they were requesting authorization to change the procedure by which customers were notified that a disconnection was due and a reduction in the fee for that notice. Councilmember Krier stated that he was pleased that they would no longer leave door hangers but expressed concern with CPS Energy Customer Response Times. Ms. Batson stated that they were focusing on systematic improvements within Customer Service and had been addressing billing issues. She noted that they had added web and online options for customers to pay and would continue to address concerns.

Councilmember Gallagher asked why they used door hangers as a method for notification. Ms. Batson replied that it had been a past practice in the industry for many years. Councilmember Gallagher asked of the \$4 charge to the customer. Ms. Batson replied that it was the cost for processing the disconnection notice. Mayor Taylor requested that CPS Energy present an update on Customer Service to the Transportation, Technology, and Utilities Council Committee.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 22. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

City Clerk Vacek read the caption for Item 24:

2015-12-03-1026

- 24.** An Ordinance authorizing a license agreement with SPORTi for soccer fields at Pearsall Park located in Council District 4 for a term of three years with two one-year renewals; no City funds are associated with this action. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Councilmember Saldaña stated that he was excited to welcome soccer to San Antonio and asked for additional information. Mr. Xavier Urrutia highlighted the Lease Agreement with SPORTi for sports fields at Pearsall Park. He noted that the City had been contacted by the Free Trade Alliance on behalf of its member, SPORTi Dessarrollo Deportivo to develop

and improve existing soccer fields for their use. He stated that the Parks Department had subsequently issued a public notice on October 23, 2015 with no responses submitted. He outlined the planned improvements that would include the installation of lighting, automatic irrigation, backstops, goals, bleachers, and related amenities. He noted that staff was requesting approval of a 3-year License Agreement with two, 1-year renewals. He indicated that the Tenant would have full responsibility for improvements, maintenance, and utilities. He added that the facility would be available for public access when not in use by SPORTi. He recognized Sandra Carrera of SPORTi. Ms. Carrera thanked the City Council for the opportunity to speak and stated that they were fully interested in promoting sports through a healthy, fun, and safe environment. She noted that they had been doing this in Mexico for 11 years and were expanding their Mission and Vision. Councilmember Saldaña asked what would occur if the economics did not work out. Mr. Urrutia confirmed that the City would keep the improvements and continue to own the property.

Councilmember Gonzales expressed her support and asked of the irrigation system. Mr. Urrutia replied that there were different variances on water restrictions for sports fields and they would have to follow those guidelines.

Councilmember Saldaña moved to adopt the proposed Ordinance for Item 24. Councilmember Gonzales seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 1 - Krier

POINTS OF PERSONAL PRIVILEGE

Mayor Taylor recognized Councilmember Lopez who would be celebrating his birthday on December 5, 2015 and Councilmember Warrick who would be celebrating his birthday on December 7, 2015. The City Council wished Councilmembers Lopez and Warrick Happy Birthday.

Councilmember Viagran invited everyone to attend the Second World Heritage Symposium at that Harlandale ISD Stem High School on Saturday, December 5th from 9:00 am to 12:00 pm.

RECESSED

Mayor Taylor recessed the meeting at 10:20 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Taylor reconvened the meeting at 2:03 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items 27, Z-3, P-4, Z-6, and Z-7 were pulled for Individual Consideration. Councilmember Lopez moved to approve the remaining Consent Zoning Items. Councilmember Gallagher seconded the motion.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger spoke in opposition to the Alcohol Variances (Items 27 and 28) and expressed concern that alcohol would be sold near Cornerstone School and at the San Antonio Zoo. He spoke in opposition to the Construction Facility near Woodlawn Lake (Item Z-6).

A Letter of Support for the Alcohol Variance (Item 28) was received by Sandra H. Parker, Attorney for Global Evangelism d/b/a Cornerstone Church.

The motion to approve the remaining Consent Zoning Items prevailed by the following vote:

AYE: 9 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 2 - Treviño and Krier

2015-12-03-1029

- 28.** ALCOHOL VARIANCE # AV2016001 (Council District 9): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 17, Block 1, NCB 16331 located at 125 North Loop 1604 West for on-premise and off-premise consumption within three-hundred (300) feet of Cornerstone Christian School Pre-K and Kindergarten, a private education institution.

2015-12-03-1030

- Z-1.** ZONING CASE # Z2015301 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 2A, NCB 10114 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES.

2015-12-03-1031

- P-1.** PLAN AMENDMENT # 16001 (Council District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, with a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016007)

2015-12-03-1032

- Z-2.** ZONING CASE # Z2016007 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 89.816 acres out of NCB 18045 located at 8189 Nelson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16001)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 89.816 ACRES OUT OF NCB 18045 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2015-12-03-1034

- P-2** PLAN AMENDMENT #15085 (Council District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.117 acres out of NCB 11379, generally located in the 400 Block of South Acme Road from "Specialized Center" to "General Urban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015302)

2015-12-03-1035

- Z-4.** ZONING CASE # Z2015302 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 18.117 ACRES OF LAND OUT OF NCB 11379 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 AHOD" LOW DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2015-12-03-1036

- P-3.** PLAN AMENDMENT # 15090 (Council District 6): An Ordinance amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.387 acres of land being out of NCB 17636 located in the 7400 Block of West Loop 1604 North from "High Density Residential" to "Regional Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015312)

2015-12-03-1037

- Z-5.** ZONING CASE # Z2015312 (Council District 6): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 1.387 acres of land out of NCB 17636, located in the 7400 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15090)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.387 ACRES OUT OF NCB 17636 TO WIT: FROM "MF-33" MULTI-FAMILY DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

2015-12-03-1038

Z-8. ZONING CASE # Z2016002 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952 located at 11442 Wayland Way. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.921 ACRES OF LAND OUT OF NCB 14952 TO WIT: FROM "C-3 IH-1 AHOD" GENERAL COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 S IH-1 AHOD" GENERAL INDUSTRIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR PLASTIC MANUFACTURING OR PROCESSING.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 27:

2015-12-03-1028

27. ALCOHOL VARIANCE # AV2015010 (Council District 2): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c) (1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages at the San Antonio Zoo properties on 42.500 acres of land out of NCB A-52, generally located at 3903 North

Saint Mary's Street for on-premise consumption within three-hundred (300) feet of The University of the Incarnate Word, Incarnate Word High School, private education institutions, and Kipp-Camino Academy, a public education institution in the San Antonio Independent School District.

Councilmember Saldaña recused himself on Item 27 by exiting the Council Chambers and noting that he had submitted the recusal forms to the City Clerk.

Catherine Hernandez stated that the request for on-premise consumption of alcohol had been received from the San Antonio Zoo and was located within three-hundred (300) feet of The University of the Incarnate Word, Incarnate Word High School, and Kipp-Camino Academy. She stated that staff recommended approval with the following conditions: 1) That the sale of alcoholic beverages be limited to the San Antonio Zoo Properties; 2) Alcohol sales are not to exceed 30% of total revenues of the established business; 3) All alcohol sales are for on-premise consumption; 4) That the alcohol sales not be permitted between the hours of 2:00 am and 6 am; 5) That the authorization for the sale of alcoholic beverages shall not transfer to different owners or land uses; and 6) That such authorization shall terminate in the event of non-operation or non-use of the identified establishment for a period of 12 or more successive calendar months. She reported that Letters of Non-Opposition were received from KIPP Academy and the University of the Incarnate Word.

Mayor Taylor called upon the citizens registered to speak.

Tim Morrow of the San Antonio Zoo spoke in support of the request and stated that they had legally and responsibly been selling/offering alcohol for decades. He noted that they had never had a Texas Alcoholic Beverage Commission infraction and wanted to provide guests the option to responsibly consume alcohol. He highlighted other Zoological Family Friendly Locations that sold alcohol and thanked the City Council for their support.

Louis Barrios, Chair of the Tourism Council spoke in support of the request and noted that Sea World and Fiesta Texas offered alcohol in a family friendly environment.

Virginia Nell Duncan stated that she was a Veterinarian that served on the Board of Directors of the San Antonio Zoo and was supportive of the request.

Councilmember Viagran asked of the locations where alcohol would be sold. Mr. Morrow replied that the request was for the entire property and explained the current process in which they must request approval from the City for special events.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 27. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Taylor, Warrick, Viagran, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 2 - Treviño and Krier

ABSTAIN: 1 - Saldaña

2015-12-03-1033

Z-3. ZONING CASE # Z2015316 (Council District 5): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "R-4" Residential Single-Family District, and for a Bail Bond Agency on South 112.9 Feet of Lot 13, Block 4, NCB 2231 located at 1621 West Martin Street. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: SOUTH 112.9 FEET OF LOT 13, BLOCK 4, NCB 2231 TO WIT: FROM "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT, AND FOR A BAIL BOND AGENCY.

Catherine Hernandez presented Item Z-3 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 31 notices mailed: none were received in favor or in opposition.

Mayor Taylor called upon Ms. Lourdes Galvan to speak.

Ms. Lourdes Galvan spoke in support of the request and stated that it would provide economic opportunities and jobs in the area.

Councilmember Gonzales thanked Ms. Galvan and others that were present to support the zoning case.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item Z-3. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 2 - Treviño and Krier

Items P-4 and Z-6 were addressed jointly.

CONTINUED UNTIL JANUARY 21, 2016

P-4. PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD)

CONTINUED UNTIL JANUARY 21, 2016

Z-6. ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060)

Catherine Hernandez presented Item P-4 and stated that it would amend the future Land Use Plan contained in the Near Northwest Community Plan. She noted that staff recommended denial while the Planning Commission recommended approval.

For Item Z-6, she stated that staff recommended denial while the Zoning Commission recommended approval with the condition that screening be placed around the perimeter of

the property along the rear and sides. She reported that of 42 notices mailed; none were received in favor or opposition.

Councilmember Medina moved to continue Items P-4 and Z-6 until January 21, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 2 - Treviño and Krier

DENIED

Z-7. ZONING CASE # Z2015309 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 15, Block 3, NCB 16364 located 4843 Callaghan Road. Staff and Zoning Commission recommend Approval with Conditions. (Continued from November 19, 2015)

Catherine Hernandez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses; 2) A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses; 3) All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures; and 4) No outdoor speaker or amplification systems shall be permitted. She reported that of 13 notices mailed; none were received in favor or in opposition.

Councilmember Medina moved to deny Item Z-7. Councilmember Warrick seconded the motion. The motion to deny prevailed by the following vote:

AYE: 9 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 2 - Treviño and Krier

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:23 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK



City of San Antonio

Agenda Memorandum

File Number: 16-1087

Agenda Item Number: 4.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: City-wide

SUBJECT:

Graphic Design Services for Center City Development & Operations Department

SUMMARY:

This ordinance authorizes a professional services agreement with Tribu, LLC for professional graphic design services, plus social media and website maintenance services, for the Center City Development & Operations Department, in an amount not to exceed \$54,000.00 for the first year of the contract. The contract term is one year with two optional one year renewal periods.

BACKGROUND INFORMATION:

The Center City Development and Operations Department (CCDO) facilitates the development and redevelopment of neighborhoods, businesses and cultural resources within the Community Revitalization Action Group (CRAG) area to foster thriving neighborhoods for the benefit of residents, visitors and businesses. In addition to assisting with development projects, the department oversees the operations of downtown, including maintenance of the River Walk, coordination of large downtown events, and operation and maintenance of the City's parking facilities downtown.

CCDO also oversees activities and programming in Travis Park, located at 301 E. Travis. Travis Park was revitalized in 2014 to engage the local community through new physical amenities, including games, umbrellas, tables and chairs. Ongoing programming, such as movies and fitness activities in the park are presented on a regular basis to attract locals and visitors alike.

On August 25, 2015, the City issued a Request for Proposals (RFP) to solicit responses from qualified

Respondents interested in providing graphic design services for the department, as well as social media and website maintenance for Travis Park. Twelve proposals were received by the September 30, 2015 deadline. The five-member Evaluation Committee included representatives from Center City Development & Operations, Aviation, and Government & Public Affairs departments. The proposals were evaluated based on the firm's qualifications, experience, quality of service, previous performance, reference review, proposed plan and price schedule.

The evaluation of each proposal response was based on a total of 100 points: 20 points allotted for experience, background, qualifications; 25 points allotted for proposed plan and 20 points allotted for respondent's price schedule. Twenty preference points were allotted for the Small Business Economic Development Advocacy (SBEDA) Program, in addition to 10 points allotted for the Local Preference Program and 5 points for the Veteran-Owned Small Business Preference Program.

The Evaluation Committee met on October 29, 2015 to evaluate the twelve (12) responsive proposals received. After committee review and discussion, the committee shortlisted the four top-ranked firms for an interview.

On November 6, 2015, the Evaluation Committee reconvened to interview and evaluate the qualifications of the top-ranked respondents based on their experience, background, and approach in delivering the required services. The Committee recommends Tribu, LLC for award as the firm receiving the highest collective score from the evaluation categories. Tribu LLC is a women-owned marketing, advertising and design studio located in the downtown area. The company is also a registered small business.

Tribu will assist CCDO with graphic design services for department programs and initiatives, along with social media and website maintenance for Travis Park, for up to 30 hours a month.

ISSUE:

To assist with the development, creative design and production of promotional publications, as well as social media and website maintenance for Travis Park, CCDO is requesting authorization to award a professional services agreement to Tribu. Tribu was selected through a competitive Request for Proposals, following City standards for similar RFPs.

If approved by City Council, the partnership with Tribu and CCDO would begin in February 2016.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise (SBE) Prime Contract Program and the Minority/Women Business Enterprise (M/WBE) Prime Contract Program to this solicitation and awarded 10 evaluation preference points for each program to Tribu, as they are certified SBE and M/WBE and located within the San Antonio Metropolitan Statistical Area.

In accordance with Local Preference Program, the recommended Respondent received 10 points for being headquartered within the incorporated San Antonio city limits.

Of the interviewed Respondents, there were no proposals submitted by veteran-owned small businesses for this contract, therefore, the Veteran-Owned Small Business Preference Program was not applied.

ALTERNATIVES:

City Council could elect to not approve the awarding of the professional services agreement with Tribu, LLC for graphic design services. This action would delay the delivery of these services to the department. The solicitation for this contract was conducted in accordance with City policies and the selected proposal is within budget.

FISCAL IMPACT:

This ordinance authorizes the execution of a one-year Agreement with Tribu LLC, with an option to renew for two additional one-year terms, in an amount not to exceed \$54,000 for the first year. The fee for each additional one-year renewal period will not exceed \$54,000. Funds are available in the department budget.

RECOMMENDATION:

Staff recommends approval of the authorization to award a professional services agreement to Tribu, LLC for graphic design and social media services for CCDO. This contract is procured by means of Request for Proposals and the Contracts Disclosure Form is attached.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

1. Name of person submitting this disclosure form.

First: SARA M.I. S Last: HELMY Suffix: MS.

***2. Contract information.**

a) Contract or project name: GRAPHIC DESIGN SERVICES, RFP 15-077, 6100006523

b) Originating department: CENTER CITY DEVELOPMENT & OPERATIONS DEPT.

3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).

TRIBU, LLC.

4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

5. List any individuals or entities that will be subcontractors on this contract.

Not applicable. No subcontractors will be retained for this contract.

Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

7. Disclosure of political contributions.

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

8. Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

I am aware of the following conflict(s) of interest:



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No
 Yes

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

* **1. Updates Required**

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

* **2. No Contact with City Officials or Staff during Contract Evaluation**

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.
 This is a high-profile contract.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: SARA HELMY

Title: CEO

Company Name or DBA: TRIBU, LLC.

Date: 09/16/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966

F. Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR Maintenance and Support for the San Antonio Computer Aided Dispatch System (CAD) \$332,536.80 year one (1 contract, Police Department)

BACKGROUND INFORMATION:

The City of San Antonio utilizes annual contracts for procuring high volume repetitive purchases. Annual contracts are an efficient method of securing the best prices through volume purchasing and reducing large amounts of work related to the bid process. Utilization of annual contracts allows the City to procure numerous different commodities in support of the normal daily operations.

Contracts procured on the basis of low qualifying bid:

A. Collier Materials and Keller Material Ltd. for Boulders, Granite and Rocks, \$75,000.00 annually, upon award through December 31, 2018 with two, one year renewal options - will provide the Parks and Recreation Department with a contractor to furnish and deliver a variety of hardscape materials. The hardscape materials include: Decomposed Granite, Gray Limestone, Antelope Stone Sawed Chopped Block, White Sawed Chopped Block, Santa Fe Mix Chopped Block, Pink Granite Gravel, Catalina Sunset Gravel, Limestone Boulders, Sandstone Boulders, and Moss Rock Boulders. The hardscape material will vary in size from ¼" to 48", will be provided in various color tones and will be utilized on various landscaping park projects throughout the City.

B. Genuine Parts for the San Antonio Fire Department for Absorbent, \$22,000.00 annually; \$110,000.00 contract period upon award through December 18, 2018 with two, one year renewal options - will provide the San Antonio Fire Department with the purchase and delivery of absorbent. The SAFD utilizes the absorbent during emergency responses to contain and absorb fuel, oil, and other chemical spills released during auto accidents, fuel leaks, and other emergency situations. If the toxic chemicals are not recovered, they pose potential health threats to the environment upon entering into the storm water systems.

Contracts procured on the basis of low bid:

C. Most Dependable Fountains, Inc. for MDF Fountains, Accessories and Repair Parts, \$60,000.00 annually, upon award through December 31, 2018 with two, one year renewal options - will provide the Parks and Recreation Department with a contractor to furnish and deliver fountains, accessories and repair parts. The drinking fountains include the following types: pedestal drinking fountains, wall mounted fountains and pet drinking fountains. The accessories and repair parts will be utilized by the Parks and Recreation Department to ensure existing fountains are maintained in good operating condition. The drinking fountains are to be utilized at various parks and playground locations.

D. Paint & Stain Specialist and PPG Architectural Finishes for CSEF Paint Supply, \$22,000.00 annually; \$110,000.00 contract period upon award through December 31, 2018 with two, one year renewal options - will provide the Convention and Sports Facilities Department with a contractor to provide paint at the Alamodome and Convention Center Facilities. The various types of paints will be ordered in 1 gallon and 5 gallon container sizes on an as needed basis. The paint will be utilized to match the existing colors for all paintable wall spaces at the facilities.

E. Grande Truck Center for Industrial Gasoline & Diesel Engine Parts & Service, \$800,000.00 annually upon award through March 31, 2019, with two, one year renewal options - will provide the Solid Waste Management Department with a contract for the repairs of various on-road heavy duty trucks to include refuse trucks, dump

trucks, all other heavy duty trucks, and tractor trailers utilized by the Transportation and Capital Improvement, Parks and Recreation, and San Antonio Police Departments. This contract will provide parts and service for approximately 1,200 units in the City's fleet.

Contract procured on the basis of sole source:

F. Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR Maintenance and Support for the San Antonio Computer Aided Dispatch (CAD) System, \$332,536.80 year one: \$1,765,519.92 contract value upon award through October 31, 2016 with four, one year renewal options - will provide the San Antonio Police Department (SAPD) with a stand-alone maintenance and support agreement for the Intergraph INPURSUIT Record Management System (RMS) & Field Base Reporting (FBR) components of the Computer Aided Dispatch (CAD) System. INPURSUIT RMS & FBR allows officers to efficiently generate and submit reports in the field. Once completed and approved, the reports are wirelessly submitted to the RMS where the reports become accessible and searchable. FBR expedites the reporting process and informational availability within overall RMS system. The RMS system allows for capture, management, and reporting on data on an enterprise wide level, including operational, investigative, analytical and administrative functional areas. The initial cost for maintenance and support is \$332,536.80 with a three percent increase annually thereafter.

Historically, maintenance and support services have been provided by Intergraph Corporation dba Hexagon Safety and Infrastructure through the (CAD) system integrator. With the successful integration of this system, the City has opted to pursue maintenance and support directly from the software manufacturer / developer.

These items are being purchased as Sole Source according to the provisions of Texas Statutes Local Government Code 252.022.07. No other source can supply the items listed nor can any comparable item fulfill the same requirements. Vendor acknowledges, with his/her signature, that all items offered are considered a Sole Source.

ISSUE:

These contracts represent a portion of approximately 250 annual contracts that will be brought before City Council throughout the fiscal year. These products and services are used by city departments in their daily operations.

A. Boulders, Granite and Rocks - This contract is within the scope of the SBEDA Program. However, due to the type of commodities/services being procured and value of the contract, no SBEDA tool is available. In accordance with the Local Preference Program, no local preference was applied, since the local bidder is not within 3% of the recommended lowest non-local bidder.

The Veteran-Owned Small Business Preference Program does not apply to goods/supplies contracts, so no preference was applied to this contract.

B. San Antonio Fire Department for Absorbent - This contract is within the scope of the SBEDA Program. However, due to the type of commodities/services being procured and value of contract, no SBEDA tool is available.

The recommended award is to the lowest responsive bidder, who is also a local business. Therefore application of the Local Preference Program was not required.

The Veteran-Owned Small Business Preference Program does not apply to good/supplies contracts, so no preference was applied to this contract.

C. MDF Fountains, Accessories and Repair Parts - This contract is within the scope of the SBEDA Program. However, due to the type of commodities/services being procured and value of contract, no SBEDA tool is available.

There were no bids submitted from local bidders for this contract; therefore, the Local Preference Program was not applied.

The Veteran-Owned Small Business Preference Program does not apply to goods/supplies contracts, so no preference was applied to this contract.

D. CSEF Paint Supply - This contract is within the scope of the SBEDA Program. However, due to the type of commodities/services being procured and value of contract, no SBEDA tool is available.

In accordance with the Local Preference Program, no local preference was applied, since the local bidder is not within 3% of the recommended lowest non-bidder.

The Veteran-Owned Small Business (VOSBP) Preference Program does not apply to non-professional service contracts, so no preference was applied to this contract.

E. Industrial Gasoline & Diesel Engine Parts & Service - This contract is within the scope of the SBEDA Program. The Goal Setting Committee set a 3% Minority/Women Business Enterprise (M/WBE) subcontracting goal. The Economic Development Department approved a partial waiver submitted by Grande Truck Center because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses.

The recommended award is to the lowest responsive bidder, who is also a local business. Therefore application of the Local Preference Program was not required.

The Veteran-Owned Small Business Program does not apply to goods/supplies contracts, so no preference was applied to this contract.

F. INPURSUIT RMS & FBR Maintenance and Support for the San Antonio Computer Aided Dispatch System (CAD) - This contract is exempt from competitive bidding and is excluded from the SBEDA program.

This contract is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program does not apply to good/supplies contracts, so no preference was applied to this contract.

ALTERNATIVES:

A. Boulders, Granite and Rocks - Should this contract not be approved, the department will be required to purchase hardscape materials on an as needed basis wherein increased costs due to non-contract buying would be realized and may result in delayed delivery times.

B. San Antonio Fire Department for Absorbent - Should this contract not be approved, the San Antonio Fire Department will be required to purchase absorbent on an as-needed basis which could lead to higher costs as well as delays in deliveries of required items.

C. MDF Fountains, Accessories and Repair Parts - Should this contract not be approved, the Parks & Recreation Department will be required to purchase fountains and repair parts on an as needed basis wherein increased costs due to non-contract buying would be realized and may result in delayed delivery times.

D. CSEF Paint Supply - Should this contract not be approved, the Alamodome and Convention Center Facilities will be required to purchase paint on an as-needed basis wherein increased costs would be realized due to non-contract buying.

E. Industrial Gasoline & Diesel Engine Parts & Service - Should this contract not be approved, the Solid Waste Management Department will be required to procure parts and service on an as-needed basis which may result in higher pricing and delays in returning equipment to service.

F. INPURSUIT RMS & FBR Maintenance and Support for the San Antonio Computer Aided Dispatch System (CAD) - Should this contract not be approved, SAPD would not have a stand-alone maintenance and support agreement for the Intergraph INPURSUIT RMS & FBR components of the CAD System. Officers would have to manually do the work this automated system provides thus increasing overtime.

FISCAL IMPACT:

Funds are not encumbered by this ordinance. All expenditures will be in accordance with the Department's adopted budget approved by City Council. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget.

RECOMMENDATION:

Staff recommends the acceptance of eight contracts submitted through this ordinance to provide the City with specified services on an annual contract basis. These annual contracts are critical to the City's daily operations.

These contracts were procured on the basis of low qualifying bid, low bid and sole source and Contract Disclosure Forms are not required.



City of San Antonio

Agenda Memorandum

File Number: 15-6078

Agenda Item Number: 6.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

An ordinance authorizing the execution of a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund for the development of the Maverick Dog Park.

SUMMARY:

City Council is being asked to consider an ordinance authorizing the execution of a Development Agreement between the City of San Antonio, the Midtown TIRZ Board of Directors and the San Antonio Parks Foundation granting up to \$50,000 from the Midtown Tax Increment Reinvestment Zone #31 fund to support the conversion of the Maverick Park, an underutilized City owned park located at Broadway and Jones, into a dog park. In addition, this action will authorize the execution of a Right of Entry Agreement between the City and San Antonio Parks Foundation giving the San Antonio Parks Foundation permission to enter the park to perform the work as described in the Development Agreement.

BACKGROUND INFORMATION:

On January 23, 2015, Joe Alderete, Ashley Riley and Larry Clark, representing the San Antonio Parks Foundation, made a presentation to the Midtown TIRZ Board of Directors proposing to convert the underutilized City owned Maverick Park into a dog park. The Midtown TIRZ Board awarded \$50,000 to the San Antonio Parks Foundation to support the proposed dog park and directed staff to review the proposal and to draft an agreement.

Over the following ten months, the City Attorney's Office and Tax Increment Finance (TIF) staff, in

cooperation with City Parks and Recreation Department staff, entered into negotiations with the San Antonio Parks Foundation representatives. On November 17, 2015, the Midtown TIRZ Board of Directors approved a Resolution (attached) authorizing the execution of the Development Agreement.

ISSUE:

This ordinance authorizes a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund, for the development of the Maverick Dog Park.

Chapter 311 of the Property Tax Code authorizes the municipality that designated a TIRZ to enter into agreements and construct public improvements necessary to implement the TIRZ project plan. Of the public improvements identified in the Midtown Project Plan, the redevelopment of Broadway as the “face” of Midtown is of the highest priority. The proposed Maverick Dog Park project will transform what is currently an underutilized and deteriorating open space into a vibrant gathering place for residents in the newly developed apartments along the Broadway Corridor.

Phase I of the project is scheduled to start January 2016 and last 14 weeks, completing in April 2016. Phase I features will include a dog agility area, a creek for water recreation, a dog wash facility, separate areas for large and small dogs, and a terrain play area. Low Impact Development (LID) and sustainability features will be hallmarks of this project. The project will include a bio swale water filtration system to prevent waste from entering the San Antonio River and energy saving elements that will enable the park to be a net-zero impact site, meaning the total amount of energy used by the site on an annual basis is roughly equal to the amount of renewable energy created on the site. Plans for a future phase include elements for human patrons including an outdoor adult fitness area as well as a children’s playground and public art.

TIRZ funding for the park is contingent upon the San Antonio Parks Foundation securing sufficient funding from other sources including in-kind contributions to meet the proposed total project budget of \$281,491.00. To date the San Antonio Parks Foundation has raised \$144,700.00, including the Midtown TIRZ contribution, leaving a gap of \$136,791.00.

Project Budget	
Landscape Installation	\$133,691.00
Redesign Existing Irrigation	\$10,500.00
Site Work	\$29,000.00
Concrete Sidewalks	\$65,000.00
Fencing and Erosion Control	\$63,000.00
Total	\$281,491.00

The park will continue to be owned by the City of San Antonio; however, maintenance of the public improvements in the dog park will be the responsibility of the San Antonio Parks Foundation with the exception of those public improvements that are dedicated to the City upon completion. The San Antonio Parks Foundation will be required to meet all applicable codes and Ordinances and will be responsible for providing a standard one-year extended warranty for all street or drainage improvements.

ALTERNATIVES:

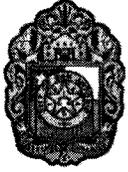
City Council could decide not to authorize the proposed funding. This could jeopardize the success of the project and hurt the SAPF's ability to raise the remaining funds. This would also prevent the City from utilizing an existing asset that is currently not being used to its full potential.

FISCAL IMPACT:

Funding for the proposed Maverick Dog Park is from the Midtown TIRZ fund in an amount of \$50,000. This ordinance will not have any impact on the City's General Fund.

RECOMMENDATION:

Staff recommends approval of an ordinance authorizing the execution of a Development Agreement between the City of San Antonio, the Midtown TIRZ Board of Directors, and the San Antonio Parks Foundation granting up to \$50,000 from the Midtown Tax Increment Reinvestment Zone #31 fund to support the Maverick Dog Park, and authorize the execution of a Right of Entry Agreement between the City and San Antonio Parks Foundation giving the San Antonio Parks Foundation permission to enter the park to perform the work as described in the Development Agreement.



City of San Antonio

Agenda Memorandum

File Number: 15-6049

Agenda Item Number: 7.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

2016-2017 Task Order Contracts

SUMMARY:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) An ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- B) An ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program (SMP) projects, located throughout the City.

BACKGROUND INFORMATION:

Project Background

During the FY 2016 Budget process, City Council approved \$15 million to complete numerous sidewalk and pedestrian-related projects. Transportation and Capital Improvements Department has solicited bids for

construction services and will be utilizing various construction companies to complete the construction of several sidewalk-related projects.

These two Task Order Contracts include, but is not limited to, the construction of sidewalks, curbs, wheelchair ramps, retaining walls, pavement markings, and any other work required for the completion of the assigned projects located throughout the City. SAWS participation on these contracts is necessary in order to complete adjustments to its existing infrastructure that impact City projects. SAWS will reimburse its improvement costs to the City of San Antonio based on the bid unit prices received per these construction contracts.

Task order contract are utilized when multiple projects are to be delivered through various programs and funding sources in a limited timeline, but the project specifics (scope and limits) are not known. A task order contract is awarded based on the capacity, or total dollar amount, anticipated to deliver a number of projects within a specified limited timeframe. Funding for these Projects may include, but is not limited to, Advanced Transportation District (ATD), General Fund, or other funding sources.

The Sidewalk Infrastructure Maintenance Program is currently utilizing capacity from previously approved task order contracts which total approximately \$10.1 million. The contracts for Austin Constructors and San Antonio Constructors will award the remaining funding available from the previously approved \$15 million for sidewalk and pedestrian-related projects.

Procurement of Services

- A) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, and in the Texas Electronic State Business Daily. Bids were due on October 20, 2015 and three bidders responded. Of these, Austin Constructors, LLC, submitted the lowest responsive bid.

Austin Constructors, LLC is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

- B) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, and on TVSA. Bids were due on November 3, 2015 and four bidders responded. Of these, San Antonio Constructors, Ltd submitted the lowest responsive bid.

San Antonio Constructors, Ltd is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

These Task Order contracts were developed utilizing the formal competitive bid process. Therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) This ordinance awards the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

B) This ordinance awards the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50. of which \$15,600.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

This ordinance awards two task order contracts for the construction of sidewalks, ADA-compliant ramps, installation of pavement markings and pedestrian related projects to facilitate the completion of FY 2016 street maintenance projects and the FY 2016 through FY 2020 Infrastructure Maintenance Program (IMP).

The FY 2016 Sidewalk Infrastructure Maintenance Program provided \$15 million for completion of sidewalk projects and approximately \$10.1 million has already been previously approved by City Council. The remaining \$4.7 million will be awarded upon approval of these two task order contracts to Austin Constructors and San Antonio Constructors. Approximately \$300,000.00 will remain in the balance of the Sidewalk IMP funds and will be used for environmental services, material testing, and project management.

These contracts will be utilized to ensure the timely completion of those projects along with any other sidewalk projects that materialize throughout the duration of these contracts.

ALTERNATIVES:

City Council could choose to not approve these contracts and an alternative would be to individually bid out the contracts for construction. However, construction bid prices could be higher than those estimated with Task Order Contracts and bidding the contracts individually would prolong the delivery of these projects.

FISCAL IMPACT:

The two contracts total \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance and Funding for these projects may include, but is not limited to, Advanced Transportation District (ATD) funds, General Fund and Certificates of Obligation.

Requirements for each task shall be detailed in the individual work orders assigned. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

RECOMMENDATION:

Staff recommends approval of these ordinances, awarding the following two contracts necessary to complete sidewalk-related projects identified in the FY 2016- FY 2017 Infrastructure Management & Street Maintenance Program:

- A) 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00.

- B) 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50.



City of San Antonio

Agenda Memorandum

File Number: 16-1434

Agenda Item Number: 7A.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

2016-2017 Task Order Contracts

SUMMARY:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) An ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- B) An ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program (SMP) projects, located throughout the City.

BACKGROUND INFORMATION:

Project Background

During the FY 2016 Budget process, City Council approved \$15 million to complete numerous sidewalk and pedestrian-related projects. Transportation and Capital Improvements Department has solicited bids for

construction services and will be utilizing various construction companies to complete the construction of several sidewalk-related projects.

These two Task Order Contracts include, but is not limited to, the construction of sidewalks, curbs, wheelchair ramps, retaining walls, pavement markings, and any other work required for the completion of the assigned projects located throughout the City. SAWS participation on these contracts is necessary in order to complete adjustments to its existing infrastructure that impact City projects. SAWS will reimburse its improvement costs to the City of San Antonio based on the bid unit prices received per these construction contracts.

Task order contract are utilized when multiple projects are to be delivered through various programs and funding sources in a limited timeline, but the project specifics (scope and limits) are not known. A task order contract is awarded based on the capacity, or total dollar amount, anticipated to deliver a number of projects within a specified limited timeframe. Funding for these Projects may include, but is not limited to, Advanced Transportation District (ATD), General Fund, or other funding sources.

The Sidewalk Infrastructure Maintenance Program is currently utilizing capacity from previously approved task order contracts which total approximately \$10.1 million. The contracts for Austin Constructors and San Antonio Constructors will award the remaining funding available from the previously approved \$15 million for sidewalk and pedestrian-related projects.

Procurement of Services

- A) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, and in the Texas Electronic State Business Daily. Bids were due on October 20, 2015 and three bidders responded. Of these, Austin Constructors, LLC, submitted the lowest responsive bid.

Austin Constructors, LLC is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

- B) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, and on TVSA. Bids were due on November 3, 2015 and four bidders responded. Of these, San Antonio Constructors, Ltd submitted the lowest responsive bid.

San Antonio Constructors, Ltd is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

These Task Order contracts were developed utilizing the formal competitive bid process. Therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) This ordinance awards the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

- B) This ordinance awards the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

This ordinance awards two task order contracts for the construction of sidewalks, ADA-compliant ramps, installation of pavement markings and pedestrian related projects to facilitate the completion of FY 2016 street maintenance projects and the FY 2016 through FY 2020 Infrastructure Maintenance Program (IMP).

The FY 2016 Sidewalk Infrastructure Maintenance Program provided \$15 million for completion of sidewalk projects and approximately \$10.1 million has already been previously approved by City Council. The remaining \$4.7 million will be awarded upon approval of these two task order contracts to Austin Constructors and San Antonio Constructors. Approximately \$300,000.00 will remain in the balance of the Sidewalk IMP funds and will be used for environmental services, material testing, and project management.

These contracts will be utilized to ensure the timely completion of those projects along with any other sidewalk projects that materialize throughout the duration of these contracts.

ALTERNATIVES:

City Council could choose to not approve these contracts and an alternative would be to individually bid out the contracts for construction. However, construction bid prices could be higher than those estimated with Task Order Contracts and bidding the contracts individually would prolong the delivery of these projects.

FISCAL IMPACT:

The two contracts total \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance and Funding for these projects may include, but is not limited to, Advanced Transportation District (ATD) funds, General Fund and Certificates of Obligation.

Requirements for each task shall be detailed in the individual work orders assigned. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

RECOMMENDATION:

Staff recommends approval of these ordinances, awarding the following two contracts necessary to complete sidewalk-related projects identified in the FY 2016- FY 2017 Infrastructure Management & Street Maintenance Program:

- A) 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00.
- B) 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50.



City of San Antonio

Agenda Memorandum

File Number:16-1435

Agenda Item Number: 7B.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

2016-2017 Task Order Contracts

SUMMARY:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) An ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.
- B) An ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System, for construction related to Street Maintenance Program (SMP) projects, located throughout the City.

BACKGROUND INFORMATION:

Project Background

During the FY 2016 Budget process, City Council approved \$15 million to complete numerous sidewalk and pedestrian-related projects. Transportation and Capital Improvements Department has solicited bids for

construction services and will be utilizing various construction companies to complete the construction of several sidewalk-related projects.

These two Task Order Contracts include, but is not limited to, the construction of sidewalks, curbs, wheelchair ramps, retaining walls, pavement markings, and any other work required for the completion of the assigned projects located throughout the City. SAWS participation on these contracts is necessary in order to complete adjustments to its existing infrastructure that impact City projects. SAWS will reimburse its improvement costs to the City of San Antonio based on the bid unit prices received per these construction contracts.

Task order contract are utilized when multiple projects are to be delivered through various programs and funding sources in a limited timeline, but the project specifics (scope and limits) are not known. A task order contract is awarded based on the capacity, or total dollar amount, anticipated to deliver a number of projects within a specified limited timeframe. Funding for these Projects may include, but is not limited to, Advanced Transportation District (ATD), General Fund, or other funding sources.

The Sidewalk Infrastructure Maintenance Program is currently utilizing capacity from previously approved task order contracts which total approximately \$10.1 million. The contracts for Austin Constructors and San Antonio Constructors will award the remaining funding available from the previously approved \$15 million for sidewalk and pedestrian-related projects.

Procurement of Services

- A) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, and in the Texas Electronic State Business Daily. Bids were due on October 20, 2015 and three bidders responded. Of these, Austin Constructors, LLC, submitted the lowest responsive bid.

Austin Constructors, LLC is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

- B) This Contract was advertised for construction bids in August 2015, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, and on TVSA. Bids were due on November 3, 2015 and four bidders responded. Of these, San Antonio Constructors, Ltd submitted the lowest responsive bid.

San Antonio Constructors, Ltd is a small, minority-owned business and has agreed to meet a 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

These Task Order contracts were developed utilizing the formal competitive bid process. Therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program:

- A) This ordinance awards the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

B) This ordinance awards the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

This ordinance awards two task order contracts for the construction of sidewalks, ADA-compliant ramps, installation of pavement markings and pedestrian related projects to facilitate the completion of FY 2016 street maintenance projects and the FY 2016 through FY 2020 Infrastructure Maintenance Program (IMP).

The FY 2016 Sidewalk Infrastructure Maintenance Program provided \$15 million for completion of sidewalk projects and approximately \$10.1 million has already been previously approved by City Council. The remaining \$4.7 million will be awarded upon approval of these two task order contracts to Austin Constructors and San Antonio Constructors. Approximately \$300,000.00 will remain in the balance of the Sidewalk IMP funds and will be used for environmental services, material testing, and project management.

These contracts will be utilized to ensure the timely completion of those projects along with any other sidewalk projects that materialize throughout the duration of these contracts.

ALTERNATIVES:

City Council could choose to not approve these contracts and an alternative would be to individually bid out the contracts for construction. However, construction bid prices could be higher than those estimated with Task Order Contracts and bidding the contracts individually would prolong the delivery of these projects.

FISCAL IMPACT:

The two contracts total \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance and Funding for these projects may include, but is not limited to, Advanced Transportation District (ATD) funds, General Fund and Certificates of Obligation.

Requirements for each task shall be detailed in the individual work orders assigned. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

RECOMMENDATION:

Staff recommends approval of these ordinances, awarding the following two contracts necessary to complete sidewalk-related projects identified in the FY 2016- FY 2017 Infrastructure Management & Street Maintenance Program:

- A) 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00.
- B) 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50.



City of San Antonio

Agenda Memorandum

File Number: 15-6047

Agenda Item Number: 8.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Real Estate Acquisition: SAWS sewer main pipeline at Wetmore Road from Salado Creek to Thousand Oaks Drive.

SUMMARY:

An ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property located in NCB 13753 and 15683, to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public project.

This public project is necessary for the expansion and operation of the SAWS sanitary sewer infrastructure system. Pursuant to enacted Texas Senate Bill 18 (SB 18), this item requires City Council to initiate a motion authorizing the use of power of eminent domain, should it be needed.

BACKGROUND INFORMATION:

In order for the San Antonio Water System's (SAWS) wastewater infrastructure system to provide sufficient sewer capacity as identified by SAWS Master Planning, SAWS will be eliminating Lift Station II (Feathercrest) and III (Stone Ridge) by constructing approximately 10,200 linear feet of a 12-inch and 24-inch diameter gravity sewer main running parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive. The general route for the project pipeline is included herein as an attachment. The design phase of this project began in 2012. Project construction is expected to begin in mid-2016 and be completed mid- 2017.

This project requires the acquisition of approximately 24 parcels for a total of approximately 15.4165 acres for permanent and temporary construction easement interest in certain privately owned real property by negotiation or condemnation if necessary for the construction of sewer main pipeline parallel to Wetmore Road between Salado Creek and Thousand Oaks Drive. The pipeline eliminates the need for Lift Station 11 (Feathercrest) and Lift Station (Stone Ridge).

SAWS intends to use every effort available to obtain the required permanent and temporary land rights for said pipeline through good faith negotiations, but may require eminent domain if the easement negotiations are not successful. The City of San Antonio has the authority and power to exercise eminent domain (condemning property) under Article I, Section 17 of the Texas Constitution and Texas Local Government Code.

In order for SAWS to exercise its power of eminent domain, the City of San Antonio City Council must declare the project a public project.

ISSUE:

This ordinance, on behalf of SAWS, authorizes the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, in approximately twenty-four (24) parcels of privately-owned real property located in City Council District 10 in NCB 13753 and 15683 for the construction of sewer main pipeline, and declaring it to be a public project.

This public project is necessary for the adjustment of the SAWS sanitary sewer infrastructure system. The property acquisition will be completed by SAWS. Approval of this ordinance is a continuation of City Council policy to determine and declare certain project necessary for public purpose and public use, and authorize the acquisition of private property by and through the SAWS Board of Trustees for the public project by negotiation or condemnation.

This project requires the acquisition of approximately 24 parcels for a total of approximately 15.4165 acres and mostly located within the drainage area which remains undeveloped.

ALTERNATIVES:

City Council could choose not to approve this request and require SAWS to redesign the Project, increasing costs and resulting in project delay.

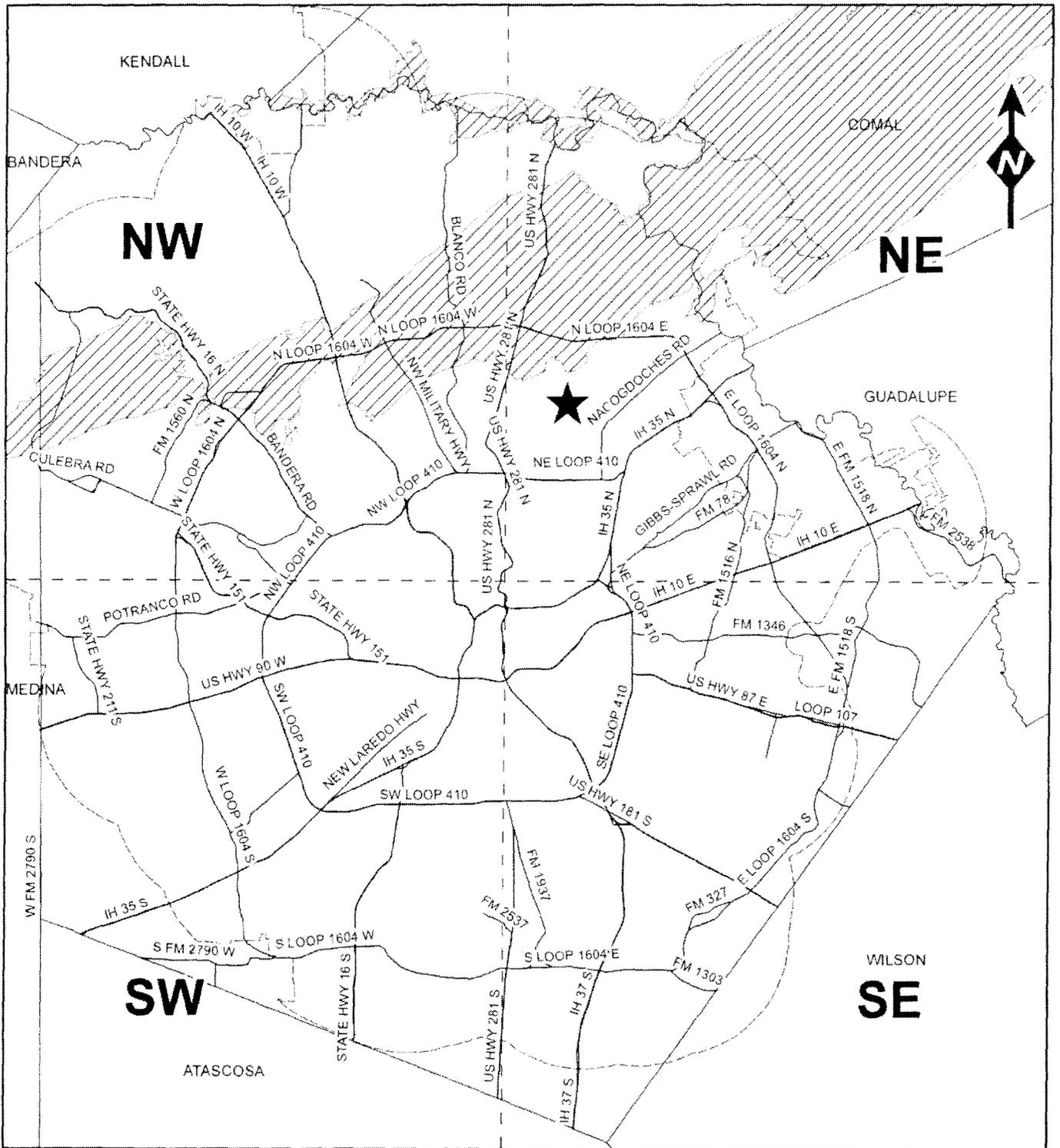
FISCAL IMPACT:

The passage of this ordinance will not have a financial impact on the City of San Antonio. Any condemnation costs including awards will be paid by SAWS. Costs are funded from SAWS FY 2013 Capital Improvement Program, Main Replacements- Sewer Category, Unspecified Installation of New Gravity Sewer Main Project.

RECOMMENDATION:

Staff and SAWS recommend approval of the ordinance authorizing acquisition by negotiation or condemnation for the needed land interests for the construction of sewer main pipeline along Wetmore Road between Salado Creek and Thousand Oaks Drive.

**SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
EXHIBIT A-1**



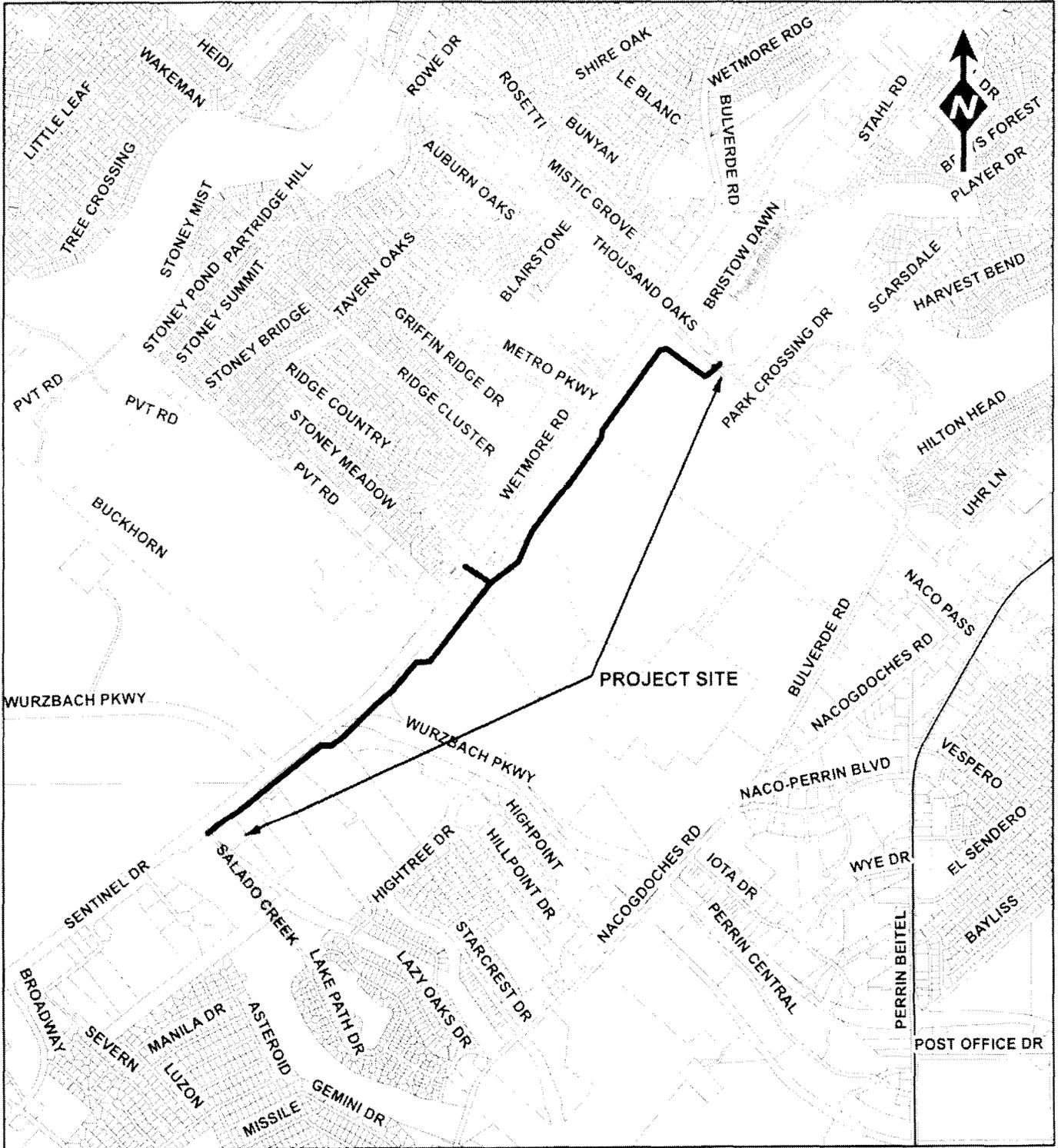
**LIFT STATIONS 11 AND 111
ELIMINATION PROJECT**

Legend

 PROJECT SITE



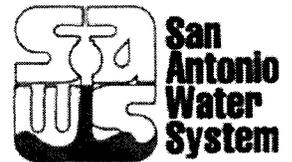
SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
EXHIBIT A-1



LIFT STATIONS 11 AND 111
ELIMINATION PROJECT

Legend

— 12_Weston_LS11and111



SUPPORTING DOCUMENT NOTICE

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City of San Antonio

Agenda Memorandum

File Number: 16-1004

Agenda Item Number: 9.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Supplemental Agreement for Use of Gateway Plaza Area

SUMMARY:

This ordinance authorizes a Supplemental Agreement with the Texas Department of Transportation that will allow the annual Tejano Music Festival in Market Square to expand its event footprint to include the Gateway Plaza area.

BACKGROUND INFORMATION:

In 1993, the City of San Antonio entered a Multiple Use Agreement (MUA) with the Texas Department of Transportation that authorized the City to install and operate public parking lots on State of Texas property located under IH35 from West Martin Street to approximately 500 feet south of Guadalupe Street. The property includes the Gateway Plaza area below the freeway and adjacent to the City-owned Farmers' Market Building. Gateway Plaza is surfaced with concrete paver stones and serves as a plaza for use by pedestrians. In 1995, the MUA was amended via a Supplemental Agreement that approved use of the Gateway Plaza area for Fiesta events.

The annual Tejano Music Festival is held each spring in Market Square, and the increasingly popular, four day event attracts over 50,000 attendees. In order to better accommodate attendees and enhance the visitor experience, the City proposed TXDOT enter a new Supplemental Agreement to allow use of the Gateway Plaza area by the annual Tejano Music Festival.

ISSUE:

Approval of this ordinance is consistent with the use of public property in support of special events.

ALTERNATIVES:

The City may elect not to expand the event footprint of the annual Tejano Music Festival in Market Square.

FISCAL IMPACT:

There will be no fiscal impact as a result of this ordinance being approved.

RECOMMENDATION:

Staff recommends approval of this ordinance to authorize a Supplemental Agreement with the Texas Department of Transportation that will allow the annual Tejano Music Festival in Market Square to expand its event footprint to include the Gateway Plaza area.



City of San Antonio

Agenda Memorandum

File Number: 15-5953

Agenda Item Number: 10.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Authorizing an amendment of an easement agreement allowing mutual access and use of portions of property located at 317 Alamo Plaza along with the execution of a License Agreement to occupy subsurface space located at 321 Alamo Plaza.

SUMMARY:

Consideration of the following ordinances authorizing agreements with the Texas General Land Office including an amendment to an existing easement and operating agreement for a term ending January 31, 2041 for property located at 317 Alamo Plaza, and a License Agreement for an existing basement located at 321 Alamo Plaza with a term ending January 31, 2041, located within Council District 1.

BACKGROUND INFORMATION:

Located at 317 Alamo Plaza, the City purchased the three story Giles Building located in the building complex fronting Alamo Plaza known as the Crockett Block in 1980. Presently, this space is operated by the Convention & Visitors Bureau as a City Store for the purpose of enhancing the visitor experience by providing staff that can educate the public about local attractions and provide resources to manage individual itineraries for people looking to take advantage of the many cultural opportunities offered throughout the City along with merchandise with a focus on San Antonio typical of a retail storefront.

The property is subject to a reciprocal easement and operations agreement to accommodate the shared use of entrances and exits and various building systems within the City-owned space and the property located above this space.

The prior owner had a License Agreement, which was approved by Ordinance No. 96013, to occupy subsurface space with an existing basement at 321 Alamo Plaza. The basement encroaches into the City Right of Way approximately 433.86 square feet (0.0100 ac) adjacent to Lot A-11 (.2063 ac) & E Irregular 4 feet of S Irregular 44.29 feet of A4, Block 24, New City Block 423. The property has recently been sold to the Texas General Land Office.

ISSUE:

The original mechanical area easement portion of the existing reciprocal easement and operating agreement expired in April 2015. The easement agreement is a grant of a real estate interest and per the City Charter: these rights require approval by City Council. This ordinance will amend the existing reciprocal easement and operating agreement to include a new mechanical area easement with a term of 25 years. Both parties will also reaffirm existence of the reciprocal easement and operating agreement as well as their duties under the agreement.

This ordinance will also authorize a 25 year License Agreement with the General Land Office for 433.86 square feet of basement under the sidewalk.

ALTERNATIVES:

The amendment of this existing reciprocal easement and operating agreement and execution of this License Agreement are in support of the State of Texas General Land Office's purchase of the remainder of the building of which the City's interest is part. As a matter of course, execution of these agreements is standard real estate practice and in accordance with the terms of the existing agreements. Execution of these agreements are in support of the overall joint effort of the City and State to enhance Alamo Plaza and advance the preservation efforts that, if properly implemented, will ensure that the Alamo and surrounding area continues to honor the events that occurred there for generations to come. If the City were to elect not to renew this easement agreement and execute the License Agreement it affects the State's purchase of the property which is integral to the preservation of the structures around the Alamo.

FISCAL IMPACT:

The City will receive a nominal fee as consideration for renewal of the mechanical area easement portion of the agreement and the License Agreement for the basement area with any other consideration waived in accordance with Chapter 37 of the City Code.

RECOMMENDATION:

Staff recommends approval of agreements with the State of Texas General Land Office for amending the existing reciprocal easement and operating agreement for a period of 25 years ending January 31, 2041 granting specific rights for the City and the owner of the adjacent property to mutually use each other's property in benefit of the building, and the execution of a License Agreement for a ten year period ending January 31, 2041 to occupy subsurface space.



City of San Antonio

Agenda Memorandum

File Number: 15-6283

Agenda Item Number: 10A.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Authorizing an amendment of an easement agreement allowing mutual access and use of portions of property located at 317 Alamo Plaza along with the execution of a License Agreement to occupy subsurface space located at 321 Alamo Plaza.

SUMMARY:

Consideration of the following ordinances authorizing agreements with the Texas General Land Office including an amendment to an existing easement and operating agreement for a term ending January 31, 2041 for property located at 317 Alamo Plaza, and a License Agreement for an existing basement located at 321 Alamo Plaza with a term ending January 31, 2041, located within Council District 1.

BACKGROUND INFORMATION:

Located at 317 Alamo Plaza, the City purchased the three story Giles Building located in the building complex fronting Alamo Plaza known as the Crockett Block in 1980. Presently, this space is operated by the Convention & Visitors Bureau as a City Store for the purpose of enhancing the visitor experience by providing staff that can educate the public about local attractions and provide resources to manage individual itineraries for people looking to take advantage of the many cultural opportunities offered throughout the City along with merchandise with a focus on San Antonio typical of a retail storefront.

The property is subject to a reciprocal easement and operations agreement to accommodate the shared use of entrances and exits and various systems within the City-owned space and the property located above this space.

The prior owner had a License Agreement, which was approved by Ordinance No. 96013, to occupy subsurface

space with an existing basement at 321 Alamo Plaza. The basement encroaches into the City Right of Way approximately 433.86 square feet (0.0100 ac) adjacent to Lot A-11 (.2063 ac) & E Irregular 4 feet of S Irregular 44.29 feet of A4, Block 24, New City Block 423. The property has recently been sold to the Texas General Land Office.

ISSUE:

The original mechanical area easement portion of the existing reciprocal easement and operating agreement expired in April 2015. The easement agreement is a grant of a real estate interest and per the City Charter: these rights require approval by City Council. This ordinance will amend the existing reciprocal easement and operating agreement to include a new mechanical area easement with a term of 25 years. Both parties will also reaffirm existence of the reciprocal easement and operating agreement as well as their duties under the agreement.

This ordinance will also authorize a 25 year License Agreement with the General Land Office for 433.86 square feet of basement under the sidewalk.

ALTERNATIVES:

The amendment of this existing reciprocal easement and operating agreement and execution of this License Agreement are in support of the State of Texas General Land Office's purchase of the remainder of the building of which the City's interest is part. As a matter of course, execution of these agreements is standard real estate practice and in accordance with the terms of the existing agreements. Execution of these agreements are in support of the overall joint effort of the City and State to enhance Alamo Plaza and advance the preservation efforts that, if properly implemented, will ensure that the Alamo and surrounding area continues to honor the events that occurred there for generations to come. If the City were to elect not to renew this easement agreement and execute the License Agreement it affects the State's purchase of the property which is integral to the preservation of the structures around the Alamo.

FISCAL IMPACT:

The City will receive a nominal fee as consideration for renewal of the mechanical area easement portion of the agreement and the License Agreement for the basement area with any other consideration waived in accordance with Chapter 37 of the City Code.

RECOMMENDATION:

Staff recommends approval of agreements with the State of Texas General Land Office for amending the existing reciprocal easement and operating agreement for a period of 25 years ending January 31, 2041 granting specific rights for the City and the owner of the adjacent property to mutually use each other's property in benefit of the building, and the execution of a License Agreement for a ten year period ending January 31, 2041 to occupy subsurface space.



City of San Antonio

Agenda Memorandum

File Number: 15-6284

Agenda Item Number: 10B.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Authorizing an amendment of an easement agreement allowing mutual access and use of portions of property located at 317 Alamo Plaza along with the execution of a License Agreement to occupy subsurface space located at 321 Alamo Plaza.

SUMMARY:

Consideration of the following ordinances authorizing agreements with the Texas General Land Office including an amendment to an existing easement and operating agreement for a term ending January 31, 2041 for property located at 317 Alamo Plaza, and a License Agreement for an existing basement located at 321 Alamo Plaza with a term ending January 31, 2041, located within Council District 1.

BACKGROUND INFORMATION:

Located at 317 Alamo Plaza, the City purchased the three story Giles Building located in the building complex fronting Alamo Plaza known as the Crockett Block in 1980. Presently, this space is operated by the Convention & Visitors Bureau as a City Store for the purpose of enhancing the visitor experience by providing staff that can educate the public about local attractions and provide resources to manage individual itineraries for people looking to take advantage of the many cultural opportunities offered throughout the City along with merchandise with a focus on San Antonio typical of a retail storefront.

The property is subject to a reciprocal easement and operations agreement to accommodate the shared use of entrances and exits and various building systems within the City-owned space and the property located above this space.

The prior owner had a License Agreement, which was approved by Ordinance No. 96013, to occupy subsurface space with an existing basement at 321 Alamo Plaza. The basement encroaches into the City Right of Way approximately 433.86 square feet (0.0100 ac) adjacent to Lot A-11 (.2063 ac) & E Irregular 4 feet of S Irregular 44.29 feet of A4, Block 24, New City Block 423. The property has recently been sold to the Texas General Land Office.

ISSUE:

The original mechanical area easement portion of the existing reciprocal easement and operating agreement expired in April 2015. The easement agreement is a grant of a real estate interest and per the City Charter: these rights require approval by City Council. This ordinance will amend the existing reciprocal easement and operating agreement to include a new mechanical area easement with a term of 25 years. Both parties will also reaffirm existence of the reciprocal easement and operating agreement as well as their duties under the agreement.

This ordinance will also authorize a 25 year License Agreement with the General Land Office for 433.86 square feet of basement under the sidewalk.

ALTERNATIVES:

The amendment of this existing reciprocal easement and operating agreement and execution of this License Agreement are in support of the State of Texas General Land Office's purchase of the remainder of the building of which the City's interest is part. As a matter of course, execution of these agreements is standard real estate practice and in accordance with the terms of the existing agreements. Execution of these agreements are in support of the overall joint effort of the City and State to enhance Alamo Plaza and advance the preservation efforts that, if properly implemented, will ensure that the Alamo and surrounding area continues to honor the events that occurred there for generations to come. If the City were to elect not to renew this easement agreement and execute the License Agreement it affects the State's purchase of the property which is integral to the preservation of the structures around the Alamo.

FISCAL IMPACT:

The City will receive a nominal fee as consideration for renewal of the mechanical area easement portion of the agreement and the License Agreement for the basement area with any other consideration waived in accordance with Chapter 37 of the City Code.

RECOMMENDATION:

Staff recommends approval of agreements with the State of Texas General Land Office for amending the existing reciprocal easement and operating agreement for a period of 25 years ending January 31, 2041 granting specific rights for the City and the owner of the adjacent property to mutually use each other's property in benefit of the building, and the execution of a License Agreement for a ten year period ending January 31, 2041 to occupy subsurface space.



City of San Antonio

Agenda Memorandum

File Number: 15-4693

Agenda Item Number: 11.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Disposition: Closure of an unimproved alley Public Right of Way located between Belden Avenue and East Southercross Boulevard

SUMMARY:

Consideration of an ordinance authorizing the closure, vacation and abandonment of 0.075 acres of a 10-foot wide alley Public Right of Way, located between Belden Avenue and East Southercross Boulevard, in Council District 3, as requested by Foxy Terrace LLC, for a fee of \$12,450.00.

BACKGROUND INFORMATION:

Foxy Terrace LLC, (Petitioner) is requesting the closure, vacation and abandonment of a 10-foot wide alley Public Right Way located between Belden Avenue and East Southercross Boulevard as shown on attached Exhibit A. The closure is inclusive of the north-south alley and a short portion of the connecting east-west alley making a combined 0.075 acres or 3,267 square feet. Because the proposed closure would create a dead-end of the remaining east-west alley, the petitioner has agreed to dedicate an easement out of their Lot 28 as shown on the Exhibit, allowing for potential thru access. The petitioner is the sole owner of the abutting properties and if approved, plans to combine and re-plat the proposed closure with his properties for future development not yet known.

On September 9, 2015 the City of San Antonio's Planning Commission reviewed and approved this request.

ISSUE:

This ordinance will authorize the closure, vacation and abandonment of 0.075 acres of a 10-foot wide alley Public Right of Way, located between Belden Avenue and East Southcross Boulevard, in Council District 3, as requested by Foxy Terrace LLC, for a fee of \$12,450.00.

The fair market value of the Right of Way is \$9,800.00, which was established by an appraisal performed by Valbridge Property Advisors on June 11, 2015. With added administrative costs, the City will collect a total of \$12,450.00 for this property.

Foxy Terrace LLC, (Petitioner) is requesting the closure, vacation and abandonment of a 10-foot wide alley Public Right Way located between Belden Avenue and East Southcross Boulevard in NCB 7707 as shown on attached Exhibit A. The closure is inclusive of the north-south alley which currently has mobile homes parked over it as shown in the exhibit. A short portion of the connecting east-west alley, covered by vegetation, is also included which makes a combined 0.075 acres or 3,267 square feet. Because the proposed closure would create a dead-end of the remaining east-west alley, the petitioner has agreed to dedicate an easement out of their Lot 28 as shown on the Exhibit, allowing for potential thru access. The petitioner is the sole owner of the abutting properties and if approved, plans to combine and re-plat the proposed closure with his properties for future development.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to approve this request; however, that would disallow the petitioner from improving, expanding and developing their property. Also, the City's liability would continue along with the obligation for maintenance.

FISCAL IMPACT:

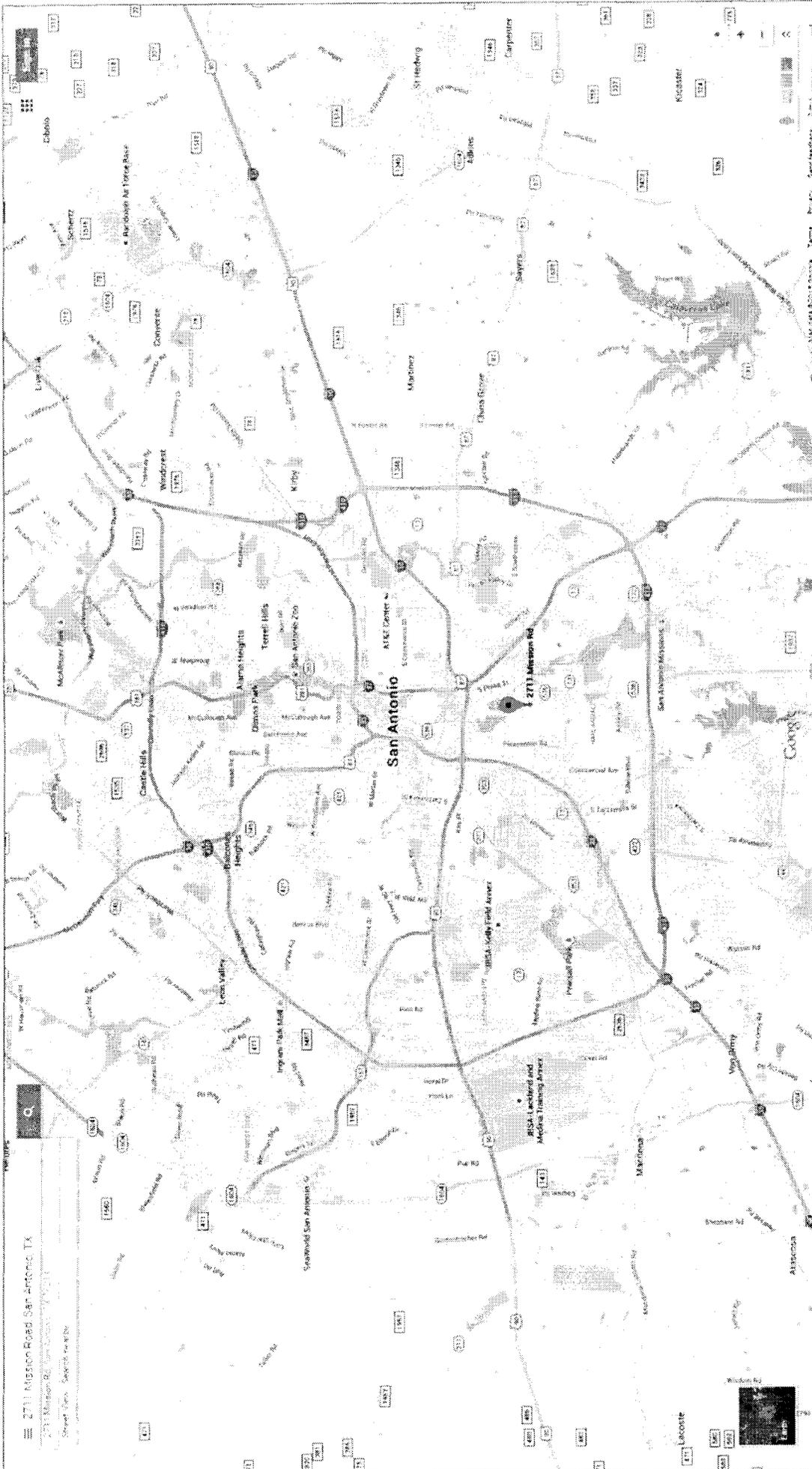
The fair market value of the Right of Way is \$9,800.00, which was established by an appraisal performed by Valbridge Property Advisors on June 11, 2015. With added administrative costs, the City will collect a total of \$12,450.00 for this property. This amount will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

Also, the property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

RECOMMENDATION:

Staff recommends approval of this ordinance to authorize the closure, vacation and abandonment of a 10-foot wide alley Public Right of Way in Council District 3 located between Belden Avenue and East Southcross Boulevard, as requested by Foxy Terrace LLC, for a fee of \$12,450.00.

On September 9, 2015 the City of San Antonio's Planning Commission reviewed and approved this request.



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City of San Antonio

Agenda Memorandum

File Number: 15-6191

Agenda Item Number: 12.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Police

DEPARTMENT HEAD: William P. McManus, Chief of Police

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Office of National Drug Control Policy Grant #GS15SS0009A Modification

SUMMARY:

An ordinance authorizing the acceptance of an additional \$50,000.00 funds from the Office of National Drug Control Policy (ONDCP) for the High Intensity Drug Trafficking Area (HIDTA) grant. The additional funds would increase the original grant award up to \$2,011,891.00, and establish an increase to the San Antonio Police Department HIDTA Task Force Budget for the grant period January 1, 2015, through December 31, 2016.

BACKGROUND INFORMATION:

The HIDTA mission is to reduce drug trafficking in the San Antonio metropolitan area by instituting innovative narcotic enforcement investigations and the seizure of illegally obtained assets in an effort to reduce the profitability of narcotics trafficking.

The San Antonio HIDTA Initiative, a multi-agency task force, performs drug interdiction operations designed to enhance the Police Department's narcotics enforcement efforts. This program allows the unit to use task force concepts which provides the capability to cross jurisdictional boundaries by employing law enforcement officers from local, state, and federal levels. The program targets narcotics organizations by focusing on the middle to upper level traffickers, and investigates the distribution of narcotics and related enterprises. Members of this unit are trained to investigate money laundering, asset structuring, financial auditing, and to apply surveillance techniques necessary to develop intelligence and make arrests.

Fiscal Year 2015 is the twenty-second year (22nd) that this grant has been awarded to the San Antonio Police Department. This grant serves the law enforcement agencies for San Antonio and the surrounding counties.

ISSUE:

This ordinance continues City Council's policy of seeking intergovernmental financial assistance for City crime prevention and enforcement programs, specifically addressing drug crime activity. The program from ONDCP will enhance the City's efforts in dealing with drug trafficking.

ALTERNATIVES:

City Council could choose not to accept the additional grant funds. However, that alternative would require the General Fund to absorb \$12,812.00 in Travel; \$32,988.00 in Services; and \$4,200.00 in Supplies directly related to the San Antonio Police Department HIDTA Task Force.

FISCAL IMPACT:

The total proposed re-program budget would increase the FY 2015 grant award of \$1,961,891.00 to \$2,011,891.00, increasing the San Antonio Police Department HIDTA Task Force budget to \$694,114.00. A General Fund cash match is not required.

RECOMMENDATION:

Staff recommends that the City Council approve the acceptance of additional grant funds from the Office of National Drug Control Policy, High Intensity Drug Trafficking Area grant as additional awarded funds are not often given to agencies.



City of San Antonio

Agenda Memorandum

File Number: 16-1034

Agenda Item Number: 13.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: SAFD

DEPARTMENT HEAD: Charles N. Hood

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

2016 Emergency Management Preparedness Grant (EMPG)

SUMMARY:

This ordinance authorizes the submission of a grant application to apply for, accept, and appropriate, up to \$250,000 from the Office of the Texas Division of Emergency Management for the 2016 Emergency Preparedness Grant to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000; and authorizing a personnel complement of 2 positions.

BACKGROUND INFORMATION:

The City of San Antonio has received \$2.0 million in EMPG awards since 2003. These funds are designated to support local emergency preparedness activities to enhance the City's capability to mitigate potential hazards and respond to and recover from emergencies and disasters. The key elements of emergency preparedness are comprehensive emergency planning, emergency training, and exercising. This ordinance also approves a total personnel complement of 2 positions. These positions are essential for complying with the federal and state grant management requirements and for increasing regional preparedness capabilities against a catastrophic disaster. Allowable expenses include personnel compensation and benefits, travel, vehicle allowances, training equipment, operation and repair of administrative equipment, utility costs, janitorial and custodial services, rent and maintenance, vehicle rental, insurance and indemnification, attendance at meeting and conferences and indirect costs.

The 2 positions in the Office of Emergency Management to be funded with EMPG are:

- 1 Department Fiscal Administrator
- 1 Special Projects Manager

The Special Projects Manager position is partially funded under the 2016 Homeland Security Grant Program.

The Emergency Management Performance Grant (EMPG) requires in-kind match. In 2015, the City was awarded \$195,944.73 in EMPG funds. The City provided an in-kind match of \$195,944.73.

ISSUE:

The Office of Emergency Management must submit a 2016 EMPG grant application to be eligible for 2016 grant funding and to sustain current operational capabilities. Staffing is necessary to support public safety, emergency management planning, and compliance with federal and state regulations.

ALTERNATIVES:

Non-acceptance of 2016 EMPG grant funds would prevent the Office of Emergency Management from performing critical staffing, planning, training, exercises, and purchase of equipment to address emergency preparedness and data collection of critical infrastructure and key resources. Not funding the personnel complement could make us non-compliant with grant mandates and eligibility requirements and unable to accept any future EMPG grant funding.

FISCAL IMPACT:

This ordinance authorizes the City of San Antonio Office of Emergency Management (COSA OEM) to apply for, accept, and appropriate, upon award, up to \$250,000 from the 2016 Emergency Management Performance Grant (EMPG). This ordinance also authorizes in-kind match necessary to accept Emergency Management Performance Grant (EMPG). The in-kind match is provided through existing general fund salaries of two Assistant Emergency Management Coordinator positions, and a Senior Project Management Specialist. This ordinance also approves a total personnel complement of 2 positions.

RECOMMENDATION:

Staff recommends approval of this ordinance to apply for and accept grant funds from the 2016 EMPG grant program, appropriate funds upon award, and authorizing the Mayor, or his designee, or the City Emergency Manager to execute any and all necessary documents to effectuate 2016 EMPG grant program. Staff also recommends approval of the personnel complement.



City of San Antonio

Agenda Memorandum

File Number:16-1039

Agenda Item Number: 14.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT:SAFD

DEPARTMENT HEAD: Charles N. Hood

COUNCIL DISTRICTS IMPACTED:City Wide

SUBJECT:

2016 Homeland Security Grant Program (HSGP)

SUMMARY:

This ordinance authorizes the City of San Antonio Office of Emergency Management (COSA OEM) to apply for, accept, and appropriate, upon award, up to \$1,500,000.00 from the 2016 Homeland Security Grant Program (HSGP). This ordinance approves a total personnel complement of five (5) positions and partially funds one (1) Special Projects Manager position authorized under 2016 Emergency Management Performance Grant (EMPG). This ordinance also authorizes one (1) Senior Management Analyst position thru additional funds awarded in the 2015 Homeland Security Grant Program in the amount of \$73,520.

BACKGROUND INFORMATION:

In 2003, the Federal Government established a suite of Homeland Security grants that are now administered by the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS). The State Administrative Agency (SAA) administers this grant program on the behalf of FEMA. The City has received \$53,371,900 in HSGP grant funding to date (2003-2015). In FY15, the City received \$922,196,000 in State Homeland Security Program (SHSP). 2015 SHSP funded \$396,219 for five (5) SAOEM positions and partially funded (1) position authorized under EMPG to support homeland security projects: \$259,994 for specialized equipment for the San Antonio Police Department and Southwest Texas Fusion Center; \$122,215 for specialized equipment for San Antonio Fire Department special operations teams; and \$143,768 to upgrade WebEOC servers and monitors at the Emergency Operation Center (EOC).

The 2016 HSGP grant guidance is expected to be released by FEMA in early 2016.

This grant program is designed to enhance the City's ability to prevent, respond to, and recover from acts of international terrorism and "all hazards" disasters impacting the San Antonio Urban Area (SAUA). The SAUA encompasses the City of San Antonio, Bexar County, the surrounding 12 counties and suburban cities within these counties. These positions are essential for complying with the federal and state grant management requirements and for increasing regional response capabilities against a terrorist attack.

Karnes County was unable to utilize funds for a project so the City of San Antonio was awarded additional funds in the amount of \$73,520 to fund a Senior Management Analyst position. This position will create a strategic plan and create mutual aid agreements.

ISSUE:

The Office of Emergency Management must submit a 2016 HSGP grant application to be eligible for 2016 grant funding and to sustain current homeland security operational capabilities. Staffing and equipment are necessary to support public safety and compliance with federal and state regulations.

ALTERNATIVES:

Non-acceptance of 2016 HSGP grant funds would prevent the Office of Emergency Management from performing critical staffing, planning, training, exercises, and purchase of equipment to address intelligence and warning, protecting critical infrastructure and emergency preparedness. Not funding the personnel complement would make us non-compliant with grant mandates and eligibility requirements, and unable to accept any future HSGP grant funding.

FISCAL IMPACT:

This ordinance authorizes the City of San Antonio Office of Emergency Management (COSA OEM) to apply for, accept, and appropriate, upon award, funds up to \$1,500,000 from the 2016 Homeland Security Grant Program (HSGP). This ordinance also authorizes a total personnel complement of five (5) positions, including one (1) new Senior Management Analyst position initially funded thru additional funds awarded in the 2015 Homeland Security Grant Program in the amount of \$73,520. This award will also partially fund one (1) Special Projects Manager position authorized under 2016 Emergency Management Performance Grant (EMPG).

RECOMMENDATION:

Staff recommends approval of this ordinance to apply for and accept grant funds from the 2016 HSGP grant programs, appropriate funds upon award, and authorizing the Mayor, or his designee, or the City Emergency Manager to execute any and all necessary documents to effectuate 2016 HSGP grants. Staff also recommends approval of the personnel complement of five (5) positions and partially fund one (1) Special Projects Manager position authorized under 2016 Emergency Management Performance Grant.

This ordinance also authorizes one (1) Senior Management Analyst position thru additional funds awarded in the 2015 Homeland Security Grant Program in the amount of \$73,520.



City of San Antonio

Agenda Memorandum

File Number: 16-1140

Agenda Item Number: 15.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Solid Waste Management Department

DEPARTMENT HEAD: David W. McCary, CPM

COUNCIL DISTRICTS IMPACTED: City-wide

SUBJECT:

2016-2017 Alamo Area Council of Governments Regional Solid Waste Pass-Through Grant

SUMMARY:

This ordinance authorizes the City Manager or her designee to submit grant applications for approximately \$144,000.00 to the Alamo Area Council of Governments (AACOG) representing the Texas Commission on Environmental Quality (TCEQ). These Regional Solid Waste Pass-Through Grants support environmental programming efforts related to recycling, solid waste stream reduction and municipal enforcement of anti-dumping laws. This action authorizes the acceptance of funds and execution of contracts between the City and AACOG for any of the grants awarded. This ordinance also allows for supplemental grant applications, and their acceptance if awarded, should AACOG make additional funds available during their 2016-2017 grant cycle process.

BACKGROUND INFORMATION:

Since 1996, the TCEQ has provided statewide grants to area Councils of Government for distribution to municipal and local agencies; cities, counties, and public school districts. These funds are generated by fees imposed by the State on volumes of disposed municipal solid waste. Historically the City of San Antonio's Solid Waste Management Department (SWMD) has been awarded the majority of these grants, with Code Compliance, Public Works, Health, Parks and Recreation, Convention, Sports and Entertainment Facilities and the City Clerk's Office receiving funding from this program in the past as well. Since 1996, the City has

benefited by having received over \$4.6 million from this program. The City received \$165,443.32 in the 2014-2015 grant cycle.

This year's grant cycle covers the 2016-2017 State of Texas Biennium. There will be only one call for applications for projects during this time. The AACOG Resource Recovery Committee will decide upon which projects will be funded and when those projects are to be funded; whether in FY 2016 or FY 2017.

ISSUE:

The purpose of the grants is to enable the City of San Antonio to expand its efforts to reduce the generation of waste through education and to encourage recycling efforts within the City of San Antonio. These programs will offer the City greater opportunities to meet the 60% residential recycling goal of the Recycling and Resource Recovery Plan by 2025. These programs will be designed to reach a wide variety of residents within the City. This ordinance sustains City Council's policy of seeking intergovernmental assistance for enhancing environmental sustainability.

Funding will be used for educational and outreach programs targeting waste reduction and reducing recycling contamination. Funding also will support the expanding organics recycling program by purchasing over 18,000 kitchen waste recycling bins for distribution to customers utilizing the green organics cart. These bins will help customers to divert waste from their brown garbage cart and increase ease of use of the green organics cart.

Additionally, funds from the grant would assist with the creation of a focused illegal dumping prevention campaign. This campaign would include printed materials to be distributed to residents as well as public service announcements and billboards discouraging illegal dumping.

ALTERNATIVES:

In order to meet the City's goal of 60% residential recycling by 2025 as outlined in the Recycling and Resource Recovery Plan, an alternative to submission and acceptance of this grant would require the identification of other City funding to enhance existing recycling and solid waste reduction efforts.

FISCAL IMPACT:

Application for and acceptance of this grant, if awarded, could provide approximately \$144,000.00 in funding for enhancements to recycling and solid waste reduction efforts. Improvements resulting from the acceptance of any grants awarded will be funded directly by the grant. Separate City Council approval may be required for specific equipment purchases depending upon the projects chosen for funding.

RECOMMENDATION:

Staff recommends approval of this ordinance to submit applications to the FY 2016 and 2017 TCEQ Regional Solid Waste Pass-Through Grant and acceptance if awarded.



City of San Antonio

Agenda Memorandum

File Number: 16-1321

Agenda Item Number: 16.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Office of the City Clerk

DEPARTMENT HEAD: Leticia M. Vacek (OCC)

COUNCIL DISTRICTS IMPACTED:

Council District 1, Council District 2, Council District 3, and Council District 9

SUBJECT:

Board Appointments

SUMMARY:

- A) Appointing Leslie S. Wood (District 1) and Homer D. Nelson (District 9) to the Building Standards Board for the remainder of an unexpired term of office to expire May 31, 2017.
- B) Appointing Estrellita Garcia-Diaz (District 3) to the San Antonio Housing Trust for the remainder of an unexpired term of office to expire May 31, 2017.
- C) Appointing Courtney D. Hilliard (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

BACKGROUND INFORMATION:

Applications for District Boards were submitted to the Office of the City Clerk who coordinated review of the applications with the pertinent City Departments and the City Attorney's Office. Qualified applications were forwarded to the respective City Council Offices for their review. A memorandum designating the Councilmember's appointee was submitted to the Office of the City Clerk for processing.

ISSUE:

Board appointments require full City Council approval.

ALTERNATIVES:

The Office of the City Clerk will continue to advertise vacancies.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

In order to proceed with the direction of the City Council, the Office of the City Clerk recommends approval of the Board Appointments.



City of San Antonio

Agenda Memorandum

File Number: 16-1002

Agenda Item Number: 17.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Aviation

DEPARTMENT HEAD: Noel T. Jones

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System

SUMMARY:

An Ordinance authorizing three professional services agreements for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System with Expressworks International LLC, Kaoppel Consulting LLC and WHY Group LLC. The total contract value for each agreement is an amount not to exceed \$90,000.00.

The term of each agreement is for three years with options to renew for two, one-year extension under the same terms and conditions at the City's discretion.

BACKGROUND INFORMATION:

Over the past five years, the Aviation Department has placed a strong emphasis on improving its organizational development practices. A major initiative to support this effort was the development and implementation of the San Antonio Airport System University (SAASU). As part of the SAASU program, the City offers employees training classes and other development opportunities to improve their knowledge and skills. Since it began in 2014, over 220 Aviation employees have participated in at least one activity and 19 employees have graduated the Program, completing a minimum of 40 hours of professional development.

It is the intent of the City to obtain organizational and employee development consulting services from consultants under on-call contracts to allow the Department to appropriately match its needs for specific projects to the selected Respondent's areas of expertise shall include but not be limited to:

- Professional Coaching - Provide professional coaching for employees upon request to help identify ways the employee can improve their performance or handle various situations they are facing.
- Employee Development Related Training - Provide employee development related training to improve employee performance.
- Innovation and Change Management - Provide as-needed support to the Aviation Department in the continued development of its innovation and change management practices.
- Facilitation - Facilitate various workshops and meetings, as requested.
- Organizational Development - Provide other organizational development services as requested.

Awarded contracts will be "on-call". City, upon identifying a need for services, will request proposal and issue task orders.

Solicitation

A Request for Qualifications was released on September 8, 2015 and advertised on the City of San Antonio website and on TVSA. It also advertised in the *San Antonio Express-News*. Seven proposals were received on October 9, 2015. An evaluation committee comprised of representatives from the Aviation Department and Human Resources reviewed, scored and ranked the proposals. Scores were based on the published criteria: background, experience and qualifications of team and the project plan. Expressworks International LLC, Kaeppel Consulting LLC and WHY Group LLC were awarded the most points.

Small Business Economic Development Advocacy

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract.

The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with 10 evaluation preference points which was awarded to Kaeppel Consulting as they are certified SBE firm located within the San Antonio Metropolitan Statistical Area. In addition, the Goal Setting Committee applied the Minority/Women-Owned Business Enterprise Prime Contract Program with 10 evaluation preference points.

Kaeppel Consulting LLC

Kaeppel is headquartered in San Antonio. Previous and current clients include the Texas Department of Transportation, Kelly Services, Texas Department of Public Safety, Tesoro and Bexar County.

Expressworks International LLC

Expressworks has an office in San Antonio. Previous and current clients include NASA, California State Automobile Association, New York State Department of Transportation, United Airlines and Ford.

WHY Group LLC

The WHY Group is headquartered in San Antonio. Previous and current clients include the City of San Antonio, SA2020, University of Texas at San Antonio and state agencies.

ISSUE:

The Aviation Department will utilize the services under the agreement to provide employee development and organizational consultant services.

ALTERNATIVES:

City Council could elect to have the Aviation Department submit a request for qualifications for each type of service separately. However, the solicitation process followed the procurement procedure and policies of the City.

FISCAL IMPACT:

Each professional services agreement shall have a value not to exceed \$90,000.00. No funds are appropriated by this action. Expenditures for these services are subject to available funding in the Operating and Maintenance Fund of the Aviation Department. The City will make no minimum guarantee pertaining to the volume of work which may be expected from the consultant.

RECOMMENDATION:

Staff recommends approval of this Ordinance authorizing professional services agreements with Expressworks International LLC, Kaepfel Consulting LLC and WHY Group LLC for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see [Section 2-59 through 2-61](#) of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

*1. Name of person submitting this disclosure form.

First: Stephen M.I. _____ Last: Zaruba Suffix: _____

*2. Contract information.

a) Contract or project name: On-Call Organizational & Employee Development Consulting Services RFQ

b) Originating department: San Antonio Airport System

*3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).

Expressworks International LLC

*4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

*5. List any individuals or entities that will be subcontractors on this contract.

Not applicable. No subcontractors will be retained for this contract.

Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

*6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

* 7. Disclosure of political contributions.

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

*8. Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

* 9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No

Yes

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see [Section 141 of the City Charter](#) and [Section 2-52 of the City Ethics Code \(Prohibited Interests in Contracts\)](#) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58 of the City Ethics Code \(Prohibited Interest in Discretionary Contracts\)](#) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

* 1. Updates Required

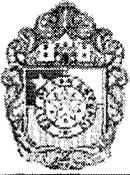
I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

* 2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in [Section 2-61 of the City Ethics Code](#) by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.
 This is a high-profile contract.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Stephen Zaruba

Title: Managing Member

Company Name or DBA: Expressworks International LLC

Date: 11/02/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:
Purchasing
P.O. Box 839966
San Antonio, Texas 78283-3966

SECTION 5. CONTRACTS DISCLOSURE FORM

<https://www.sanantonio.gov/eforms/atty/contractsdisclosureform.pdf>

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

This is a New Submission or Correction or Update to previous submission.

*1. Name of person submitting this disclosure form.			
First: Scott	M.I. J	Last: Kaepfel	Suffix:
*2. Contract information.			
a) Contract or project name:	RFQ: ON-CALL ORGANIZATIONAL & EMPLOYEE DEVELOPMENT CONSULTING SERVICES		
b) Originating department:			
*3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).			
Kaepfel Consulting LLC			
*4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.			
<input checked="" type="checkbox"/> Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.			
<input type="checkbox"/> Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:			
*5. List any individuals or entities that will be subcontractors on this contract.			
<input type="checkbox"/> Not applicable. No subcontractors will be retained for this contract.			
<input type="checkbox"/> Subcontractors may be retained, but have not been selected at the time of this submission.			
<input checked="" type="checkbox"/> List of subcontractors, including the name of the owner(s), and business name:			
Wolf Leadership Development - Lynne Farlow & Dr. Mike Farlow, owners			
*6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.			
<input checked="" type="checkbox"/> Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.			
<input type="checkbox"/> List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:			

* = Required fields



City of San Antonio Contracts Disclosure Form

**Office of the
City Clerk**

***7. Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

- Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.
 List of contributions:

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

***8. Disclosure of conflict of interest.**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

- I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
 I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

- No
 Yes

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see [Section 141 of the City Charter](#) and [Section 2-52 of the City Ethics Code \(Prohibited Interests in Contracts\)](#) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58 of the City Ethics Code \(Prohibited Interest in Discretionary Contracts\)](#) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff. (210) 207-8940.

Acknowledgements

*1. Updates Required

- I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contact with City Officials or Staff during Contract Evaluation

- I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in [Section 2-61 of the City Ethics Code](#) by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.
 This is a high-profile contract.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Scott Kaepfel

Title: President

Company Name or DBA: Kaepfel Consulting LLC

Date: 10/02/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966



| 1141 N LOOP 1604 EAST, #105-110 | SAN ANTONIO, TX 78232 | 210.857.8063 (P) | 267.284.4276 (F) |

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see [Section 2-59 through 2-61](#) of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

*1. Name of person submitting this disclosure form.

First: Bradley M.I. K. Last: Hunt Suffix: _____

*2. Contract Information.

a) Contract or project name: ON CALL ORGANIZATIONAL & EMPLOYEE DEVELOPMENT CONSULTING SERVICES

b) Originating department: AVIATION

*3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).

WHY Group, LLC

*4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

Names of executive committee members, officers, partners, and directors:

Richard E. Wilson - Managing Member of the LLC, Principal & Owner
Bradley K. Hunt - Member of the LLC, Principal & Owner

*5. List any individuals or entities that will be subcontractors on this contract.

Not applicable. No subcontractors will be retained for this contract.

Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

*6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*7. Disclosure of political contributions.

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
Bradley Hunt	Ivy Taylor	08/31/2015	\$250.00	Delete
Bradley Hunt	Michael Villareal	04/01/2015	\$100.00	Delete

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

*8. Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No

Yes

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see [Section 141 of the City Charter](#) and [Section 2-52 of the City Ethics Code \(Prohibited Interests in Contracts\)](#) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58 of the City Ethics Code \(Prohibited Interest in Discretionary Contracts\)](#) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

*1. Updates Required

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in [Section 2-61 of the City Ethics Code](#) by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.
 This is a high-profile contract.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Bradley K. Hunt

Title: Principal / Owner

Company Name or DBA: WHY Group, LLC

Date: 10/09/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966



City of San Antonio

Agenda Memorandum

File Number: 15-6269

Agenda Item Number: 18.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Aviation

DEPARTMENT HEAD: Noel T. Jones

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ratification of Aircraft Rescue and Firefighting Expenses at the San Antonio International Airport

SUMMARY:

This Ordinance authorizes the ratification of expenditures to Siddons Martin Emergency Group, LLC (Siddons) in the amount of \$100,388.92 for the Aircraft Rescue and Firefighting (ARFF) vehicles at the San Antonio International Airport. Of the total amount, \$40,296.33 is for preventive maintenance, inspection and repair services and the remaining \$60,092.59 is for the replacement of turret tower on an ARFF vehicle. Funding was from the FY2015 and FY 2016 Aviation Department Operating Fund.

BACKGROUND INFORMATION:

Fire Station #23 is an ARFF station located at the San Antonio International Airport and currently owns five ARFF vehicles. The FAA requires ARFF vehicles be maintained as necessary to provide maximum assurance that the vehicles and their fire fighting systems will operate effectively and safely when required.

In March 2015 through May 2015, the City utilized the public health/safety exemption from the competitive bidding requirements to procure the services of Siddons in the amount of \$19,389.04. The invoices cover preventive maintenance and inspections needed to ensure the various ARFF vehicles at SAT remain compliant with FAA requirements and ready to respond in the event of an incident. From May 2015 through August 2015, invoices in the amount of \$20,907.29 from Siddons incurred under an unforeseen damage exemption from competitive bidding requirements to cover repairs needed to ensure the ARFF vehicles at the Airport remain compliant with FAA requirements and ready to respond in the event of an incident.

Prior to the above referenced invoices, the FY2015 year-to-date expenditures with Siddons for preventive maintenance, inspections and repairs was \$43,824.28. Because the FY2015 total expenditures with Siddons exceeded \$50K with payment of these invoices, the requested ratification is necessary.

In November 2015, the City received the parts to allow the removal the old turret tower and the installation a new turret tower for an ARFF vehicle. The City had procured Siddons services for the work and parts under a public health/safety exemption from competitive bidding requirements. The vehicle is essential equipment for compliance with FAA requirements for spare unit to be operational in the event front line equipment is out of service. The purchase order for the work was issued in July 2015 but the parts were not received until November 2015. The invoice, in the amount of \$60,092.59, was paid using FY 2016 funds.

The City is bringing forward for City Council authorization ratification for the total expenses in the amount of \$100,388.92. On December 3, 2015, City Council awarded an annual contract for ARFF Preventive Maintenance, Inspections and Repairs to Global ARFF Services, LLC through Ordinance 2015-12-03-1012. All future ARFF preventive maintenance, inspections and repairs will be performed by the vendor under this contract.

ISSUE:

City Council authorization is required for expenditures exceeding the \$50,000 threshold.

ALTERNATIVES:

Should the requested authorization not be approved, the Aviation Department would be non-compliant with requirements for expenditures in excess of \$50,000.00 to be approved by City Council.

FISCAL IMPACT:

This Ordinance authorizes the ratification of payments made to Siddons provide preventive maintenance, inspections and repairs for total cost of \$100,388.92. FY2015 funding in the amount of \$40,296.33 was available from the Aviation Department Operating Fund. FY2016 funding in the amount of \$60,092.59 is available from the Aviation Department Operating Fund.

RECOMMENDATION:

Staff recommends approval of the ratification with Siddons Martin Emergency Group, LLC, in the amount of \$100,388.92.



City of San Antonio

Agenda Memorandum

File Number:15-6032

Agenda Item Number: 19.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Convention & Sports Facilities

DEPARTMENT HEAD: Michael J. Sawaya

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Alamodome Concessions & Catering Services Contract

SUMMARY:

An ordinance approving a Food Service Agreement with SMG Food and Beverage, LLC, dba SAVOR Black Tie Joint Venture for the Alamodome from March 1, 2016 through February 28, 2031 with no renewal option.

BACKGROUND INFORMATION:

The Alamodome Food Service Agreement covers all food and beverage service on an exclusive basis for events held in the Alamodome. Included are the rights to provide non-alcoholic and alcoholic beverage services, non exclusive services customarily related to catering, and non-exclusive merchandise or novelty sales and services.

Through various renewals and extensions, this contract is set to expire on February 29, 2016. In order to provide sufficient time in the event of a transition from the incumbent contract, the City issued a Request for Proposal (RFP) on July 31, 2015. Three proposals were received by the October 16, 2015 deadline. The eight-member Evaluation Committee included representatives from Convention and Sports Facilities, San Antonio Sports, Valero Alamo Bowl, UTSA and the Convention & Visitors Commission. The proposals were evaluated based on the firm's qualifications, experience, quality of service, previous performance, reference review, proposed plan, compensation and investment, and food and suite presentation.

The evaluation of each proposal response was based on a total of 100 points; 10 points allotted for experience, background, and qualifications; 15 points allotted for proposed plan and 40 points allotted for Respondent's

compensation and investments. Twenty preference points were allotted for the Small Business Economic Development Advocacy (SBEDA) Program, in addition to 10 points allotted for the Local Preference Program and 5 points for the Veteran-Owned Small Business Preference Program.

On November 16, 2015, the Evaluation Committee convened to interview and evaluate the qualifications of the respondents based on their experience, background, and ability to provide all food and beverage service on an exclusive basis for events held in the Alamodome. Based on the evaluation, the Committee recommends SAVOR Black Tie Joint Venture for award as the firm receiving the highest collective score from the evaluation categories.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee recommended the application of the M/WBE Joint Venture incentive API, along with subcontracting goals of 13% SBE and 10% M/WSB, based on the participation of SMWBEs on the current contract as subcontractors and suppliers and the availability of SMWBEs to perform on the contract.

In accordance with Local Preference Program, the recommended Respondent received 2.50 points for having an office located within the incorporated San Antonio city limits.

Though points were available to firms meeting the definitions of the Veteran-Owned Small Business Preference Program, the recommended Respondent received no points in the category as the firm is not a veteran-owned small business. Therefore, the Veteran-Owned Small Business Preference Program was not applied.

ISSUE:

The Food Service Agreement for the Alamodome will expire on February 29, 2016. It is critical to the continued success of the Alamodome that the service provider has the ability to meet the expectations of current and future clients. As new construction for the Alamodome renovations begins this year, the awarded concessionaire will need to be established in the facilities to facilitate renovations of the concessions areas.

The contractor will be required to pay the City \$1.6 million for concession stand improvements and is expected to invest \$2.6 million in startup costs at the Alamodome. Following are the key deal points in the new agreement:

- Annual Concessions & Bar sales under \$3,000,000 40%
 - Annual sales in excess of \$3,000,001 44%
- Catering Sales 32.5%
- Suite Sales 32.5%
- Merchandise - management fee of 3% of gross receipts

ALTERNATIVES:

Alternatives to approving the Agreement, as presented, include approving the agreement with amendments, postponing or denying approval, or directing City staff to reissue the RFQ with the same or amended terms and conditions. All of these alternatives will delay the execution of a contract and could impact the Alamodome's ability to provide a critical service to our customers once the current contract expires on February 29, 2016.

FISCAL IMPACT:

The value of this contract is expected to be \$7 million in sales of catering and concession services per year and \$101 million in sales over the life of the contract. It will generate approximately \$2.8 million annually in City revenue from commissions from catering and concessions sales and a total of \$42 million in commissions for the length of the contract and renewal option. This revenue is budgeted in the Community and Visitor Facilities Fund.

RECOMMENDATION:

Staff recommends approving the Food Service Agreement with SAVOR in order to continue quality service delivery to Alamodome customers effective March 1, 2016.

This contract is procured by means of Request for Proposal and the Contracts Disclosure Form is attached.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

***1. Name of person submitting this disclosure form.**

First: John M.I. F Last: Burns Suffix: _____

***2. Contract information.**

a) Contract or project name: RFP-2015-026; Concessions and Catering for Alamodome

b) Originating department: CONVENTION AND SPORTS FACILITIES

***3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).**

Savor Black Tie Joint Venture

***4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

SMG Food and Beverage, LLC (dba Savor): Harold Westley (President), Maureen Ginty (VP), John F. Burns (Secretary/Treasurer)
Black Tie Affairs Catering, Inc.: Richard P. Ojeda (CEO)

***5. List any individuals or entities that will be subcontractors on this contract.**

Not applicable. No subcontractors will be retained for this contract.

Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

See attached list

***6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

* = Required fields



City of San Antonio Contracts Disclosure Form

**Office of the
City Clerk**

William T. Kaufman of Kaufman and Killen

***7. Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
Richard Ojeda	Rebecca Viagran	Feb, 2014	\$500.00	Delete
Richard Ojeda	Ron Nienberg	March, 2014	\$500.00	Delete
Richard Ojeda	Chris Medina	May, 2014	\$500.00	Delete
Richard Ojeda	Ray Lopez	June, 2014	\$500.00	Delete

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

***8. Disclosure of conflict of interest.**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

- I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
- I am aware of the following conflict(s) of interest:

***9. Prohibited Interest in Contracts.**

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

- No
- Yes

Notice Regarding Prohibited Interest In Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own

* = Required fields



City of San Antonio Contracts Disclosure Form

**Office of the
City Clerk**

will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58](#) of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

***1. Updates Required**

- I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

***2. No Contact with City Officials or Staff during Contract Evaluation**

- I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in [Section 2-61](#) of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

***3. Contribution Prohibitions for "High-Profile" Contracts**

- This is not a high-profile contract.
- This is a high-profile contract.

- I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.

- I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

***4. Conflict of Interest Questionnaire (CIQ)**

[Chapter 176 of the Local Government Code](#) requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

***Oath**

I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: John F. Burns Title: Secretary/Treasurer SMG Food & Beverage LLC

Company Name or DBA: Savor Black Tie Joint Venture Date: 10/13/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:
Purchasing
P.O. Box 839966
San Antonio, Texas 78283-3966

Reference to Question #5 on Contract Disclosure Form

(Sub-Contractor Utilization Listing)

Sub Contractor Name	SAePS Vendor #
Chelsea's Catering & Bar Service, LLC	1046109
Universal Pen & Print, Inc. d/b/a Cubie	1018356
Brigman Enterprises, Inc. d/b/a Cover That Up Linen	10024369
Denea's-Renea's Healthy Catering, LLC	10028331
A Dream Weaver Florists & Special Events	10035375
Get Right City	10015940
Mireless Party Ice, Inc.	1027492
Richmond Paper Rolls, Inc.	1017152
Frost 321, LLC	10047169
Partners Two, Inc. d/b/a Adecco	10047368
River City Produce Company, Inc.	1037021
It's Your Choice Catering	10031643
SYSCO Central Texas	10038381



City of San Antonio

Agenda Memorandum

File Number:15-5854

Agenda Item Number: 20.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: San Antonio Convention & Visitors Bureau

DEPARTMENT HEAD: Casandra Matej

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

Foreign Representative Services in Canada for San Antonio Tourism

SUMMARY:

An Ordinance authorizing a three-year Professional Service Agreement with Pulse Travel Marketing, LTD for foreign representative services assisting the San Antonio Convention & Visitors Bureau (CVB) in its marketing and tourism efforts in Canada, in an amount not to exceed \$100,000.00 per year, with an option to renew for one additional two-year (2) term.

BACKGROUND INFORMATION:

On an annual basis, the San Antonio's hospitality industry has an economic impact of \$13.4 billion, brings in 31 million visitors, employs more than 122,500 workers and has a \$2.5 billion payroll. The CVB is the entity primarily charged with promoting and marketing San Antonio as a premier convention and meetings destination and a domestic and international visitor destination, for the purpose of positively affecting the City's economy.

One of the important tasks for destination management and marketing organizations is to identify potential markets for growth. The CVB vision is to position San Antonio as Canada's preferred global destination for tourism. The CVB completed its last contractual year with the prior agency which expired on September 30, 2015. The RFP was released on August 14, 2015 and closed on September 16, 2015. A five -member Evaluation Committee with representatives from the private sector coupled with CVB staff reviewed the

responses and performed a thorough review of all written responses. Four responses were received and evaluated. The evaluation committee interviewed two of the short-listed firms (Pulse Travel Marketing and Vox International). The Committee recommends the highest ranked firm, Pulse Travel Marketing for award based on their scores in the following evaluation criteria: Experience, Background and Qualifications; Proposed Plan; Price Schedule; Local Preference Program Ordinance and Veteran-Owned Small Business Preference Program Ordinance.

Pulse Travel Marketing will assist the CVB in expanding the CVB's marketing and tourism efforts in Canada and will promote tourism resources to designated audiences. Pulse Travel Marketing has extensive experience with key strategic partners in all areas of tourism development around the country, such as airline market leaders, major trade associations, key players in meetings, incentives, conferences, exhibitions (MICE) and leisure industry, government high-level network (federal, state, and local levels), wholesale operators, travel agencies and online travel agencies in Canada. The overall goals of this partnership are to establish a comprehensive understanding of the Canadian market that will lead to promising opportunities for (1) enticing new visitors, (2) getting current visitors to increase their frequency of visitation, (3) increasing length of stay and (4) increasing the amount spent when visiting.

An overview of the scope of services includes promoting tourism resources, creating and sustaining an accurate image and/or understanding of San Antonio and developing promotional campaigns coordinated with the CVB in order to promote and market San Antonio as a premier leisure visitor and convention/meeting destination.

In order to increase the awareness and number of visitors to San Antonio from Canada, primary services and activities performed by Pulse Travel Marketing under this contract include the following:

- I. Operational Services - Provide communication needs/services (e.g. telephone line, fax email address)
- II. Sales Calls/Client - make personal calls and/or client training sessions per month to key travel account representatives
- III. Strategic Direction - participate in strategic direction meetings in San Antonio in development of the marketing/advertising/media plans in Canada
- IV. Communication Objectives - work to increase awareness and focus communications on stimulating more Canadian travelers to San Antonio and obtain a minimum of \$350,000 in media value on an annual basis
- V. Consumer Initiatives - provide CVB staff with logistic and effective consumer promotion opportunities
- VI. Travel Shows - review and analyze all consumer travel and consumer trade show opportunities
- VII. Familiarization ("FAM") Trips - coordinate aspects of individual and/or group media trips to San Antonio; identifying participants and verifying their influence on travel
- VIII. Airline Opportunities - identifying the potential for adding new direct flights and/or marketing opportunities; aligning with City of San Antonio Airport Initiatives

ISSUE:

To assist in staying competitive within the hospitality/tourism industry and to increase awareness to our destination, the CVB is requesting authorization to award a professional services agreement to Pulse Travel Marketing. If approved by City Council, the partnership with Pulse Travel Marketing and the CVB would begin in February 2016.

The Local Preference Program was applied in the evaluation of responses received for this contract; however the highest ranked firm is not a local business.

The Veteran-Owned Small Business Preference Program was applied in the evaluation of responses received for this contract; however, the highest ranked firm is not a veteran-owned small business.

ALTERNATIVES:

Alternatives to approving the agreement as presented with Pulse Travel Marketing would be to approve the contract with changes in the scope of work, or to postpone or deny approval. Postponement or failure to approve this ordinance request will delay the opportunity to maximize awareness, number of visitors and visitor spending from Canada visitors to San Antonio.

The CVB does not recommend any of these alternatives. The terms and conditions of this proposed agreement have met the expectations of the CVB in providing the City with foreign representative services in Canada.

FISCAL IMPACT:

This ordinance authorizes the execution of a three-year Agreement with Pulse Travel Marketing, with an option to renew for one additional two-year (2) term, in an amount not to exceed \$100,000.00 per year for the first three years. The annual amount for the Renewal Term, if utilized, shall be \$110,000 for the additional two-year renewal period. Funds for this program are available within the CVB budget funded by the Hotel Occupancy Tax.

RECOMMENDATION:

Staff recommends approval of the authorization to award a professional services agreement to Pulse Travel Marketing for foreign representative services to assist the CVB in its marketing and tourism efforts in Canada.



City of San Antonio

Agenda Memorandum

File Number: 16-1064

Agenda Item Number: 21.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Economic Development

DEPARTMENT HEAD: Rene Dominguez

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Workforce Solutions Alamo (WSA) Board appointments to the WSA Board of Directors.

SUMMARY:

An Ordinance approving the appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six on December 2, 2015 for submission to the Texas Workforce Commission (TWC).

BACKGROUND INFORMATION:

TWC is the state agency that oversees and provides workforce development funding for services to employers and job seekers in Texas. TWC provides funding and services through 28 regional workforce boards, including the locally-created Workforce Solutions Alamo. WSA serves Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, and Wilson counties (the "WSA Service Area").

The WSA Board is a group of 25 individuals appointed by the City, Bexar County and judges from the 11 other counties (the "Area Judges") within the WSA Service Area (collectively, the "Principals"), who represent business, education, economic development, community organizations and government. Board members are appointed to three-year terms and may serve two consecutive terms. The primary role of the WSA Board is to align, focus, and set direction for workforce activities in the WSA Service Area and manage an annual workforce budget of approximately \$81 million in federal and state workforce funding.

The Principals are parties to an interlocal Agreement through the Chief Elected Officials (the "CEOs") of the WSA Service Area, whereby they oversee the planning, budgeting, administration, and execution of WSA programs. The CEO's have established a "Committee of Six" to carry out their duties and responsibilities, which include recommending to the Principals the appointment of members to the WSA Board. Currently, Councilwoman Gonzales and Councilman Warrick, II serve on the Committee of Six.

Appointments to WSA Board of Directors

On December 2, 2015, the Committee of Six interviewed the following individuals to serve on the WSA Board of Directors:

Reappointments:

Donald Mac Rattan, Place 9 Business for 2nd term to begin January 1, 2016 and end December 31, 2018. Carol Locket, Place 14 CBO for 2nd term to begin January 1, 2016 and end December 31, 2018.
Doug Watson, Place 16 CBO for 2nd term to begin January 1, 2016 and end December 31, 2018.
Jeff Goldhorn, Place 22 Literacy for 2nd term to begin January 1, 2016 and end December 31, 2018.
Tim Wauson, Place 24 Public Employment for 2nd term to begin January 1, 2016 and end December 31, 2018.

To Fill Unexpired Term:

Bill Cox, Place 4 Business, for a term expiring December 31, 2017.
Maggie Titterington, Place 6 Business, for a term expiring December 31, 2017.

New Appointments:

Belinda Conte, Place 2 Business, for term to begin January 1, 2016 and end December 31, 2018.
Benjamin Matthews, Place 5 Business, for term to begin January 1, 2016 and end December 31, 2018.
Peter John Holt, Place 10 Business, for term to begin January 1, 2016 and end December 31, 2018.

New Appointments for future vacancies of those removed or resigned:

Colin Nichols, Place 18 Education
Adrian Lopez, Place 23 Public Assistance

The applicants listed above are submitted for consideration by the City Council and the other Principals. Attached is the resume and application of each applicant.

ISSUE:

The WSA Partnership Agreement requires San Antonio City Council, Bexar County Commissioners Court, and the other 11 WSA Area Judges to review and approve the appointments to the WSA Board. The Committee of Six recommended approving the proposed appointments on December 2, 2015

ALTERNATIVES:

City Council could reject the recommended appointments to the WSA Board. The Committee of Six would then seek and interview new board candidate for recommendation and consideration by all of the Principals.

Failure to approve and recommend the appointment of WSA Board members to the TWC within statutory time limits will result in a period of "noncompliance" for WSA, precluding the WSA Board from meeting to take action or expend allocated funds from the TWC until the Board is back in compliance.

FISCAL IMPACT:

There is no fiscal impact to the City's Budget

RECOMMENDATION:

Staff recommend approval of the appointments to the WSA Board of Directors as recommended by the Committee of Six.



City of San Antonio

Agenda Memorandum

File Number: 15-6270

Agenda Item Number: 22.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Lori Steward

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

Occupational Health Services for City Employees and Pre-employment Testing

SUMMARY:

This Ordinance authorizes the City Manager or her designee to execute a contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers, a national health care company focused on delivering the highest quality of occupational health services, to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional physical examinations for uniformed Police and Fire employees, and fitness for duty evaluations. The term of this contract is three (3) years, beginning March 1, 2016 and ending February 28, 2019, with the with the option to renew for two additional one (1)-year periods, subject to and contingent upon funding by City Council.

BACKGROUND INFORMATION:

The City of San Antonio requires that selected applicants complete a criminal background check, fingerprinting, drug screening and in selected cases a physical examination. In fiscal year 2015, 3,361 prospective employees completed this process. In addition, the City is required to conduct random drug testing for positions that require a Commercial Driver's License (CDL) and mandatory drug testing in the event of a preventable motor vehicle accident per the Department of Transportation guidelines. Currently the City contracts with A&D Tests, Inc. to administer after-hours drug testing.

The City's preference is to complete these requirements in one location, preferably in the downtown area. On

occasion, however, the ability to complete these services on weekends and/or evenings as a convenience to candidates is desirable and will improve efficiency when processing large volumes of hires. The proposed contract with Concentra will meet both of these objectives as Concentra is able to provide these services at any of its multiple locations. In the event an accident occurs outside of regular business hours, Concentra also provides an after-hours service that responds to the needed location as opposed to requiring City supervisors to transport employees to a single location that may not be conveniently located.

The Finance Department, Purchasing Division on behalf of the Human Resources Department released a Request for Proposal (RFP) on May 29, 2015 seeking proposals for a qualified Respondent interested in administering the occupational health services through a central facility to be utilized by multiple departments within the City. The RFP was advertised in the San Antonio Express-News on May 29, 2015. A pre-submittal conference was held on June 16, 2015, to allow for Respondent questions and clarification to the RFP. Four (4) proposals were received by the July 13, 2015 deadline. The Evaluation Committee included representatives from the City Manager's Office, Human Resources Department, and Finance Department-Risk Management Division.

The evaluation of each proposal response was based on a total of 100 points: 30 points allotted for experience, background, qualifications; 20 points allotted for proposed plan and 15 points allotted for Respondent's price schedule. Twenty (20) preference points were allotted for the Small Business Economic Development Advocacy (SBEDA) Program. The Small Business Enterprise Prime Contract Program and Minority/Women-Owned Business Enterprise Prime Contract Program were each allotted ten (10) points, respectively. In addition, 10 points were allotted for the Local Preference Program and 5 points for the Veteran-Owned Small Business Preference Program. A summary of the RFP scoring is attached.

The Evaluation Committee conducted interviews on November 5, 2015 with the four (4) Respondents that submitted proposals. On November 19, 2015, the Evaluation Committee reconvened to finalize discussion of the proposals experience and background and qualifications and proposed plan and made a contract recommendation. The Committee recommends Occupational Health Centers of the Southwest PA, LLC dba Concentra Medical Centers for award as the firm receiving the highest collective score from the evaluation categories.

The Small Business Economic Development Advocacy (SBEDA) Program was applied to this evaluation process. However, the highest ranked firm is not a Small Business Enterprise (SBE) or Minority/Women Business Enterprise (M/WBE) and did not receive the available SBEDA preference points.

In accordance with Local Preference Program, the recommended Respondent received 5 points for having a local office in the San Antonio City limits.

The Veteran-Owned Small Business Preference Program was applied in the evaluation of responses received for this contract; however, the highest ranked firm is not a veteran-owned small business.

The recommended vendor, Occupational Health Centers of the Southwest PA, LLC dba Concentra Medical Centers, will provide a convenient, centralized venue for employees to obtain pre-employment screenings, drug screens and work related immunizations. Concentra also offers several convenient locations throughout San Antonio making it easily accessible to employees.

ISSUE:

Award of this contract will allow for continued centralized occupational health services for existing and

prospective employees at a conveniently located facility and remain in compliance with drug testing requirement of the Department of Transportation. In addition, it will allow for the termination of the current after-hours testing contract.

ALTERNATIVES:

Should this contract not be approved, HR would continue utilize the current the month-to-month contract with current vendor, Gonzaba Medical Group, until it terminates on August 31, 2016. There are no further extensions which would require HR to pursue another Request for Proposal process to avoid a disruption in service.

FISCAL IMPACT:

Funds are included in the FY 2016 budget in the Employee Benefits Insurance and Workers' Compensation Fund to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional examinations for uniformed Police and Fire employees, and fitness for duty evaluations. The estimated annual expense for this contract is \$578,000. For FY 2016, the estimated value is \$337,000, with available funds in the amount of \$309,000 from the Employee Benefits Insurance Fund and \$139,000 from the Workers' Compensation Fund. Subsequent funding will be contingent upon City Council appropriations in the Employee Benefits Insurance Fund and Workers' Compensation Fund for FY 2017 and future fiscal years.

RECOMMENDATION:

Staff recommends approval of this ordinance to execute a contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers to provide occupational health to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional physical examinations for uniformed Police and Fire employees, and fitness for duty evaluations beginning March 1, 2016 and ending February 28, 2019, with the with the option to renew for two additional one (1)-year periods, subject to and contingent upon funding by City Council.

This contract is procured by means of Request for Proposals and Discretionary Contract Disclosure Form is attached.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

*1. Name of person submitting this disclosure form.

First: Jules M.I. _____ Last: Staten Suffix: _____

*2. Contract information.

a) Contract or project name: Occupational Health Services

b) Originating department: Human Resources Department

*3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).

Occupational Health Centers of the Southwest PA, dba Concentra Medical Centers

Robert G. Hassett, DO, MPH
President, Treasurer, and Corporate Secretary
Authorized Signatory

Jules Staten
Major Account Executive
Primary Contact

*4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.

- Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.
- Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity: Please see additional page immediately following this form.

*5. List any individuals or entities that will be subcontractors on this contract.

- Not applicable. No subcontractors will be retained for this contract.
- Subcontractors may be retained, but have not been selected at the time of this submission.
- List of subcontractors, including the name of the owner(s), and business name:

*6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

- Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
- List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

Concentra employs a legal department which includes Adam Moore, JD, Assistant Vice President, Corporate Counsel. Mr. Moore will serve as the principal attorney during any potential contract resulting from this proposal. If Concentra is the successful bidder, we desire to engage in open dialogue with the City, review the proposed modifications, and ultimately create an agreement that not only outlines the schedule of services, but also protects the business interests of both the City and Concentra.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*7. Disclosure of political contributions.
List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections: a) any individual seeking contract with the city (Question 3) b) any owner or officer of entity seeking contract with the city (Question 3) c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4) d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5) e) the spouse of any individual listed in response to (a) through (d) above f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)
<input checked="" type="checkbox"/> Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.
<input type="checkbox"/> List of contributions:
Updates on Contributions Required
Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.
Notice Regarding Contribution Prohibitions for "High-Profile" Contracts
Under <u>Section 2-309 of the Municipal Campaign Finance Code</u> , the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded: a) Legal signatory of a high-profile contract b) Any individual seeking a high-profile contract c) Any owner or officer of an entity seeking a high-profile contract d) The spouse of any of individual listed in response to (a) through (c) above e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract
Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.
*8. Disclosure of conflict of interest.
Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under <u>Sections 2-43 or 2-44</u> of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?
<input checked="" type="checkbox"/> I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
<input type="checkbox"/> I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*9. Prohibited Interest in Contracts.
Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?
Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?
Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?
<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes

Notice Regarding Prohibited Interest in Contracts.
Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.
Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.
Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.
If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements
*1. Updates Required
<input checked="" type="checkbox"/> I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.
*2. No Contact with City Officials or Staff during Contract Evaluation
<input checked="" type="checkbox"/> I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.
This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

This is not a high-profile contract.

This is a high-profile contract.

I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.

I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Robert G. Hassett, DO, MPH Title: President, Treasurer and Corporate Secretary

Company Name or DBA: Occupational Health Centers of the Southwest PA, dba Concentr Date: 07/17/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:
Purchasing
P.O. Box 839966
San Antonio, Texas 78283-3966

Attachment to Contracts Disclosure Form

Established in 1979 and headquartered in Addison, Texas, Concentra has experienced steady growth through new center development, acquisitions, joint ventures, and management contracts. Since 1992 when we operated eight Texas-based facilities, we have expanded our presence significantly and now operate 300 urgent care centers nationwide, where we collectively provide a variety of health care services. In addition to our freestanding urgent care centers, Concentra serves more than 130 private and public employers ranging in size from 300 to 30,000 employees by providing a broad range of health care and advisory services through more than 150 Concentra Onsite Centers across the country.

In 2010, Concentra became a wholly owned subsidiary of Humana, Inc. Recently, Humana signed a definitive agreement to sell Concentra to a joint venture between Select Medical Holdings Corporation, a leading operator of specialty hospitals and outpatient rehabilitation clinics in the U.S. and Welsh, Carson, Anderson & Stowe XII, L.P., a private equity fund. The transaction is expected to close during the second quarter of 2015, subject to regulatory clearance. However, we expect that this transaction will be seamless to our current and future client base. Throughout this process, Concentra will continue to focus on delivering the highest quality of occupational health, primary care, and urgent care services that has made Concentra a leader in the health care marketplace for the past three decades. In the table below, we identify Concentra's business and clinical executive leadership team, comprising clinical and operations professionals.

Keith Newton, President and Chief Executive Officer

In June, 2015, Keith Newton rejoined Concentra as President and Chief Executive Officer. He was President and Chief Operating Officer of the organization from 2007 to 2011 after serving in key management and operational roles. Keith's most recent experience (2011 to 2015) was as President and Chief Executive Officer of DentalOne Partners. From 1995 to 1999, Keith helped direct the operations of OccuSystems, Inc, one of the companies that merged to form Concentra in 1997, and from 1999 to 2007, he served as President of Concentra's Health Services division. Prior to joining Concentra in 1995, he worked for Columbia HCA's Ambulatory Surgery Division and its predecessor Medical Care International. Keith earned his BBA in accounting from Texas A&M University.

John Anderson, DD, FACOEM, FAHQ, Chief Medical Officer, Executive Vice President

John Anderson directs the delivery of medical care for the entire Concentra organization. He joined Concentra in 1993 and offers more than 35 years of experience in occupational medicine. He is responsible for overseeing the medical practice, assuring evidence-based health care, and supervising thousands of clinicians. Dr. Anderson is a Fellow of the American College of Occupational and Environmental Medicine (ACOEM) and board certified in both occupational medicine and health care quality management. He has served as an appointed member of the Michigan Workers' Compensation Advisory Council and Wayne State University's Occupational Medicine Resident Advisory Committee. He is a contributing author and co-editor of the reference textbook: Low Back Pain: An Evidence-Based, Biopsychosocial Model for Clinical Management. Dr. Anderson is a graduate of John Carroll University and Kansas City University of Medicine and Biosciences.

In addition the executive leadership team, our leadership team includes the professionals we have listed below. We can provide further information for a particular individual upon request.

<i>Donnie Venhaus CPA</i> Chief of Finance	<i>Craig Klopatek</i> Chief Information Officer	<i>John Levene</i> Senior Vice President, National Therapy Director
<i>Dani Kendall, SPHR</i> Vice President, Human Resources	<i>Kevin O'Janovac</i> Senior Vice President, Sales	<i>John Conser</i> Senior Vice President, Sales
<i>Gregory M. Gilbert</i> Senior Vice President, Reimbursement and Governmental Affairs	<i>Daryl Risinger</i> Senior Vice President, Product Development/Management	<i>Heidi Fritz</i> Senior Vice President, Operations



City of San Antonio

Agenda Memorandum

File Number: 16-1041

Agenda Item Number: 23.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Human Services

DEPARTMENT HEAD: Melody Woosley

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

2016-2017 Head Start Contract Agreements and approval of planning documents required by the U.S. Department of Health and Human Services, Office of Head Start (HHS)

SUMMARY:

The Department of Human Services (DHS) requests authorization to execute the following contract items related to the 2016-2017 Head Start refunding application and submit planning documents required by the U.S. Department of Health and Human Services, Office of Head Start (HHS) for the Head Start program:

- a) Education service provider contract with San Antonio Independent School for the period of February 1, 2016 to January 31, 2017 in an amount of \$14,803,800.00;
- b) Education service provider contract with Edgewood Independent School District for the period of February 1, 2016 to January 31, 2017 in an amount of \$5,128,200.00;
- c) Health service provider contract with University Health System for the period of February 1, 2016 to January 31, 2017 in an amount of \$96,850.00;
- d) Dental service provider contract with San Antonio Metropolitan Health District for the period of February 1, 2016 to January 31, 2017 in an amount of \$139,675.00;
- e) Interlocal Agreement with Texas A&M University at San Antonio to provide early childhood education professional development for staff in the amount of \$30,000.00 through January 31, 2017, with three one-year renewal options for a total amount not to exceed 120,000.00;
- f) Negotiation and execution of contract amendments to the 4 service provider contracts based on program improvements and/or additional awards so long as grant funds are available; and
- g) Negotiation and execution of Memoranda of Understanding to collaborate with community agencies as required by the Head Start Act; and
- h) Approval of required planning documents, including, 2015 - 2016 Governing Body Roles and Responsibilities Framework, a corrective action response to an HHS-OHS review and a School Readiness Plan.

BACKGROUND INFORMATION:

The City's Head Start and Early Head Start programs are federally funded programs administered by the U.S. Department of Health and Human Services (HHS). These programs provide early education, family support, and support services to eligible children between the ages of six weeks and five years, and their families. The City's DHS has served as a grantee for the Head Start Program for over 35 years.

The Head Start program serves children at or below the Federal Poverty Level and prioritizes the most vulnerable, including those with disabilities, those that are homeless, and children in the foster care system. The program services a total of 3,020 children: 777 children in Edgewood Independent School District (EISD) and 2,243 children in the San Antonio Independent School District (SAISD). As the program grantee, the City's DHS provides direct program management, oversight, technical assistance, governance, family support, and mental wellness services and contracts with SAISD and EISD for the provision of educational services; the San Antonio Metropolitan Health District for dental services; and University Health system for health services. Memorandums of Understanding with Local Education Agencies, Early Head Start programs, and Early Childhood Intervention programs helps the City maintain close collaboration with community stakeholders.

On August 21, 2015, the City received notification from HHS of available funding in the amount of \$22,090,151.00 for the period of February 1, 2016 to January 31, 2017 for the continuation of Head Start Program Services. On October 1, 2015 DHS received City Council authorization, through Ordinance 2015-10-01-0841, to submit to HHS an annual refunding application in the amount of \$22,090,151.00 for continuation funding to support Head Start operations for the period of February 1, 2016 to January 31, 2017.

ISSUE:

This ordinance authorizes DHS to execute service provider contracts with SAISD, EISD, University Health System, and the Metropolitan Health District in a cumulative amount not to exceed \$20,168,525.00 for a term of February 1, 2016 to January 31, 2017. Funding will provide for the provision of high quality education, health, and dental services during the 2016 - 2017 Head Start Program school year.

DHS also seeks authorization to execute an interlocal agreement with Texas A&M University at San Antonio in an amount not to exceed \$120,000.00 over four years to provide nine hours of staff professional development in early childhood education for up to 10 Head Start teachers per year for a total of 40 teachers. Through this agreement, DHS will provide continuous high-quality professional development to teaching staff, which will result in higher-quality research-based work in classrooms and improve student outcomes.

This item also requests approval of planning documents required by HHS, including the 2015 - 2016 Governing Body Roles and Responsibilities Framework, a corrective action responding to a March 2015 Federal Review, and a School Readiness Plan.

ALTERNATIVES:

If this ordinance is not approved, DHS would need to procure other agencies to provide Head Start services in the SAISD and EISD service areas. This would delay the provision of services to the community and may negatively impact currently enrolled children and families. If planning documents are not approved, the City would be out of compliance with federal regulations.

FISCAL IMPACT:

This ordinance authorizes the execution of four Head Start Service Provider contracts in a cumulative amount not to exceed \$20,168,525 for the period of February 1, 2016 through January 31, 2017 which will be funded utilizing the 2016-2017 Head Start Grant. This ordinance additionally authorizes an Interlocal Agreement with Texas A&M University at San Antonio to provide professional development in an amount not to exceed

\$120,000.00 over a four year period, to be funded by the Head Start Grant.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing execution of contract items related to the 2016-2017 Head Start refunding application and submission of planning documents required by the U.S. Department of Health and Human Services, Office of Head Start (HHS) for the Head Start program.



City of San Antonio

Agenda Memorandum

File Number: 16-1001

Agenda Item Number: 24.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Naming Walking Trail within Olmos Basin Park to the Shearer Hills/Ridgeview Community Walking Trail

SUMMARY:

This ordinance authorizes the naming of the walking trail within Olmos Basin Park located at 101 Jackson Keller Road to the Shearer Hills/Ridgeview Community Walking Trail in Council District 1.

BACKGROUND INFORMATION:

Erik Sanden submitted a request on behalf of the Shearer Hills/Ridgeview Neighborhood Association to name the walking trail within Olmos Basin Park to the Shearer Hills/Ridgeview Community Walking Trail located at 101 Jackson Keller to reduce confusion. Olmos Basin Park has multiple walking trails and there are often misunderstandings where trails are located in the park.

The naming of this trail would also be a way to recognize the integral role the neighborhood has played in the formation of its recent improvements. The neighborhood consists of over 5,200 homes and the walking trail is the only trail completely within the boundaries of the Shearer Hills/Ridgeview neighborhood. The naming would give an increased sense of ownership, responsibility and pride in the Shearer Hills/Ridgeview neighborhood.

Staff followed the naming process in accordance with Ordinance No. 2011-03-31-0239. A committee was established to hold a public hearing on this proposal. The committee consisted of Larry Finkel, Community Representative selected by Councilman Roberto C. Treviño, District 1 and Xavier D. Urrutia, Director of the

Parks and Recreation Department. Notice of the public hearing was advertised twice in the San Antonio Express-News and The Rivard Report. It was also posted on the City of San Antonio Parks and Recreation website and a media release was distributed. Direct notification was mailed to eighty-nine (89) residents and businesses within 400 feet of this public park. The Department received one hundred and two (102) notices in favor of the proposed naming and one in opposition by mail.

The public hearing was held on Thursday, December 3, 2015, at 6:30 p.m. at the Church of the Blessed Sacrament Family Center. Seventeen (17) members of the public attended the public hearing and all supported the naming.

After public input was received on the proposed name, the committee concurred to recommend to the City Council that the naming of the walking trail within Olmos Basin Park located at 101 Jackson Keller Road to the Shearer Hills/Ridgeview Community Walking Trail.

ISSUE:

This ordinance authorizes the naming of the walking trail within Olmos Basin Park located at 101 Jackson Keller Road to the Shearer Hills/Ridgeview Community Walking Trail. This action is consistent with the City's policy to clarify the location or geographical area.

ALTERNATIVES:

The City Council may elect not to name the walking trail within Olmos Basin Park located at 101 Jackson Keller Road to the Shearer Hills/Ridgeview Community Walking Trail and allow it to be unnamed.

FISCAL IMPACT:

There is no additional General Fund impact from this action.

RECOMMENDATION:

Staff recommends approval of the naming of the walking trail within Olmos Basin Park located at 101 Jackson Keller Road to the Shearer Hills/Ridgeview Community Walking Trail.



City of San Antonio

Agenda Memorandum

File Number: 16-1073

Agenda Item Number: 25.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Sports License Agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports

SUMMARY:

This ordinance authorizes the continuation of a sports license agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports (BICS) at Pytel Park located in Council District 3 for a term of five (5) years commencing on February 1, 2016, and ending on January 31, 2021; no City funds are associated with this action.

BACKGROUND INFORMATION:

BICS has had a license agreement for the multi-purpose sports field since February 1, 2011. As a result, BICS provided year round organized sports activity to over 1,200 area youth during the term of this license agreement.

Under the terms of the proposed sports license agreement, in lieu of rent, BICS is responsible for maintenance of the licensed premise and will continue to have priority use of the area. Additionally, to offset operating costs, BICS may operate concessions and establish fees which are reasonable and customary for use of the premise by other sports groups. The field is also open to the public when it is not in use by BICS or other sports groups resulting in increased opportunities for youth recreation at Pytel Park.

ISSUE:

This ordinance authorizes a license agreement with Karma Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park located in Council District 3 for a term of five (5) years commencing on February 1, 2016, and ending on January 31, 2021. This agreement is consistent with other sports license agreements in effect for use and maintenance of City parks. This policy allows use of public parks by athletic organizations and provides organized youth recreational opportunities to the public.

ALTERNATIVES:

This sports license agreement will allow priority use of the premise in return for maintenance of the area, thus continuing the existing care arrangement for the field. An alternative would be to require the organization to reserve the field through the reservation system; however, the City would be responsible for the maintenance of the field which would have a corresponding budgetary impact and the organization would be subject to available scheduling dates.

FISCAL IMPACT:

There is no General Fund impact associated with this action. Under the terms of the license agreement, BICS will continue use of the field at no charge and will continue to be responsible for providing all associated maintenance which will result in cost avoidance to the City.

RECOMMENDATION:

Staff recommends approval of this license agreement with Karma Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

*1. Name of person submitting this disclosure form:

First: Ron M.I. L. Last: Hayes Suffix: _____

*2. Contract Information:

a) Contract or project name: Sports License Agreement at Dytel Park
b) Originating department: Parks and Recreation

*3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract):

Ron Hayes - CEO Karma - Teens Empowered

*4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3:

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.
 Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

*5. List any individuals or entities that will be subcontractors on this contract:

Not applicable. No subcontractors will be retained for this contract.
 Subcontractors may be retained, but have not been selected at the time of this submission.
 List of subcontractors, including the name of the owner(s), and business name:

*6. List any attorneys, lobbyists, or consultants retained by any individual(s) listed in Questions 3, 4, or 5 to assist in seeking this contract:

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
 List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

7. Disclosure of political contributions:

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

8. Disclosure of conflict of interest

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*9. Prohibited Interest in Contracts

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No

Yes

Notice Regarding Prohibited Interest in Contracts

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

*1. Updates Required

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

***3. Contribution Prohibitions for "High-Profile" Contracts**

- This is not a high-profile contract.
 This is a high-profile contract.

***4. Conflict of Interest Questionnaire (CIQ)**

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

***Oath**

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name:

Ren Hayes

Title:

CEO

Company Name or DBA:

Karma-Teens Empowered DBA Brooks Inner - City Sports

Date: *01/04/2016*

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966



City of San Antonio

Agenda Memorandum

File Number: 15-6050

Agenda Item Number: 26.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Police

DEPARTMENT HEAD: William P. McManus

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Contract to perform random, reasonable suspicion and post accident drug testing services for SAPD

SUMMARY:

This ordinance authorizes a contract with Alcohol and Drug Tests, Inc., in an amount up to \$160,000.00 over four years to provide the San Antonio Police Department with random, reasonable suspicion, and post accident drug testing services. Total costs annually may not exceed \$48,000.00.

BACKGROUND INFORMATION:

The Drug Interdiction Program, which calls for mandatory drug testing of Police Officers, was agreed upon as part of the Collective Bargaining Agreement, Article 34, Section 2, between the City of San Antonio (City) and the San Antonio Police Officers Association (SAPOA) via City Ordinance No.05-31-0649, dated May 31, 2007. As stated in both the contract and ordinance, "One hundred percent (100%) of uniform personnel shall be susceptible to mandatory testing for illegal drugs and controlled substances, during each calendar year, on a fair and impartial statistical basis." In addition, post accident testing of any officer involved in a vehicular accident in a City vehicle is required per Administrative Directive 4.79A.

The City issued a Request for Proposal (RFP) for "Random and Post Accident Drug Testing Services" on August 23, 2015, with a submission deadline of September 23, 2015. Proposals from Alcohol and Drug Tests, Inc., and Norton Medical Industries were received and evaluated.

A four person Evaluation Committee consisting of a Deputy Chief, a Captain, and two Sergeants evaluated the

proposals based on the firm's experience, background and qualifications, proposed plan and price schedule. The Small Business Economic Development Advocacy (SBEDA) Program, SBE Prime Contractor Program Affirmative Procurement Initiative, the City's Local Preference and Veteran Owned Small Business Participation Programs all were applicable to the RFP.

The Evaluation Committee met on October 8, 2015, to discuss and evaluate the two proposals received. After a recommendation for award was agreed upon by the committee, the pricing and City Program scores were revealed. Alcohol and Drug Tests, Inc., received the highest ranking and was recommended for award by the evaluation committee, Attachment A.

The initial term for this contract is upon award through December 31, 2017. Two additional one-year renewals at the City's option shall also be authorized by this ordinance.

ISSUE:

This ordinance will allow for continuation of a SAPD's Drug Interdiction Program.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with ten (10) evaluation preference points awarded to Alcohol and Drug Tests, Inc., as they are a certified firm located within the San Antonio Metropolitan Statistical Area.

ALTERNATIVES:

Alternatives include not approving this contract and ceasing SAPD's Drug Interdiction Program.

FISCAL IMPACT:

The total cost of the contract is \$160,000.00 over four years. The \$160,000.00 may include costs up to \$48,000.00 annually, but not to exceed \$160,000.00 over four years. Funds, in the amount of \$48,000.00, for the contract are included in the Police Department's FY 2016 General Fund budget.

RECOMMENDATION:

Staff recommends the approval of a contract with Alcohol and Drug Tests, Inc.



City of San Antonio

Agenda Memorandum

File Number: 16-1405

Agenda Item Number: 27.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Police

DEPARTMENT HEAD: William P. McManus, Chief of Police

COUNCIL DISTRICTS IMPACTED:

SUBJECT: 911 Call Service Loss Mitigation

SUMMARY:

The proposed Inter Local Agreement (ILA) establishes an arrangement between the Cities of San Antonio and Austin, in which each city will answer the other's 911 calls during an outage at their respective Public Safety Answering Points (PSAPs). This will greatly improve each entity's disaster recovery plan for answering 911 calls during an emergency. In addition, the technology is in place to transfer calls with little notice, allowing each city to keep pace with an emergency outage and provide better service to the citizens in each city.

BACKGROUND INFORMATION:

The City of San Antonio's PSAP is located at 8039 Challenger Dr., San Antonio, TX 78235, in the southern end of town, and it's where all of the City's 1.4 emergency and 850,000 non-emergency phone calls are answered each year. Should the PSAP lose their ability to operate, a back-up location is available with the Bexar Metro 911 Regional Emergency Operations Center (REOC), located at 911 Saddletree Ct., Shavano Park, Texas 78231, approximately 22 miles away from the PSAP (about 45 minutes away in typical traffic). Bexar Metro 911 is constructing a new REOC, located at 4700 Quarry Run, San Antonio 78249, which will have greater capacity to host PSAP staff on an ad hoc and potentially, an ongoing basis. The City is working with Bexar Metro 911 to finalize operational plans to utilize this new facility as a back-up.

Over the past four years, the PSAP has experienced three 911 outages - one due to a gas leak, another involving a technical problem with the telephone system, and the last outage was due to a software problem that caused intermittent service issues. The outages lasted between three to four hours. During each of these incidents, 911 phone calls went unanswered while the PSAP determined whether to relocate (as in the case with the gas leak) or whether to wait for a fix to the interruption (as in the case with the technical outage). This will likely occur again as the volume of calls is too great to handle while the PSAP recovers from a technical outage or relocates during an environmental emergency. In the event this occurs again, the proposed ILA will provide the City with an additional alternative to answer 911 calls during a severe outage.

Similarly, the City of Austin has experienced eight 911 phone call outages in the recent past, after switching to a new 911-phone system.

The public safety agencies from each city have worked with AT&T, the 911-network vendor, and the respective 911 Districts to test 911 call-routing to each PSAP. The rerouting of 911 calls has been successful. There are some one time and ongoing costs associated with the lines, routing and switching capability. Bexar Metro 911 District and the Austin/Travis County 911 District have agreed to cover all the technology start up and ongoing costs for this process. The Austin City Council will be hearing this item on January 28, 2016.

ISSUE:

In today's PSAP environment, if an outage were to occur requiring a delay in answering or an evacuation and relocation to a disaster recovery site, 911 callers would receive a "fast busy" signal with no one to answer the call until PSAP staff arrive at their back up location. This can take a number of hours, depending on the nature of the outage and the ability to get setup on the arriving end.

Approval of this ILA will allow 911 call routing to a large PSAP with staffing levels greater than any other nearby agency, making them better equipped to handle the volume of incoming 911 calls. Dispatch will still be handled by each individual City via cell phone/radio with existing PSAP staff that are either relocating to the REOC or who are waiting in place at the PSAP. Only high priority calls will be dispatched to each sub-station during that time. There will be an impact to the workload for each PSAP that is receiving the calls, as neither are prepared to absorb the other's calls and still function on a sustainable level. However, even with an increase in response times during an emergency event, it is still the best alternative compared to today's current disaster recovery plan, where calls are simply not answered.

Eventually, after Bexar Metro completes its facility, and the San Antonio PSAP can staff full-time call-takers and dispatchers at that location along with the existing PSAP, there may be merits to keeping the agreement with Austin in place. That will be assessed once the plans for the new REOC come to fruition.

FISCAL IMPACT:

There is no fiscal impact to the City to implement the technology to achieve this capability. Any costs will be borne by the Bexar Metro 911 District. There may be overtime expenses associated with any testing and during any specific outage, which will be funded through the FY2016 General Fund Police and Fire budget and should be minimal.

ALTERNATIVES:

Continue with the current process of allowing the 911 phone calls to receive a busy signal while the PSAP recovers from the issues causing the 911 outage.

RECOMMENDATION:

The Department recommends Council approve an ILA between the City of San Antonio and the City of Austin, to allow 911-interopability.



City of San Antonio

Agenda Memorandum

File Number: 15-5095

Agenda Item Number: 28.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICT(S) IMPACTED: City Wide

SUBJECT:

Contract Award: (Professional Services) Project Scoping and Cost Estimating Services for the Proposed 2017-2022 General Obligation Bond Program.

SUMMARY:

An Ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc., for services related to scoping and estimating potential projects for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, with available funds from the adopted FY 2016 Capital Improvements Budget.

BACKGROUND:

For the 2012-2017 General Obligation Bond, Transportation & Capital Improvements (TCI) awarded two Professional Service Agreements through Ordinance 2011-01-20-0035, in the amount of \$250,000.00 per contract. These consultants provided scoping and estimating for a total of 60 key projects, which equated to a total of \$338,000.00 for the bond program.

TCI is three years into the 2012-2017 General Obligation Bond Program and on track for substantial completion by May 2017.

As part of the review and analysis phase, scoping and estimating will be significant factors when reviewing and identifying projects for the 2017-2022 General Obligation Bond Program which is planned to be taken before the voters in May 2017.

Procurement of Services

In preparation for the 2017-2022 Bond Program, a Request for Qualifications (RFQ) for Project Scoping & Cost Estimating Services was released July 13, 2015 with a Pre-Submittal conference held on July 22, 2015, with a submittal deadline of August 14, 2015. Fourteen firms responded and submitted their Statement of Qualifications (SOQ). A selection committee, made up of City staff from TCI, evaluated and scored the SOQs based on the published evaluation criteria, which included Background, Experience and Qualifications of Prime Firm, Key Personnel and Key Sub-consultants including Co-Respondent, Joint Venture Party or Partner; Proposed Management Plan and Team's Experience with San Antonio Region issues and past experience with City of San Antonio contracts and Commitment to the Small Business Economic Development Advocacy (SBEDA) policy also was taken into consideration and scored.

Based on the evaluations and rankings made in the selection process, staff recommends that contracts be awarded to Maestas & Associates, Inc. and Pape-Dawson Engineers. Both firms have committed to meeting a 4% Small Business Enterprise subcontracting goal. Maestas & Associates, Inc. is also a Small, Minority-Owned business.

These contracts were developed utilizing a formal request for qualifications and proposal process; therefore, are required by the Ethics Ordinance. Discretionary Contracts Disclosure Forms are included herein as attachments.

ISSUE:

This ordinance authorizes the execution of two On-Call Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc., for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, for services related to scoping and estimating with available funds from the adopted FY 2016 Capital Improvements Budget.

The information and estimates provided by these agreements will be utilized to evaluate potential projects for inclusion in the proposed 2017-2022 General Obligation Bond Program. Consultants will be paid based on the projects that they scope and estimate. However, the City will make no minimum guarantee pertaining to the volume of work that may be expected from each consultant.

Consultants will perform the tasks listed below:

1. Meet with City staff to determine the project scope for each project;
2. Evaluate the existing right-of-way, traffic, drainage, environmental, and any other issues that may affect the project;
3. Define the project scope and prepare cost estimates;
4. Provide the City a report that will include a map outlining the project limits, council district, project scope and estimated cost.

The purpose of these contracts will allow staff to begin the process of costing potential projects for the proposed 2017-2022 General Obligation Bond Program. Coordination with City Council on the 2017-2022 General Obligation Bond Program process and potential projects will continue over the length of these contracts. One project from each Council District has already been identified for scoping and estimating and includes:

Council District Project

1	Keystone Neighborhood Streets
2	Houston St. New Braunfels to AT&T Center
3	Hot Wells - South Presa to South New Braunfels
4	Marbach - Loop 410 to Ellison
5	Probandt - Steves to South Alamo
6	Military Drive - Reed to Potranco
7	Seeling Channel Phase III
8	Prue Road (Babcock to Laureate)
9	Evans Road Turn Lanes (281 to Frank Tejada Middle School)
10	Evans - Nacogdoches to Wagon

Additional projects will be scoped and estimated as TCI moves forward with the 2017-2022 General Obligation Bond Program.

ALTERNATIVES:

As an alternative, City Council could release a new RFQ for these services; however, this action will result in delaying work related to the proposed 2017-2022 General Obligation Bond Program.

FISCAL IMPACT:

This ordinance authorizes the execution of two On-Call Professional Services Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers each in the amount not to exceed \$200,000.00, for a total cost not to exceed \$400,000.00. Funds are available from the Capital Improvement Budget and were included as part of the FY 2016 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Sawson Engineers, Inc. in an amount not to exceed \$200,000.00 per contract for project scoping and cost estimating services for the Proposed 2017-2022 General Obligation Bond Program.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

***1. Name of person submitting this disclosure form.**

First: Ernest M.I. T Last: Maestas Suffix: _____

***2. Contract information.**

a) Contract or project name: Engineering Services for Project Scoping and Cost Estimating for the 2017-2022 Bond

b) Originating department: Transportation and Capital Improvements

***3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).**

Maestas & Associates, Inc.

***4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

***5. List any individuals or entities that will be subcontractors on this contract.**

Not applicable. No subcontractors will be retained for this contract.

Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

Don Durden, Inc, dba Civil Engineering Consultants; Lockwood, Andrews & Newnam, Inc.; RPS Klotz Associates, Inc.; Sanchez-Salazar & Associates, LLC; Terracon Consultants, Inc.

***6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

***7. Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
Ernest T. Maestas - Maestas & Associates, Inc	Tommy Calvert	03/13/2015	\$100.00	Delete

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

***8. Disclosure of conflict of interest.**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

- I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
- I am aware of the following conflict(s) of interest:

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No

Yes

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see [Section 141 of the City Charter](#) and [Section 2-52 of the City Ethics Code \(Prohibited Interests in Contracts\)](#) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58 of the City Ethics Code \(Prohibited Interest in Discretionary Contracts\)](#) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

*1. Updates Required

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in [Section 2-61 of the City Ethics Code](#) by respondents or their agents may lead to disqualification of their offer from consideration.

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.
 This is a high-profile contract.

*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Ernest T. Maestas, PE

Title: President

Company Name or DBA: Maestas & Associates, Inc.

Date: 08/12/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966

TAB 3 ▲ FORM 3 - DISCRETIONARY CONTRACTS DISCLOSURE FORM

FORM 3
FIRM NAME: Pape-Dawson Engineers, Inc. (Page 1)

* = Required fields



City of San Antonio
Contracts Disclosure Form

Office of the
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

*This is a New Submission or Correction or Update to previous submission.

***1. Name of person submitting this disclosure form.**

First: Samuel M.I. G. Last: Dawson Suffix: P.E.

***2. Contract information.**

a) Contract or project name: Engineering for Project Scoping & Estimating Services for 2017-2022 Bond TCI 07132015CG

b) Originating department: Transportation and Capital Improvements

***3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).**

PRIME: Pape-Dawson Engineers, Inc.

***4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.
 Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

***5. List any individuals or entities that will be subcontractors on this contract.**

Not applicable. No subcontractors will be retained for this contract.
 Subcontractors may be retained, but have not been selected at the time of this submission.
 List of subcontractors, including the name of the owner(s), and business name:

Cardno, Inc.
HDR, Inc.
Poznecki-Camarillo & Associates, Inc.
Structural Engineering Associates, Inc.
Terracon Consultants, Inc.

***6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
 List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

TAB 3 - FORM 3 - DISCRETIONARY CONTRACTS DISCLOSURE FORM

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

***7. Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
Samuel G. Dawson, P.E.	Ray Lopez - City Council District 6	09/05/2013	\$500.00	Delete
Samuel G. Dawson, P.E.	Julian Castro - Mayor	09/05/2013	\$1,000.00	Delete
Eugene H. Dawson, Jr., P.E.	Julian Castro - Mayor	09/11/2013	\$1,000.00	Delete
Eugene H. Dawson, Jr., P.E.	Rebecca Viagran - City Council Dist. 3	10/08/2013	\$350.00	Delete
Samuel G. Dawson, P.E.	Rebecca Viagran - City Council Dist. 3	10/08/2013	\$350.00	Delete
Samuel G. Dawson, P.E.	Rey Saldana - City Council District 4	10/08/2013	\$500.00	Delete
Samuel G. Dawson, P.E.	Chris Medina - City Council District 7	10/22/2013	\$300.00	Delete
Samuel G. Dawson, P.E.	Ron Nirenberg - City Council Dist. 8	01/17/2014	\$500.00	Delete
Samuel G. Dawson, P.E.	Ivy Taylor - City Council District 2	01/17/2014	\$300.00	Delete
Samuel G. Dawson, P.E.	Joe Krier - City Council District 9	03/19/2014	\$500.00	Delete
Eugene H. Dawson, Jr., P.E.	Joe Krier - City Council District 9	03/19/2014	\$500.00	Delete
Samuel G. Dawson, P.E.	Ivy Taylor - Mayor	11/03/2014	\$1,000.00	Delete
Samuel G. Dawson, P.E.	Mike Villarreal - Candidate for Mayor	02/18/2015	\$1,000.00	Delete
Samuel G. Dawson, P.E.	Rebecca Viagran - City Council Dist. 3	03/04/2015	\$500.00	Delete
Samuel G. Dawson, P.E.	Joe Krier - City Council District 9	03/04/2015	\$500.00	Delete
Samuel G. Dawson, P.E.	Ray Lopez - City Council District 6	03/04/2015	\$500.00	Delete
Lori Dawson	Ivy Taylor - Candidate for Mayor	03/31/2015	\$1,000.00	Delete
Eugene H. Dawson, Jr., P.E.	Ivy Taylor - Candidate for Mayor	03/31/2015	\$1,000.00	Delete

* = Required fields



**City of San Antonio
Contracts Disclosure Form**

Office of the
City Clerk

***7. Disclosure of political contributions.**

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- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
Taylor G. Dawson, EIT	Ivy Taylor - Candidate for Mayor	03/31/2015	\$1,000.00	Delete
Eugene Dawson, III (Trey), P.E.	Ivy Taylor - Candidate for Mayor	03/31/2015	\$1,000.00	Delete
Samuel G. Dawson, P.E.	Roberto Trevino - City Council Dist. 1	04/02/2015	\$500.00	Delete
Samuel G. Dawson, P.E.	Alan Warrick - City Council District 2	04/15/2015	\$300.00	Delete
Cara Tackett, P.E., LEED AP, BD+C	Alan Warrick - City Council District 2	04/17/2015	\$100.00	Delete
Samuel G. Dawson, P.E.	Mari Aguirre-Rodriguez - Dist. 7	04/24/2015	\$300.00	Delete
Cara Tackett, P.E., LEED AP, BD+C	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$250.00	Delete
Eugene H. Dawson, Jr., P.E.	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Samuel G. Dawson, P.E.	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Eugene Dawson, III (Trey), P.E.	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Tara Childers Dawson	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Lori Dawson	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Laura Dawson	Ivy Taylor - Mayor (Runoff)	04/29/2015	\$1,000.00	Delete
Brice Moczygemba, P.E.	Ivy Taylor - Mayor (Runoff)	05/23/2015	\$500.00	Delete
Eugene H. Dawson, P.E.	Ivy Taylor - Mayor (Runoff)	05/16/2015	\$1,000.00	Delete
Mary Duane Dawson	Ivy Taylor - Mayor (Runoff)	05/16/2015	\$1,000.00	Delete
Eugene H. Dawson, P.E.	Ivy Taylor - Mayor (Runoff)	05/25/2015	\$1,000.00	Delete
Mary Duane Dawson	Ivy Taylor - Mayor (Runoff)	05/25/2015	\$1,000.00	Delete

* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

***8. Disclosure of conflict of interest.**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

- I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
- I am aware of the following conflict(s) of interest:

***9. Prohibited Interest in Contracts.**

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

- No
- Yes

Notice Regarding Prohibited Interest in Contracts.

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* -- Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see [Section 1.41 of the City Charter](#) and [Section 2-52 of the City Ethics Code \(Prohibited Interests in Contracts\)](#) for complete information.

Former members of certain more-than advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see [Section 2-58 of the City Ethics Code \(Prohibited Interest in Discretionary Contracts\)](#) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

Acknowledgements

***1. Updates Required**

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

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***3. Contribution Prohibitions for "High-Profile" Contracts**

- This is not a high-profile contract.
- This is a high-profile contract.

***4. Conflict of Interest Questionnaire (CIQ)**

[Chapter 176 of the Local Government Code](#) requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.



* = Required fields



City of San Antonio Contracts Disclosure Form

Office of the
City Clerk

***Oath**

I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Samuel G. Dawson, P.E.

Title: Chief Executive Officer

Company Name or DBA: Pape-Dawson Engineers, Inc.

Date: 08/10/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing

P.O. Box 839966

San Antonio, Texas 78283-3966





City of San Antonio

Agenda Memorandum

File Number: 15-5328

Agenda Item Number: 29.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: 3 and 4

SUBJECT:

Public hearing and Ordinance amending the Verano TIRZ Project and Finance Plans, extending the term of the TIRZ and authorizing amendments to related agreements.

SUMMARY:

After a public hearing, City Council is being asked to consider amendments to the Verano Tax Increment Reinvestment Zone (TIRZ) Project and Finance Plans modifying the development schedule, construction timeline, financial assumptions, and extending the term of the TIRZ by eight years until September of 2045. These changes to the Project and Finance Plans have necessitated amendments to additional documents which are also to be considered by City Council. The related agreements for City Council consideration are as follows:

- Amended Development Agreement between Verano Land Group LP, the City of San Antonio, Bexar County, and the Verano TIRZ Board of Directors
- Assignment of Rights from VTLM Texas LP to Verano Land Group
- Amended Consent Agreement between the City of San Antonio, San Antonio Water Systems, Verano Land Group and the Verano TIRZ Board of Directors
- Amended Interlocal Agreement between the City of San Antonio and Bexar County
- Amended Interlocal Agreement between the City of San Antonio and the San Antonio River Authority
- Amended Interlocal Agreement between the City of San Antonio and Alamo Colleges

BACKGROUND INFORMATION:

On December 6 2007, City Council through Ordinance 2007-12-06-1257 designated the Verano Tax Increment Reinvestment Zone (TIRZ) #28. The TIRZ Project and Finance Plans and Development Agreement were

approved by City Council on November 20, 2008 through Ordinance 2008-11-20-1016 and amended on June 24, 2010 through Ordinance 2010-06-24-0621.

Additional action by City Council included the approval of a Consent Agreement which authorized the assignment of TIRZ revenue to San Antonio Water System (SAWS) in August of 2009 and the execution of Interlocal Agreements with Bexar County, the San Antonio River Authority and Alamo Colleges in June of 2010.

The TIRZ boundary is approximately 3,100 acres of largely undeveloped land which will be utilized to develop a walkable mixed-use community built on the concept of a walkable urban village. The development is centered on the Texas A&M University San Antonio (TAMU-SA) main campus. The campus is located immediately south of the intersection of Verano Parkway and University Way. TAMU-SA has already developed three buildings on its new campus and plans to continue development to meet the demands of a rapidly increasing student enrollment. Plans for the campus include nine academic buildings, student housing, administrative and fine arts buildings, and a full range of athletic facilities.

Since the initial TIRZ designation, little development has occurred, with the exceptions of Verano Parkway, University Way, and the TAMU-SA main campus. Development delays can be credited primarily to a lawsuit between Verano Land Group, the land owner, and VTLM, the projects original developer. The City of San Antonio was not a party to the lawsuit. In February of 2014 a settlement was reached between Verano Land Group and VTLM that assigned all rights and obligations related to the Verano development to Verano Land Group. The assignment is contingent upon City Council and TIRZ Board approval.

Shortly after the settlement was reached, Tax Increment Finance (TIF) staff was approached by Verano Land Group to restart the development. Given changes in market conditions, Verano Land Group had requested updates to the original Project and Finance Plans and related agreements to include modifying the Form Based Zoning requirement for two single family home sections of the development and adjusting the term of the TIRZ by adding eight years to account for time lost as a result of the legal dispute. These changes would also necessitate adjustments to the development schedule and updates to the development assumptions, which in turn would result in changes to the original financial projections.

The proposed changes to the zoning from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District, were approved by the Zoning Commission on September 1, 2015 (Zoning Case Z2015248) and are scheduled to be considered by City Council under a separate agenda item today.

As part of the project restart, Verano Land Group has negotiated changes to a Utility Service Agreement (USA) with San Antonio Water System (SAWS) which governs the provision of water and wastewater services to the development. A key component of the original USA was the assignment of a portion of the developer's tax increment to SAWS to pay for these services. This assignment of TIRZ revenue was authorized by City Council through a Consent Agreement and Assignment of Rights to Receive Reimbursement. In negotiating the USA, Verano Land Group and SAWS have agreed to a reduction of TIRZ reimbursements to SAWS, which will necessitate amendments to the Consent Agreement and Assignment.

In addition, City Council is being asked to consider amendments to Interlocal Agreements with three Participating Taxing Entities who have agreed to contribute tax increment to the Verano Tax Increment Reinvestment Zone fund. The other taxing entities participating in the Verano TIRZ include Bexar County, Alamo Colleges, and the San Antonio River Authority. Changes to the interlocal agreements include modifying the development schedule, construction timeline, and financial assumptions. Bexar County and the San Antonio River Authority have agreed to extend their participation in the TIRZ by eight years until

September of 2045, while Alamo Colleges period of participation in the TIRZ, which ends on September 30, 2037, will remain unchanged.

ISSUE:

In accordance with Chapter 311 of the Texas Tax Code (TIF Statute), the Board of Directors of a Tax Increment Reinvestment Zone may adopt amendments to the TIRZ Project and Finance Plans at any time; however, the amendments must be approved by the governing body that designated the TIRZ. Additionally, if the amendments increase the total estimated project costs of the TIRZ or modify the term of the TIRZ, the Ordinance must be adopted after a public hearing.

Today’s Council action will authorize amendments to the TIRZ Project and Finance Plans incorporating changes to the development schedule, construction timeline, financial assumptions, and term extension. City Council is also being asked to approve the “Assignment of Rights” from VTLM to Verano Land Group, and consider amendments to the original Development Agreement resulting from that change and to account for changes in the plans. City Council is also being asked to authorize the execution of the Amended and Restated Consent Agreement among the City, SAWS, Verano Land Group, and the Verano TIRZ Board of Directors. In addition, City Council will consider authorizing the execution of amendments to three Interlocal Agreements with Bexar County, San Antonio River Authority, and Alamo Colleges.

Development Schedule

Verano Land Group has modified the development assumptions and schedule to address changed market conditions. While decreasing the overall amount of vertical development, the extent and character of infrastructure improvements maintain the basic street design and grid pattern as detailed in the original plan. Changes to the vertical development for residential and commercial/industrial structures are detailed below.

Table 1

Vertical Development - Residential				
	Original # of Units	Proposed # of Units	Difference	% Difference
Total Single Famil	2,542	2,461	(81)	(3%)
Total Multi-Family	3,375	2,500	(875)	(26%)
Total Condo/Town	1,021	750	(271)	(27%)
Total Residential	6,938	5,711	(1,277)	(18%)

Table 2

Vertical Development - Commercial/Industrial				
	Original Plan	Amended Plan	Difference	% Difference
Total Office Sq. Ft	1,395,440	925,000	(470,440)	(34%)
Total Retail Sq. Ft	1,245,439	665,000	(580,439)	(47%)
Total Industrial Sq	3,136,321	1,225,000	(1,911,321)	(61%)
Total Institutional	200,000	200,000	0	0%
Total Non-Reside	5,977,200	3,015,000	(2,962,200)	(50%)

In addition to the reduction in vertical development, the unit mix has changed to better reflect market conditions. The revised plan will include two types of detached houses, townhomes, courtyard apartments, garden style apartments and mixed use structures. Housing types from the original plan that are no longer in the amended plan include: side-yard houses, cottages, courtyard houses, and quadplexes. The requirement for alleys in the residential neighborhoods has also been deleted.

Construction Timeline

Verano Land Group has requested an amendment to the construction timeline which will take into account the lack of development over the initial years of the TIRZ and reflects the extended term. Vertical construction under the revised time-line has the first units completed in 2016 with development continuing until 2042. The developer has already secured contracts with two national homebuilders, and expects construction of the two single-family residential neighborhoods to begin in the first quarter of 2016. The proposed construction timeline is provided in the attached second amendment to the Project Plan.

Financial Assumptions

Changes to the development schedule and construction timeline, as well as, changes in the tax rates of participating taxing entities, have necessitated changes to the Verano Finance Plan. Most notable is the reduction in the projected tax increment generated from the Verano TIRZ, which directly impacts the proposed maximum contribution from each of the participating taxing entities. Maximum contributions for each of the Participating Taxing Entities, with the exception of Alamo Colleges, were reduced by 14%. Alamo College’s maximum contribution remained unchanged because Alamo Colleges decided not to amend the terms of the Interlocal Agreement. Table 3 illustrates the projected reductions in tax increment contributions from each taxing entity.

Table 3

Verano TIRZ Tax Increment Contributions Per Taxing Entity					
Entity	Participation	Original Max Contribution	Proposed Max Contribution	Difference (\$)	Difference (%)
COSA	75%	\$138,700,000	\$118,992,476	(\$19,707,524)	(14%)
Bexar County	70% O&M	\$ 94,874,108	\$ 81,393,692	(\$13,480,416)	(14%)
Alamo Colleges	50% O&M	\$ 15,000,000	\$ 15,000,000	-	0%
SARA	60%	\$ 5,125,892	\$ 4,397,567	(\$ 728,325)	(14%)
Total		\$253,700,000	\$219,783,735	(\$33,916,265)	(13%)

Development Agreement

Many of the changes reflected in amendments to the Project and Finance Plans will also be incorporated into the amended Development Agreement and Interlocal Agreements. The proposed changes are found in the attached Development Agreement and include:

- The term of the TIRZ is extended to September 30, 2045, with the exception of Alamo Colleges, which will participate until September 30, 2037
- The City’s annual administrative fee is reduced to \$120,000 consistent with the fee schedule in the newly adopted TIF Program Policies
- Participating Taxing entity fees have been adjusted to the following:
 - Bexar County - \$5,388 annually
 - San Antonio River Authority - \$1,000 annually

- Alamo Colleges - \$344.83 annually
- Participating Taxing Entities have agreed to forego any uncollected startup fees and uncollected annual administrative fees prior to 2016
- The Development Agreement is reassigned from VTLM, LP to Verano Land Group, LP
- The City maximum tax increment contribution is reduced from \$138,700,000.00 to \$118,992,476.00
- The County maximum tax increment contribution is reduced from \$94,874,108.00 to \$81,393,692.00
- The Alamo Community College District maximum tax increment contribution remains unchanged at \$15,000,000.00
- The San Antonio River Authority's maximum tax increment contribution is reduced from \$5,125,892.00 to \$4,397,567.00
- The scope of the development is changed slightly to incorporate linear parks, streetscapes, public parking garages, and parks/plazas

ALTERNATIVES:

If City Council were to decide not to approve the proposed amendments to the Project and Finance Plans and related agreements, there is strong possibility that the Verano TIRZ would need to be terminated and the proposed development would not occur. This could cause significant additional delays to new development on the Verano site which could impact the development plans of TAMU-SA.

FISCAL IMPACT:

The tax year 2007 beginning assessed value of the TIRZ was \$39,087,452. Projected captured values that are taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commenced in tax year 2008. The projected captured value is expected to grow from \$4,592,033 in tax year 2008 to approximately \$2,780,592,431 in tax year 2044.

The cost of the public infrastructure improvements is incurred by Developer and reimbursed over time from revenues produced by the TIRZ. Revenues derived from the TIRZ will be used to reimburse costs in the order of priority payment as set forth in the Finance Plan.

The total capital cost for public infrastructure improvements is proposed at \$464,841,484.86 which includes the developer's capital costs. It is projected that the developer would not receive payments until fiscal year 2023.

The earliest projected payoff of the capital cost would occur in fiscal year 2045 and include an estimated developer contribute of \$276,523,078.95 out of a total project cost of \$468,668,990.59. The TIRZ collections for this project shall not extend beyond September 30, 2045 and may be terminated earlier once each taxing entity has deposited its respected amount as described in the table below.

Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio	\$118,992,476.00	September 30, 2045
Bexar County	\$81,393,692.00	September 30, 2045
Alamo Colleges	\$15,000,000.00	September 30, 2037
Sam Antonio River Authority	\$4,397,567.00	September 30, 2045
Maximum Contribution Amount	\$219,783,735.00	

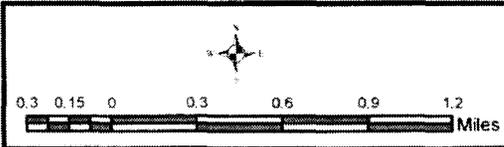
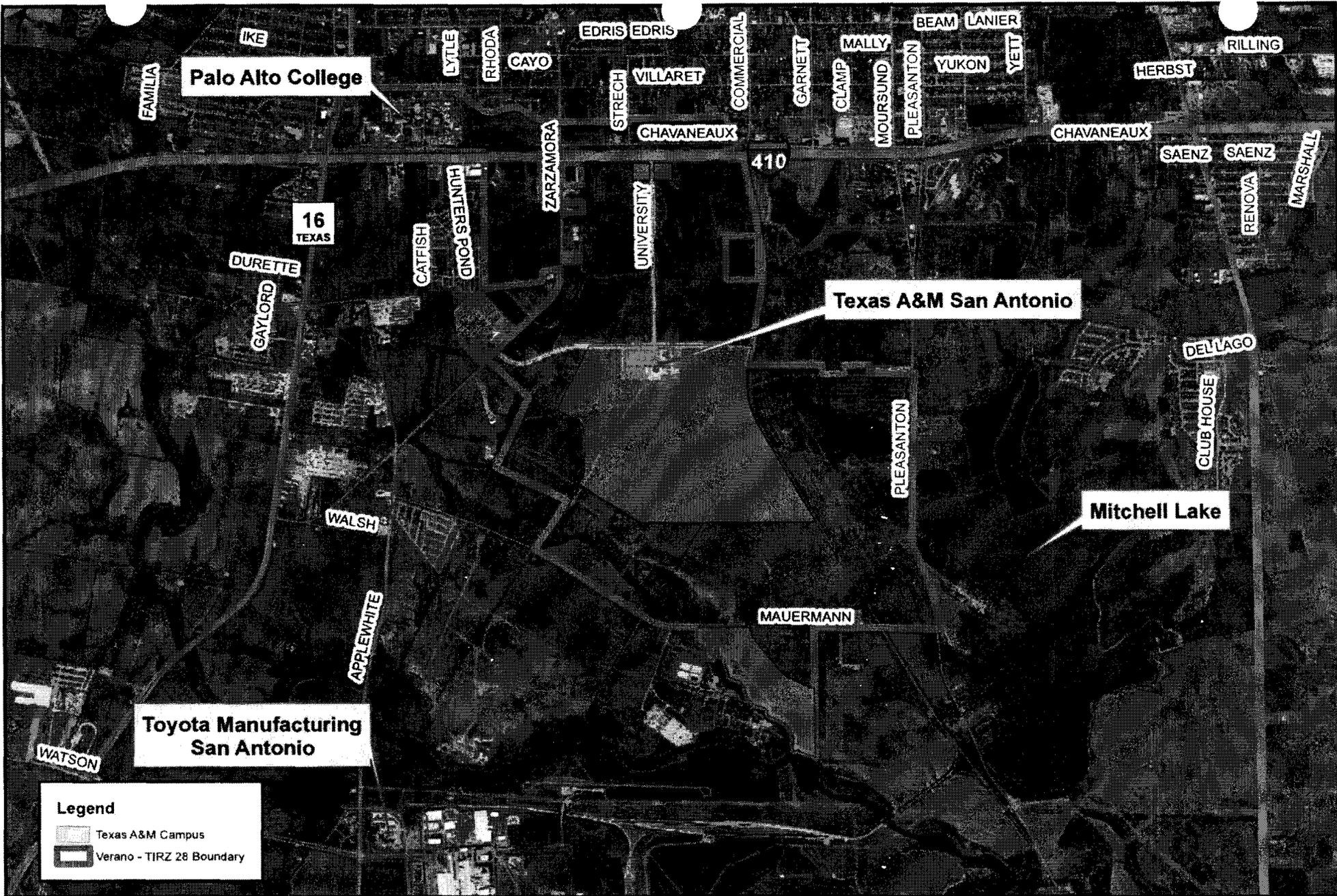
*Maximum contributions are based on negotiated amendments to interlocal agreements with other participating

taxing entities.

The City will contribute up to \$118,992,476 towards the Tax Increment Finance Fund.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the Verano TIRZ Project and Finance Plans, amendments to the Development Agreement between the Verano Land Group, the City of San Antonio, Bexar County and the Board of Directors, approval of the "Assignment of Rights" from VTLM to Verano Land Group and authorization to execute the Amended and Restated Consent Agreement between the City, SAWS, Verano Land Group and the Verano TIRZ Board of Directors. In addition, staff recommends City Council authorize the execution of related Interlocal Agreements with Bexar County, San Antonio River Authority and Alamo Colleges.



Verano TIRZ #28


CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT

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City of San Antonio

Agenda Memorandum

File Number:15-6214

Agenda Item Number: 30.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Comprehensive Plan Consultant Contract Amendment

SUMMARY:

An Ordinance for the City's Comprehensive Plan authorizing an amendment to the professional services agreement with Moore Iacofano Goltsman, Inc. for consultant services pertaining to the Plan's development, completion, and an enhanced public engagement program, for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 from FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88.

BACKGROUND INFORMATION:

The City of San Antonio is projected to grow by more than 1 million people, including more than 500,000 new homes and jobs over the next 25 years. Planning for that growth is the driving objective of the City's Comprehensive Plan.

In Fiscal Year 2014, City Council approved Ordinance 2014-10-09-0783 authorizing the execution of a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG), in the amount not to exceed \$250,000.00 for consultant services pertaining to the start of the Comprehensive Plan update process. In Fiscal Year 2015, the MIG contract was twice amended to include additional deliverables related to the Plan's continued development and public outreach efforts for an additional \$296,000, in accordance with the original contract provisions (Amendment I was approved administratively; Amendment II was approved by City Council Ordinance 2015-06-18-0569). In Fiscal Year 2016, the MIG contract was administratively amended

again to extend the term of the contract from December 31, 2015 to June 30, 2016, in accordance with the original contract provisions.

From the beginning of the Comprehensive Plan update process, collaboration and coordination with other City and agency planning efforts has been a primary goal. The City's Comprehensive Plan, Sustainability Plan, and Multimodal Transportation Plan have all been coordinated as the "SA Tomorrow" planning effort. An active oversight committee structure, including the Comprehensive Planning Committee of City Council, a Steering Committee, and an Advisory Group of key stakeholders, was implemented early in the process. Through these groups' on-going coordinated efforts, a number of additional public engagement, public relations, and policy needs, as well as additional approaches to the final comprehensive plan document have been identified. This requested contract amendment will fund significantly expanded public awareness, outreach, and engagement activities, provide for the incorporation of annexation-related policy into the Comprehensive Plan, and will allow for bilingual version of all final Comprehensive Plan documents, as requested by the Comprehensive Planning Committee and the Executive Leadership Team.

ISSUE:

Consideration of an Ordinance for the City's Comprehensive Plan authorizing an amendment to the professional services agreement with Moore Iacofano Goltsman, Inc. for consultant services pertaining to the Plan's development, completion, and an enhanced public engagement program, for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88.

The consultant contract with Moore Iacofano Goltsman, Inc. will provide the City of San Antonio with its first modern comprehensive plan, guiding the physical development of the city. The contract amendment will further enhance the following primary tasks: public awareness, outreach, and engagement; technical working groups; annexation policy; enhanced implementation strategy; and final Comprehensive Plan documents.

This contract amendment includes the following key components:

- Expanded Annexation Policy Research, Analysis, and Recommendations based on input from the Comprehensive Plan's Working Groups.
- Spanish-language translation for all final Comprehensive Plan documents, including the interactive web-based Comprehensive Plan, the printer-friendly Comprehensive Plan document, an Executive Summary and Poster Plan that will incorporate key points from all 3 SA Tomorrow plans, and the Implementation Strategy for the Comprehensive Plan.
- Expanded Public Awareness, Outreach, and Engagement efforts will include a variety of methods to reach the broadest possible population, including paid media to generate name recognition and public awareness of the SA Tomorrow planning effort; educational and promotional campaigns to better inform the public regarding the planning process, future steps, and opportunities to participate; additional public engagement activities hosted by the City and Consultant teams, as well as increased material support for citizen-advocates to use in informing and engaging their own organizations. These efforts will utilize social media and paid media: informational videos; in-person and electronic surveys; e-Blasts; informational posters in public buildings; partnerships with a wide-range of Community Based Organizations; reusable shopping bags; continued media coverage of events, activities, and milestones throughout the process; and enhanced SA Tomorrow website and interactive input opportunities.

ALTERNATIVES:

As an alternative, City Council could choose not to approve; however, the City will lose the opportunity to provide meaningful public relations and participation opportunities for the SA Tomorrow Comprehensive Plan. This would also impede key coordination with the City's Multimodal Transportation Plan and the Sustainability Plan, as well as VIA's current strategic long-range planning effort, while delaying implementation of the Comprehensive Plan.

FISCAL IMPACT:

This ordinance allows the City to negotiate and amend an existing contract with Moore Iacofano Goltsman, Inc. (MIG) to provide expanded consultant services for Phase Two of the Comprehensive Plan for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 from FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88.

RECOMMENDATION:

Staff recommends authorizing the contract amendment in the amount of \$625,909.88 for the Professional Services Agreement with Moore Iacofano Goltsman, Inc. (MIG) for the Comprehensive Plan.



City of San Antonio

Agenda Memorandum

File Number: 15-5763

Agenda Item Number: 31.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Hemisfair P3 at Southwest Quadrant

SUMMARY:

An ordinance of the Hemisfair Park Public Facilities Corporation approving a Development Sublease Agreement with local real estate developer AREA Real Estate, LLC for Hemisfair's Public-Private Partnership (P3) on approximately 1.1 acres of land in the southwest quadrant of land owned by the Corporation.

BACKGROUND INFORMATION:

Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009 to manage and oversee the redevelopment and management of Hemisfair. The Hemisfair Master Plan, approved by City Council in February 2012, identifies P3 mixed-use vertical structures at various sites within Hemisfair. To accomplish this goal, the City Council identified areas of land within Hemisfair that may be developed, and conveyed those properties to the Hemisfair Park Public Facilities Corporation (HP PFC), a corporation governed by City Council. On December 11, 2014, the HP PFC authorized a Master Lease Agreement with HPARC to allow for long-term ground leases of the HP PFC properties. Consistent with Council's prior action and the adopted Master Plan, the City Council granted HPARC the authority to solicit P3 proposals on this HP PFC land on June 26, 2014. The Master Lease requires the HP PFC to approve development agreements involving its property.

HPARC received five responses to a RFQ for development at the southwest quadrant site, located at Hemisfair Boulevard and E. Nueva Streets (Exhibit A). The Selection Committee consisted of two voting members from HPARC and three voting members from City staff, including City Manager's Office, City Architect's Office, and City Finance Department.

AREA Real Estate, LLC was selected based on their conceptual drawings, financial proforma, overall deal structure and ability to deliver a complex urban product. The Development Sublease Agreement includes the following highlights:

- 45 year lease with options between HPARC and Area Real Estate, LLC
- 163 mixed-income residential units
- 418 space structured parking garage, including 238 public spaces
- 3,200 square feet of retail/restaurant at ground floor
- 50% of units limited to 80% of Bexar County Area Median Income (AMI)
- Annual stabilized returns (2018-19) to Hemisfair of approximately \$155,000

This agreement follows the P3 Guidelines adopted by the Hemisfair Board and subsequently shared with the City Council.

ISSUE:

HPARC was created to oversee the redevelopment of Hemisfair, to fundraise for the construction of new park assets, and to activate and maintain the parks. P3 projects will generate revenue to fund operations, maintenance, development, administration and activation of the park, including the recently completed Yanaguana Garden, consistent with the approved Master Plan.

ALTERNATIVES:

In the event that City Council, in its role as the Board of the HP PFC, does not approve the Development Sublease Agreement with AREA Real Estate, LLC, HPARC will have to re-issue the RFQ/RFP to select another developer, thus delaying development at the site.

FISCAL IMPACT:

There is no fiscal impact to the City associated with this item. All revenues from the agreement will go to HPARC. HPARC is a non-profit organization and all revenues are reinvested into Hemisfair to create a financially sustainable organization over time.

RECOMMENDATION:

Staff recommends the Hemisfair Park Public Facilities Corporation's approval of the Development Sublease Agreement between AREA Real Estate, LLC and HPARC.



City of San Antonio

Agenda Memorandum

File Number: 16-1203

Agenda Item Number: 32.

Agenda Date: 1/28/2016

In Control: City Council A Session



City of San Antonio

Agenda Memorandum

File Number: 15-6080

Agenda Item Number: P-1.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 15062
(Associated Zoning Case Z2015180)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: Urban Low Density Residential

Proposed Land Use Category: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 18, 2015. This case is continued from August 12, 2015, September 9, 2015, and October 14, 2015.

Case Manager: Shepard Beamon, Planner

Property Owner: Jesse Sepulveda

Applicant: Jesse Sepulveda

Representative: Jesse Sepulveda

Location: Approximately 0.2040 acres of land out of NCB 8814, located at 1807 West Wildwood Drive

Total Acreage: 0.2040

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Planning Team: Near Northwest
Applicable Agencies: None

Transportation

Thoroughfare: IH-10
Existing Character: Freeway 250'-500'
Proposed Changes: None

Thoroughfare: West Wildwood Drive
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Brad Avenue
Existing Character: Local Street
Proposed Changes: None

Public Transit:
The nearest VIA bus routes are 97 and 296, which operate along West Avenue.

ISSUE:

Plan Adoption Date: February 14, 2002
Update History: None

Goal 2 - Economic Development Ensure the Near Northwest Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

Comprehensive Land Use Categories

Urban Low Density Residential: Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Example Zoning Districts:
R-3, R-4, R-5, R-6

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes medium and high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Example Zoning Districts:
NC, C-1, C-2P, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Mixed Use

Current Use

Vacant Industrial Lot, Industrial Yard

North

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Mixed Use

Current Use

Auto Repair, Industrial Uses, Retail

South

Future Land Use Classification

Low Density Mixed Use

Current Use

Vacant Commercial, Single-Family Residences, Vacant Industrial, Bar

West

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences, Vacant Lot

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to have retail/law office on the subject property. The requested Community Commercial land use designation is not appropriate as Community Commercial includes medium- and high-density land uses that draw its customer base from a larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials, of which this property is not. The subject property's location in the neighborhood's perimeter facing a local street, along with the general surrounding conditions which include primarily residential uses to the south and west, makes it appropriate for the Neighborhood Commercial land use classification. The Neighborhood Commercial classification supports the Near Northwest Community Plan objectives of promoting economic growth and development.

ALTERNATIVES:

1. Make an alternate recommendation.
2. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Denial with alternate recommendation for Neighborhood Commercial. The subject property's proximity to a primarily single-family residential neighborhood and on local thoroughfares makes Neighborhood Commercial more appropriate for the property. Neighborhood Commercial land use will still allow the applicant to operate a retail/law office.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015180

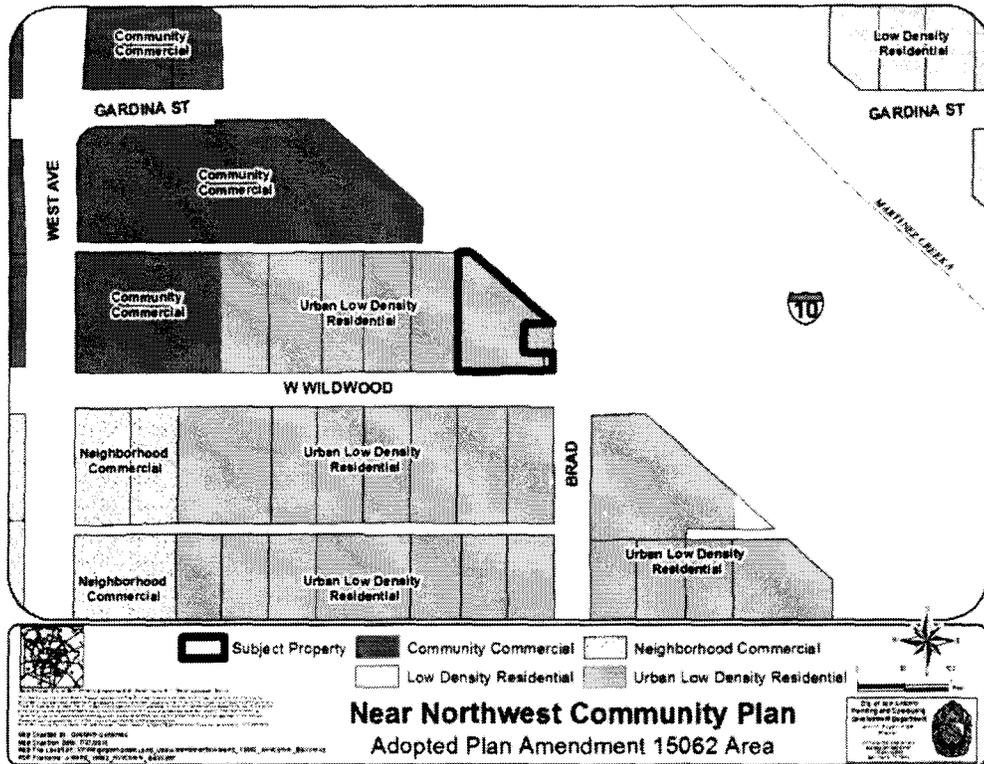
Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

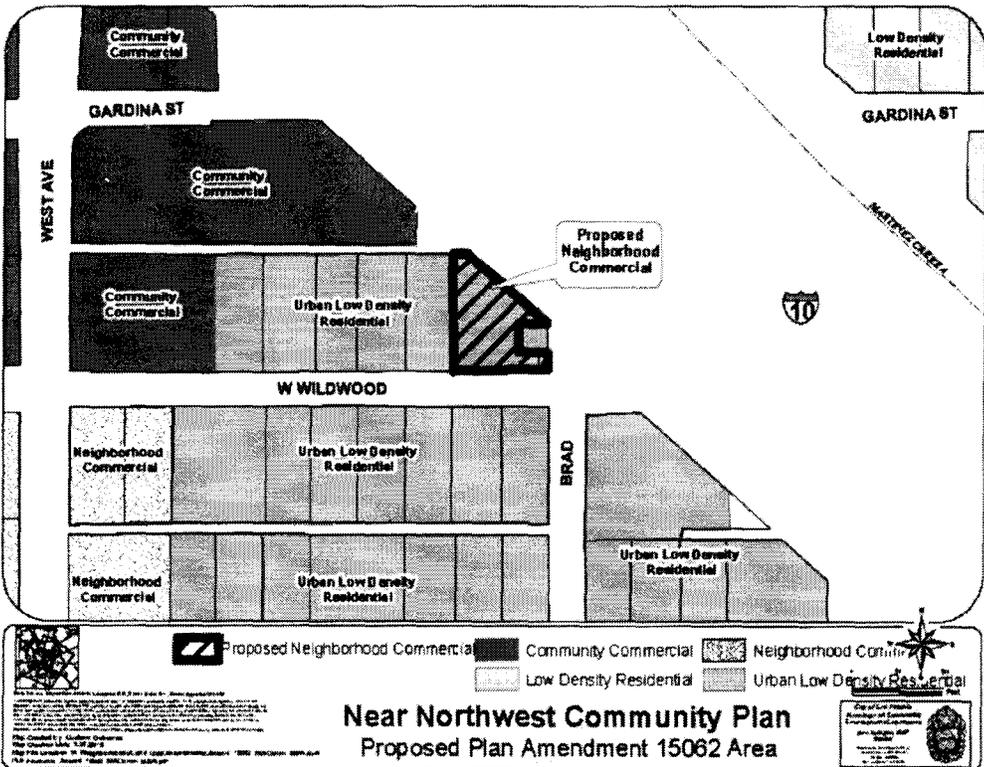
Zoning Commission Hearing Date: August 18, 2015

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:





City of San Antonio

Agenda Memorandum

File Number: 15-6267

Agenda Item Number: Z-1.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015180
(Plan Amendment PA 15062)

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015. This case is continued from the August 18, 2015 and October 20, 2015 hearings.

Case Manager: Shepard Beamon, Planner

Property Owner: Jesse Sepulveda

Applicant: Jesse Sepulveda

Representative: Baltazar R. Serna, Jr.

Location: 1807 West Wildwood Drive

Legal Description: 0.2040 acres out of NCB 8814

Total Acreage: 0.204

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Planning Team: Near Northwest Community Plan
Applicable Agencies: None

Property Details

Property History: The subject property was annexed in to city limits on May 6, 1940 and was originally zoned "B" Two-Family Residential District. On April 20, 1978 the subject property was rezoned to "O-1" Office District by the City Council (Ordinance 49270). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "O-2" High Rise Office District. The property currently contains an insurance office building and paved parking.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 CD, UZROW

Current Land Uses: Auto collision repair, IH-10

Direction: East

Current Base Zoning: UZROW

Current Land Uses: IH-10

Direction: South

Current Base Zoning: C-2, R-4

Current Land Uses: Single-Family Residences, Auto Repair

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Wildwood Drive

Existing Character: Local Street: one lane in each direction

Proposed Changes: None known

Thoroughfare: Brad Avenue

Existing Character: Local Street: one lane in each

Proposed Changes: None known

Public Transit: The nearest VIA bus line are 97 and 296, which operates along West Avenue, one block away.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Professional Office - Minimum Vehicle Space-1 per 300 sf GFA; Maximum Vehicle

Space-1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the current zoning designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Near Northwest Land Use Plan and is currently designated as Urban Low Density Residential in the land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted land use designation of Urban Low Density Residential. The applicant requested a Plan Amendment land use change from Urban Low Density to Neighborhood Commercial. Staff and Planning Commission recommended approval of the Plan Amendment to Neighborhood Commercial.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "C-1." The "C-1" designation would not impose any threat to the neighboring property owners as it located on the outer perimeter of the neighborhood, is close to highway corridor, and accommodates neighborhood commercial uses.

3. Suitability as Presently Zoned:

The current "O-2" base zoning district is not appropriate for the surrounding area due to unlimited building heights. Rezoning to "C-1" allows for a more compatible zoning with the surrounding predominantly residential neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

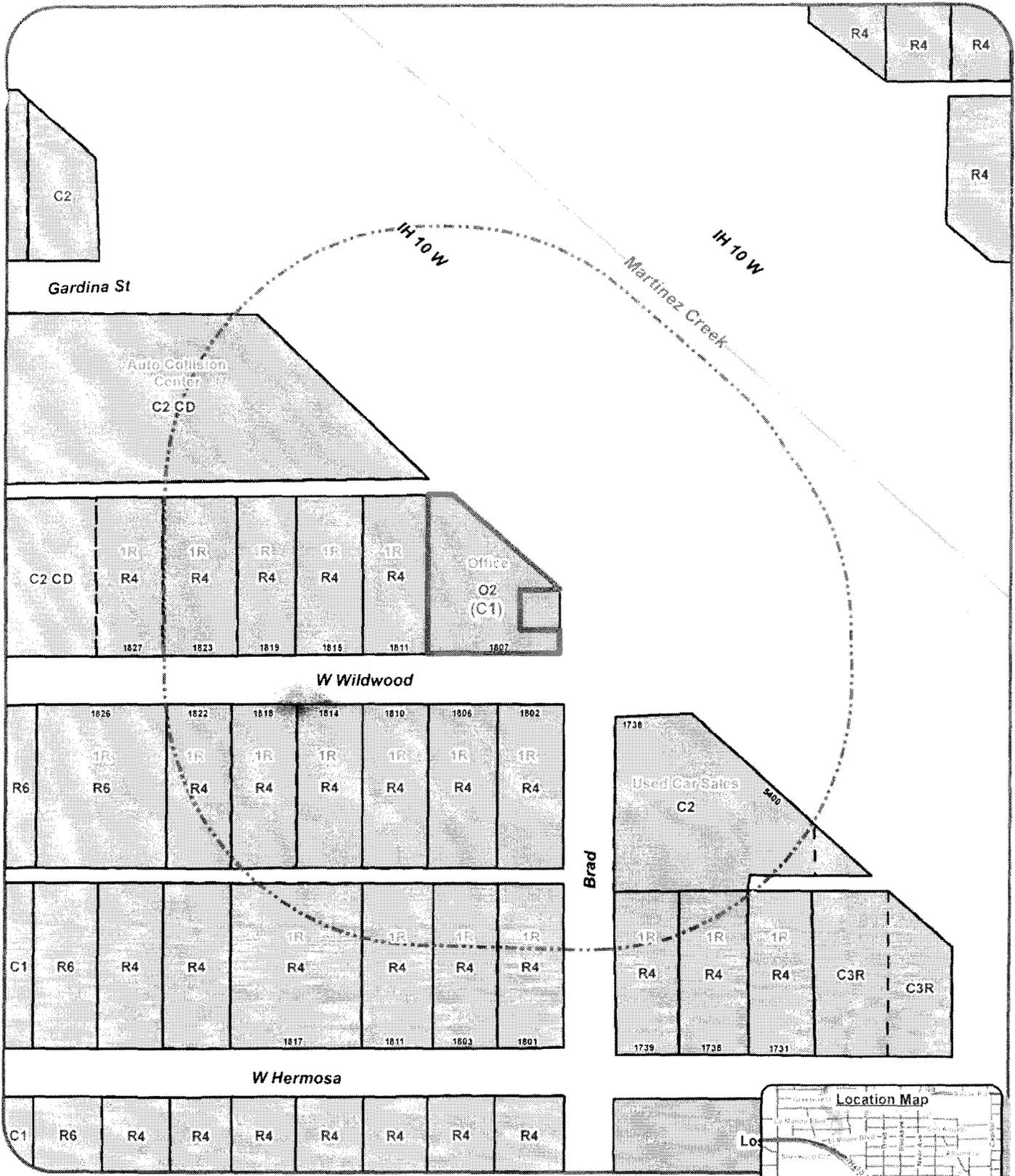
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.2040 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

The "C-1" Light Commercial District has a maximum building size that is appropriate for the size of the lot and direct access on a local street.



Zoning Case Notification Plan
Case Z-2015-180

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08814 - BLOCK 139 - LOT S IRR 92.7 ft of Lot 11 & 12

- Legend**
- Subject Properties (0.204 Acres) [Solid Grey Box]
 - 200' Notification Area [Dashed Line]
 - Current Zoning [Dotted Line]
 - Requested Zoning Change [Text]
 - 100-Year DFIRM Floodplain [Hatched Box]
 - Single Family Residential 1R [Text]
 - San Antonio City Limits [Dotted Line]



Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District)

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City of San Antonio

Agenda Memorandum

File Number: 15-6262

Agenda Item Number: Z-2.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015153 CD

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015. This case was postponed on May 19, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Guadalupe Gomez & Anita P Gomez

Applicant: Guadalupe Gomez & Anita P Gomez

Representative: Guadalupe Gomez & Anita P Gomez

Location: 275 Cliffwood Drive

Legal Description: Lot 38, Block 2, NCB 10022

Total Acreage: 0.1716

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Greater Dellview Association

Planning Team: North Central Neighborhoods Community Plan -46

Applicable Agencies: None

Property Details

Property History: The property was originally annexed in January 11, 1951 (Ordinance # 13809) and zoned as "A" Temporary Residence District. In May 16, 1957, the property was rezoned to "B" Residence District (Ordinance 25046). The zone was changed to "R-7" Residential Single-Family District with the adoption of the 1965 Zoning Districts. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, South

Current Base Zoning: "NC", "R-4"

Current Land Uses: Restaurant, single-family homes.

Direction: West

Current Base Zoning: "C-2", "C-2P"

Current Land Uses: Retail Centers.

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: single-family homes.

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B 70 - 86'; 2 lane in each direction with no sidewalk fronting on property.

Proposed Changes: None known

Thoroughfare: Cliffwood Drive

Existing Character: Local; 1 lane in each direction and no sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 97, which operates along West Avenue, with a bus stop on the opposite site of the street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Variety Store: Minimum Parking Requirement: 1 space per 300 sf. GFA. Maximum Parking Requirement: 1 space per 200 sf. GFA.

ISSUE:

No access from West Avenue due to the proximity to Cliffwood Drive intersection and Electrical Utility Pole.

ALTERNATIVES:

Denial of the zone change request will not allow the property to have Conditional Use for Use for a Variety Store; but rather remain "R-4" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the North Central Neighborhoods Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The base zoning district "R-4" Single-Family District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the neighborhood.

3. Suitability as Presently Zoned:

The existing "R-4" Zoning District with a Conditional Use for Small Variety is appropriate for the subject property. The neighborhood consists of single-family homes, restaurants and commercial uses. The requested Conditional Use is consistent with the existing development pattern in the neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1716 of an acre in size, which is sufficient to accommodate the proposed conditional use for a "Variety Store" and all required off-street parking requirements.

7. Other Factors:

The Conditional Use Zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site consideration or unique development requirements would be compatible with adjacent and uses under given conditions. The granting of the Zoning District with the specified Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.

According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.



Zoning Case Notification Plan

Case Z-2015-153

Council District: 1
 School District: Northeast I.S.D. & San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 10022 - BLOCK 002 - LOT 038

Legend

- Subject Properties (0.171 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)
- San Antonio City Limits

Location Map

Developed by Jennifer Beck
 City of San Antonio
 Planning & Economic Development
 2015-02-25 11:44 AM

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

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City of San Antonio

Agenda Memorandum

File Number: 15-6263

Agenda Item Number: Z-3.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016016

SUMMARY:

Current Zoning: "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 01, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Alfred Rodriguez

Applicant: Alfred Rodriguez

Representative: Alfred Rodriguez

Location: 325 Jackson Street

Legal Description: 0.115 of an acre out of NCB 775

Total Acreage: 0.1151

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Planning Team: Five Points Planning Team-21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "D" Apartment District. In accordance to available records upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed Use District. In 2006 the subject property was rezoned to "O-1 IDZ AHOD" Office Infill Development Airport Hazard Overlay District. The subject property is not platted in its current configuration. The subject property is undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Apartments, Single-Family Residential

Direction: East

Current Base Zoning: C-2P

Current Land Uses: Vacant Commercial, Convenience Store with Gas and Car Wash, Paint and Body.

Direction: South

Current Base Zoning: NC, RM-4

Current Land Uses: Office, Two Residential Dwelling Units

Direction: West

Current Base Zoning: R-4

Current Land Uses: Duplex

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial, Type B; two lanes each direction divided by a center turn lane, with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Euclid Avenue

Existing Character: Arterial, Type C; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest transit routes to the subject property are route 95, 96 and 97 at the southeast intersection of West Euclid Avenue and San Pedro Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to two Dwelling Unit land use.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Five Points Neighborhood Plan and is currently designated as Medium Density Residential land use in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing base zoning of "O-1 IDZ" use is not consistent with future designation of the Five Points Neighborhood Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed development will provide improvements to a vacant site as encouraged by the Five Points Neighborhood Plan.

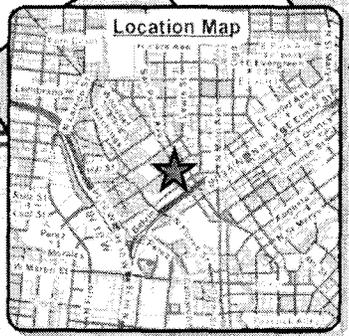
6. Size of Tract:

The subject property measures 0.115 of an acre tract and is sufficient to accommodate the proposed two

Dwelling Unit development and parking requirements.

7. Other Factors:

None.



Zoning Case Notification Plan
Case Z-2016-016

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB. 00775 - BLOCK 006 - LOT E 80.17 ft of N 5.89 ft of Lot 6 & E 80.17 ft of Lot 7

Legend

- Subject Properties: (0.115 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits

TEXT
 (TEXT)
 1R

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Development Services Dept
 City of San Antonio
 (11/03/2015 - A. R. Matties)

SUPPORTING DOCUMENT NOTICE

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City of San Antonio

Agenda Memorandum

File Number: 16-1047

Agenda Item Number: Z-4.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016025 CD

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Christopher Trevino

Applicant: Rene Morales

Representative: Rene Morales

Location: 1538 and 1542 West Hildebrand Avenue

Legal Description: Lot 28, Block 79, NCB 2794

Total Acreage: 0.248

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: Keystone and Los Angeles Heights Neighborhood Associations

Planning Team: Near Northwest-21

Applicable Agencies: None

Property Details

Property History: The property is located within the original 36 Square miles of the City and was originally zoned "B" Residence District. On July 18, 1968 (Ordinance 36659) the property was rezoned to "B-1" Business District. On February 11, 1988 the property was rezoned to "B-2NA Non Alcoholic Sales Business District. Upon the adoption of 2001 Unified Development Code, the base zoning converted to C-2NA Commercial District Non-Alcoholic Sales.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: East

Current Base Zoning: C-1, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4, C-1, C-2

Current Land Uses: Commercial Uses and Single-Family residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Hildebrand Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Buckeye Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Lullwood Avenue

Existing Character: Local

Proposed Changes: None known

Thoroughfare: IH-10 West

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of West Hildebrand and Buckeye Avenue. Route 509 provides service to the area.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto Sales: Minimum 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 375 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Near Northwest Community Plan and is designated as Neighborhood Commercial in the future land use component of the Plan. The requested "C-1" base zoning district is consistent with the adopted land use designation. The applicant requests this zoning change in order to convert the existing commercial development and the associated parking lot into a motor vehicle sales car lot.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses are consistent and compatible with the already-existing surrounding area.

3. Suitability as Presently Zoned:

The existing "C-2NA" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.248 acres in size.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2016-025

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02794 - BLOCK 079 - LOT East 50 ft & W 50 ft of Lot 28

Legend

- Subject Properties: (0.248 Acres)
- 200' Notification Area: [Dashed Line]
- Current Zoning: [Solid Line]
- Requested Zoning Change: [Dotted Line]
- 100-Year DFIRM Floodplain: [Hatched Box]
- Single Family Residential: 1R
- San Antonio City Limits: [Dotted Line]



Development Services Dept
 City of San Antonio
 (11/19/2015 - R. R. Martinez)

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)



City of San Antonio

Agenda Memorandum

File Number: 16-1053

Agenda Item Number: Z-5.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016033 S

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Richard Anyang

Applicant: Richard Anyang

Representative: Richard Anyang

Location: 716, 718, 720, 724 Culebra Street

Legal Description: 0.746 of an acre out of NCB 1021

Total Acreage: 0.746

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Gardendale Neighborhood Association

Planning Team: NA

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. In 1950 a portions of the subject property was developed as follow: Lot 8 was developed as a single family residence with approximately 650 square feet of structure; Lot 7 and a portion of Lot 6 was vacant; in 1960 Lot 5 and a portion of Lot 6 was developed with a 3,021 square foot office warehouse. The property is currently developed as a Metal Recycling Center. The subject property was platted as established in the original 36 square mile city plat.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: I-1

Current Land Uses: Vacant, Welding Shop, Vacant

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Single Family Residential

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial, Type A: two lanes each direction divided by turn lanes and sidewalks on both sides.

Proposed Changes: None known

Thoroughfare: West Laurel

Existing Character: Local, Type A: one lane each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is the 82, 88, 282 and 288, which operate along Culebra.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application is an existing development with parking.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within any of the adopted Neighborhood or Sector Plan. The requested "I-2" base zoning district is consistent with the surrounding commercial development pattern fronting a major thoroughfare.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing "I-1" base zoning district and the proposed "I-2" zoning district is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.746 of an acre in size, which accommodates the existing development with existing space for parking.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may be, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant was denied a non-conforming use based on the following facts:

- During the time of established use the code allowed for indoor processing and storage. The existing use operated outdoor processing and storage.
- In addition, the denial included the fact the use expanded its outdoor operation across two additional lots.

Therefore the applicant was required to apply for a change in zoning.



Zoning Case Notification Plan

Case Z-2016-033

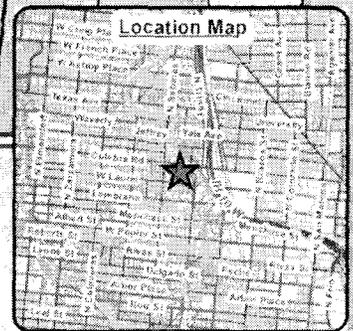
Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01021 - BLOCK 008 - LOT S 155.2 ft of Lot 5 & S 151.89 ft of W 6.0 ft of Lot 6 & E 50 ft of S 149.22 ft of Lot 6 & S IRR 149.22 ft of Lot 7 & S IRR 134.79 ft of Lot 8

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Legend

- Subject Properties (0.771 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits



Development Services Dept
 City of San Antonio
 (11/25/2015 - R. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number:15-6085

Agenda Item Number: Z-6.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015227

SUMMARY:

Current Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with four (4) single-family residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Logan Fullmer

Applicant: Logan Fullmer

Representative: Logan Fullmer

Location: 532 Dawson Street and 417 North Mesquite Street

Legal Description: 0.185 acres out of NCB 568

Total Acreage: 0.185

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan - 23

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History:

The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 1965 Unified Development Code, the property converted to "R-7" Single-Family Residential. Upon adoption of the 2001 Unified Development Code, the "R-7" zoning district converted to the current base zoning of "RM-4" Residential Mixed District.

Topography:

The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: R-4 H, RM-4 H, R-6 H, RM-6 H

Current Land Uses: Single-Family Residences, Two-Family Residences

Direction: South

Current Base Zoning: RM-4 H, I-1 H

Current Land Uses: Single-Family Residence, Commercial Uses, Vacant Land

Direction: East

Current Base Zoning: RM-4 H, I-1 H

Current Land Uses: Single-Family Residences, Parking Lot, Charter Shuttle Services, Vacant Land

Overlay and Special District Information

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The subject property and surrounding properties are designated as "H" Dignowity Hill Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

The subject property and surrounding properties carry the "H" Historic designation, signifying the historic architectural character or cultural significance of the structure or location. Historic designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Dawson

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Mesquite Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route # 24-East Houston stops at East Houston Street between Mesquite Street and North Cherry Street located one block south.

Traffic Impact:

“IDZ” zoning is exempt from TIA requirements.

Parking Information:

Single-family dwellings - Minimum Parking Requirement: 1 space per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the “RM-4 H AHOD” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff and Zoning Commission (6-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Dignowity Hill Neighborhood Plan and is designated as Low Density Residential in the future land use plan. Furthermore, the current base zoning of “RM-4” allows up to four (4) dwelling units, therefore, a request to construct four (4) single-family residential units is consistent with the intent of the Low Density Residential land use designation.

2. Adverse Impacts on Neighboring Lands:

The Dignowity Hill Historic District features a distinct set of site characteristics and architectural styles. As such, all new construction projects will be reviewed within the context of its individual block and the surrounding historic district by the Historic Design Review Commission. The HDRC approved the conceptual design and architectural style of four (4) single-family residential units for the subject property on September 2, 2015. Staff finds the zoning request does not adversely impact neighboring lands.

3. Suitability as Presently Zoned:

The subject property’s current zoning designation is suitable.

4. Health, Safety and Welfare:

Staff has found that the proposed zoning request will not negatively impact the health, safety, and welfare of the neighborhood.

5. Public Policy:

The zoning request does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 0.185 acres in size, which should reasonably accommodate the use requested.

7. Other Factors:
None.



City of San Antonio

Agenda Memorandum

File Number: 15-6264

Agenda Item Number: Z-7.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016017

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015

Case Manager: Erica Greene, Planner

Property Owner: Weinritter Realty, LP

Applicant: Boos Development Group c/o Joshua Knott

Representative: AECOM-Roger Durden, P.E.

Location: 4600 Block of Castle Cross and Rittiman Road

Legal Description: 2.19 acres out of NCB 17629

Total Acreage: 2.19

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: East Village

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously temporarily zoned "R-1" Single-Family Residence District which was established by ordinance 61197 in 1985. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Mixed District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Neighborhood

Direction: West

Current Base Zoning: C-2

Current Land Uses: Commercial Convenience Store

Direction: South

Current Base Zoning: C-3, R-6

Current Land Uses: Commercial Medical Supply building, Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Neighborhood

Overlay and Special District Information: all surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Castle Cross

Existing Character: Arterial Street

Proposed Changes: None

Thoroughfare: Rittiman Road

Existing Character: Arterial Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #630 and located within walking distance of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The proposed zoning change will require the minimum of 6 vehicle spaces per 1,000 sf GFA and a maximum of 10 vehicle spaces per 1,000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Mixed Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within any Neighborhood or Community Plan. The requested "C-3" General Commercial Industrial base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-6 AHOD" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "C-2" which works in conjunction with surrounding commercial businesses in the zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

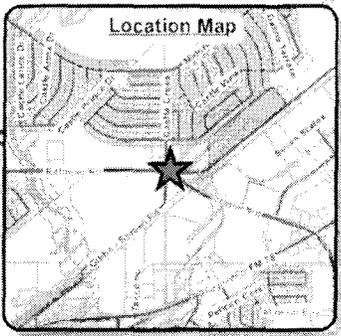
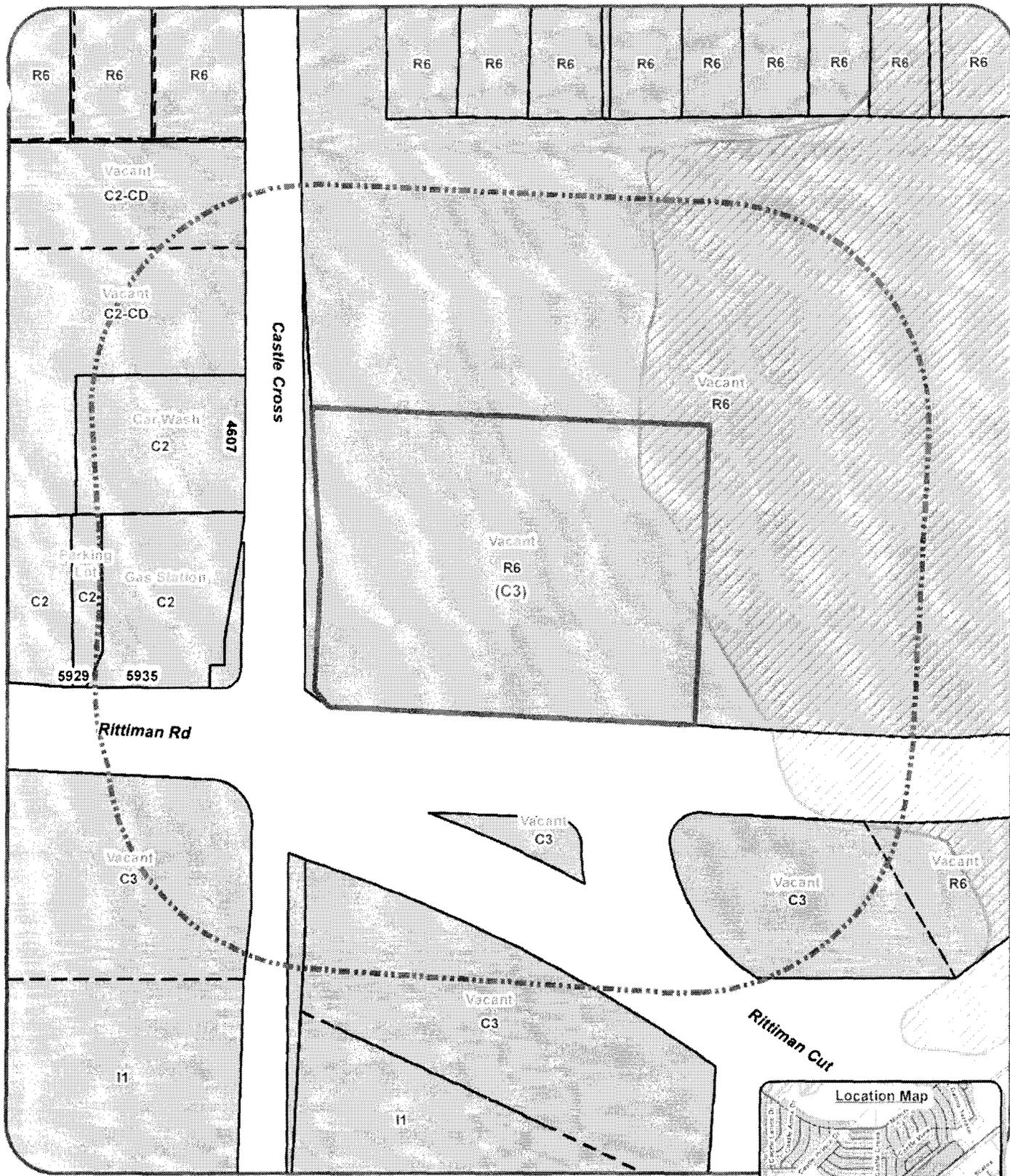
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 2.19 acres in size, which should reasonably accommodate the uses permitted in "C-3 AHOD" General Commercial Airport Hazard Overlay District.

7. Other Factors:

The applicant proposes a convenience store with gasoline and carwash on the subject property. The adjacent property is zoned "C-2" Commercial District with similar services that the applicant is requesting. The request to rezone the subject property will follow the current pattern of the zoning districts.



Zoning Case Notification Plan
Case Z-2016-017

Council District: 2
 School District: Judson I.S.D.
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 17629 - LOT P-1C (9.473 AC) AND P-2B (3.226 AC)

- Legend**
- Subject Properties (2.190 Acres) [Solid Line]
 - 200' Notification Area [Dashed Line]
 - Current Zoning [TEXT]
 - Requested Zoning Change [TEXT]
 - 100-Year DFIRM Floodplain [Hatched Pattern]
 - Single Family Residential [Dotted Pattern]
 - San Antonio City Limits [Dashed Line]



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Development Services Dept.
 City of San Antonio
 (11/03/2015 - P. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number: 16-1049

Agenda Item Number: Z-8.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016028

SUMMARY:

Current Zoning: "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Ernest Brown, Planner

Property Owner: MS 410 Partners LLC Marcelo Andonie

Applicant: MS 410 Partners LLC Marcelo Andonie

Representative: MS 410 Partners LLC Marcelo Andonie

Location: 629 Burnet Street

Legal Description: 0.1855 acres of land out of NCB 538

Total Acreage: 0.1855

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Planning Team-23
Applicable Agencies: Parks and Recreation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and originally zoned "Historic D" Historic Apartment District. In 1989 the subject property was rezoned to "Historic R-2" Historic Two Family Residence district. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-6 H" Residential Mixed Historic District. The subject property was developed as a church but is currently vacant and undeveloped. It is not platted in its current configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5 H, MF-33 H

Current Land Uses: Residential Single Family, Apartments

Direction: East

Current Base Zoning: RM-4 H

Current Land Uses: Parks

Direction: South, West

Current Base Zoning: R-6 H, R-5 H

Current Land Uses: Residential Single Family

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in December 3, 2009. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial, Type B; two lanes each direction with sidewalks both sides

Proposed Changes: None known

Thoroughfare: Burnet Street

Existing Character: Local, Type A; one lane each direction with sidewalks both sides.

Proposed Changes: None known

Public Transit: There is no nearby VIA transit route to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential use in the future land use component of the plan. The proposed use is consistent with the Dignowity Hill Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "RM-6" base zoning district is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

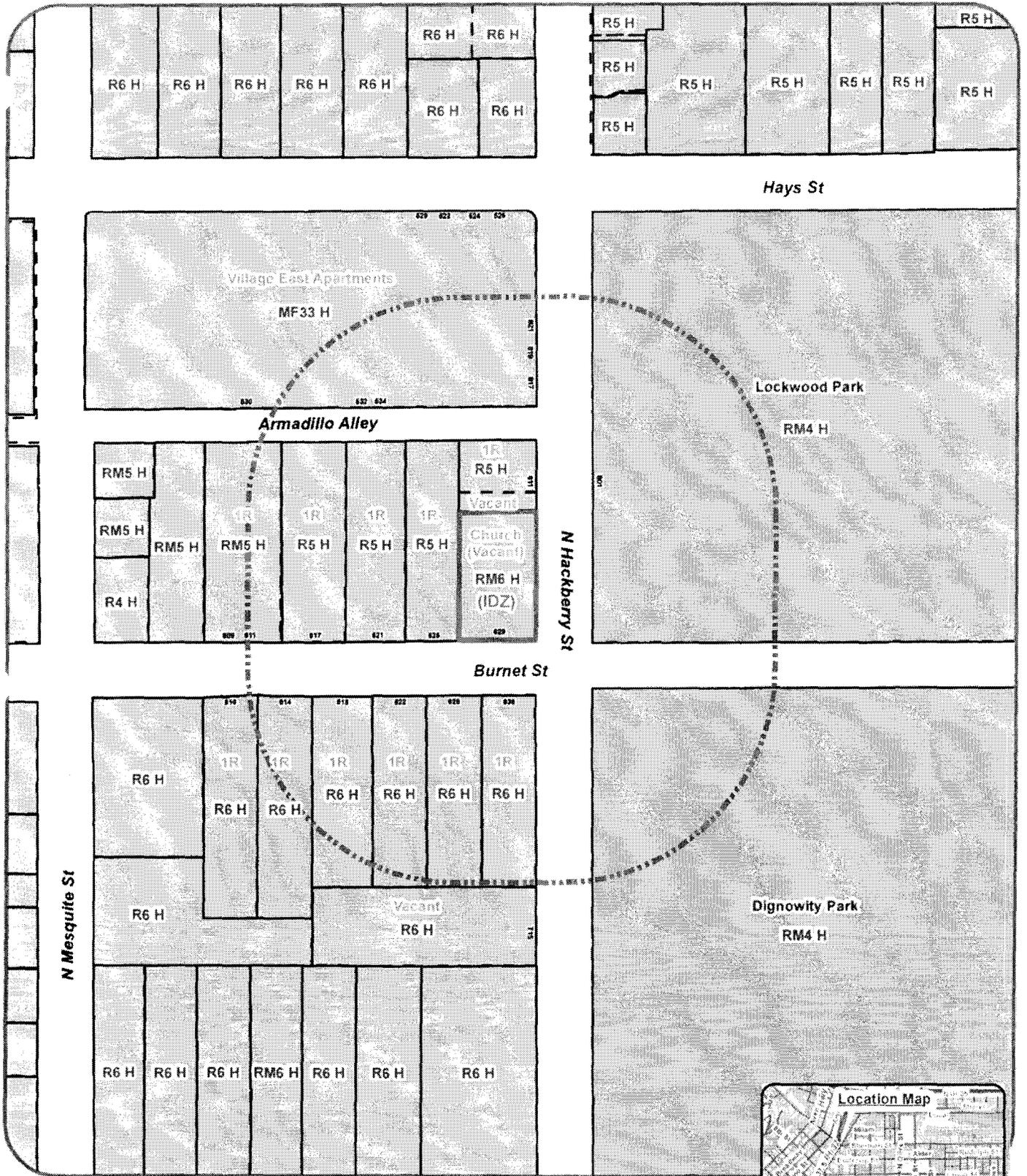
The proposed development for two residential single family dwelling units on separate lots is consistent with the Dignowity Hill Neighborhood objective for Low Density Residential land use.

6. Size of Tract:

The subject property is 0.1855 of an acre in size, which will accommodate two residential single family dwellings development with space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2016-028

Council District: 2

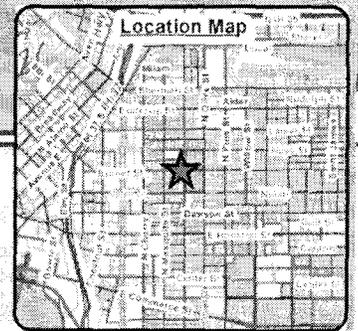
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00538 - BLOCK 022 - LOT S 117 ft of Lot 14 & E 9.52 ft of S 117 ft of Lot 13

Legend

- Subject Properties (0.185 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)
- San Antonio City Limits



Development Services Dept
City of San Antonio
(512)202-2015 - R. R. Martinez

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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City of San Antonio

Agenda Memorandum

File Number:16-1051

Agenda Item Number: Z-9.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016030

SUMMARY:

Current Zoning: "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Fernando Marin

Applicant: Dan Diaz

Representative: Dan Diaz

Location: 928 North Olive Street

Legal Description: 0.328 acres of land out of NCB 531

Total Acreage: 0.328

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-23
Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was part of the original City of San Antonio boundaries in 1938. The property was originally zoned "D" Apartment District. On December 14, 1989 (Ordinance 70785) the property was rezoned to Historic "R-2 S.U.P" Two-Family Residence with a Special Use Permit for quadraplex and a residence. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to RM-4" CD Residential Mixed District with a Conditional Use for a quadraplex and a residence. Finally, on December 6, 2012 (Ordinance 2012-12-06-0953) the property was rezoned to "R-5 H" Residential Single-Family Dignowity Hill Historic District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 H, MF-33

Current Land Uses: Ella Austin Community Center & Apartments

Direction: East

Current Base Zoning: R-5 H, RM-6 H

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-5 H.

Current Land Uses: Single-Family Residences, vacant structures, Office and a Church.

Direction: West

Current Base Zoning: RM-6 H and R-5 H

Current Land Uses: Single-Family Residences, and Vacant Lots

Overlay and Special District Information:

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Properties to the east and west of the subject property are Historically Significant. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

Transportation

Thoroughfare: Lamar Street one lane in each direction with sidewalks

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Olive Street

Existing Character: Local Street, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus routes 22 and 222 at the corner of Pine Street and Hays Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwellings - 3 family - Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Dignowity Hill Neighborhood Plan and is designated as Low Density Residential in the land use plan. The proposed "RM-5" is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed redevelopment may be used as a transitional buffer between lower density residential uses, the Community Center and the nearby Apartments.

3. Suitability as Presently Zoned:

The proposed "RM-5" is consistent with surrounding zoning land uses. The proposed uses already exist in the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

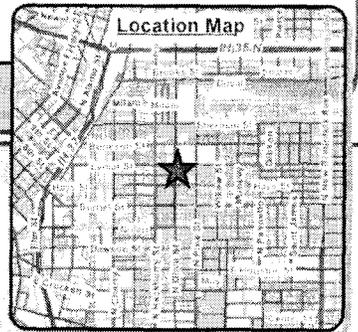
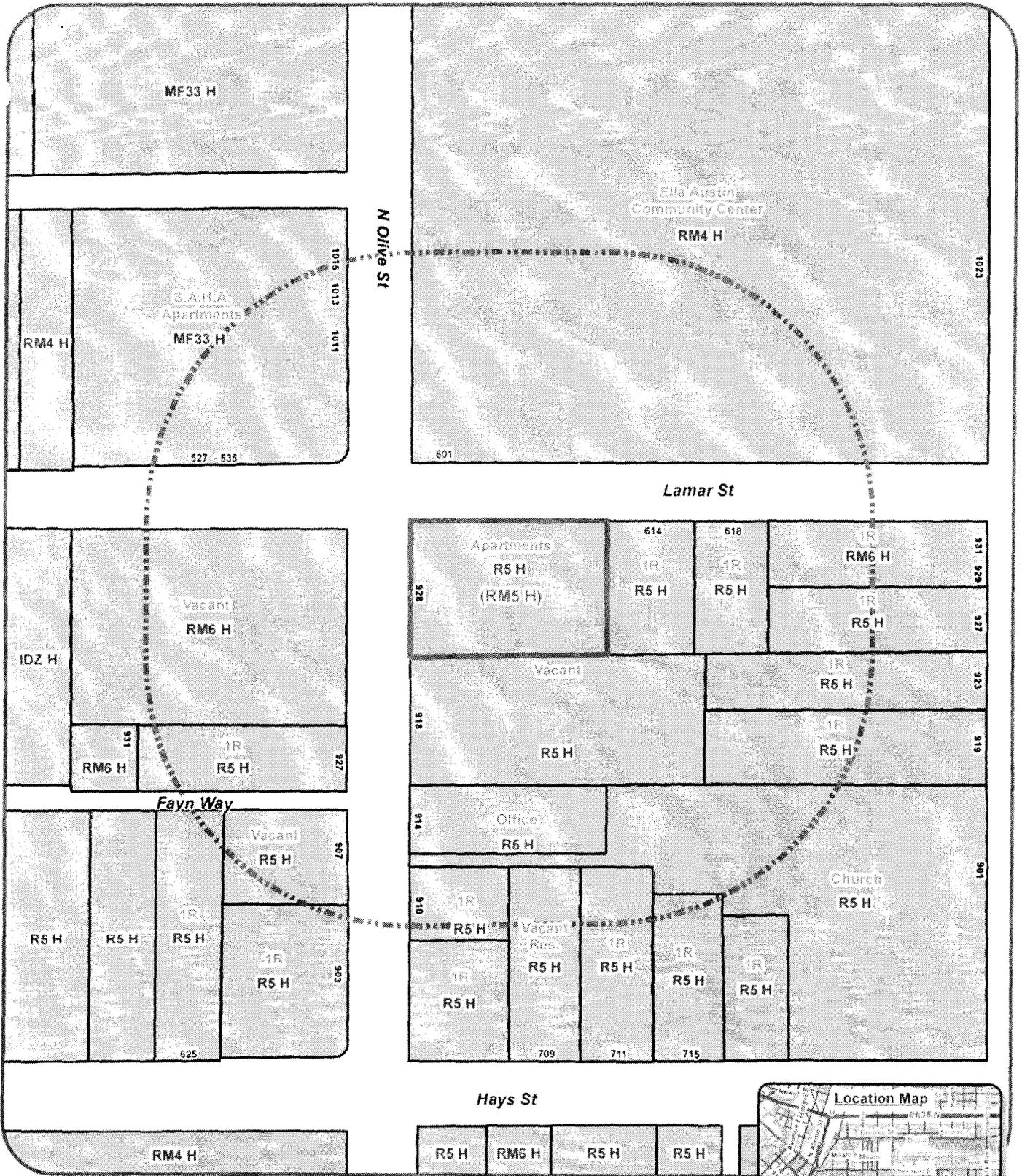
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.328 acres in size and is sufficient to accommodate the proposed zoning request.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2016-030

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00531 - BLOCK 013 - LOT W 150 ft of N 95 ft of Lot 9 ARB PT A12

Legend

- Subject Properties (0.330 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)
- San Antonio City Limits



Development Services Dept.
 City of San Antonio
 (11/23/2015 - R. R. Manney)

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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City of San Antonio

Agenda Memorandum

File Number: 16-1054

Agenda Item Number: Z-10.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016034

SUMMARY:

Current Zoning: "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "R-5 H AHOD" Residential Single- Family Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Erica Greene, Planner

Property Owner: Brightstar Development, LLC

Applicant: Carlos Rodriguez

Representative: Carlos Rodriguez

Location: 403 North Palmetto

Legal Description: South 42 feet of Lot 38, Block 4, NCB 1372

Total Acreage: 0.120

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Planning Team: Dignowity Hill Neighborhood Plan - 24

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned Historic "R-2" Two-Family Residence District which was established by ordinance 70785 in 1989. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1H" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1 H

Current Land Uses: Pediatric Medical Office

Direction: West

Current Base Zoning: C-1 H

Current Land Uses: Pediatric Medical Office

Direction: South

Current Base Zoning: R4-S HS

Current Land Uses: Cemetery

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: North Palmetto

Existing Character: Arterial Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #24 and located to the north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The proposed zoning change will require a minimum of 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Dignowity Hill Neighborhood Plan and is designated as Low-Density Residential. The requested "R-5 H" Residential Single-Family Dignowity Hill Historic base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-1 H" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-4" which works in conjunction with surrounding commercial businesses in the zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.120 acres in size, which should reasonably accommodate the uses permitted in "R-5 H" Residential Single-Family Dignowity Hill Historic District.

7. Other Factors:

The applicant proposes a single-family dwelling on the subject property. The properties across North Palmetto and E. Crockett Street are zoned "R-4" Residential Single-Family District with similar uses that the applicant is requesting. The request to rezone the subject property will follow the current pattern of development.

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Owners of Property within 200 feet: 23
Registered Neighborhood Associations within 200 feet: Highland Hills/Hot Wells
Planning Team: 15
Applicable Agencies: None

Transportation

Thoroughfare: Betty Jean Street
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: S New Braunfels Avenue
Existing Character: Primary Arterial Type B 70'- 120'
Proposed Changes: None

Public Transit: There is a VIA bus stop located at the intersection of S. New Braunfels Avenue and Betty Jean Street along bus route 20.

ISSUE:

Plan Adoption Date: August 19, 1999

Update History: October 26, 2005

Neighborhood Development/Environment

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
Objective 1 - Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Comprehensive Land Use Categories

Low-Density Residential: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character.

Permitted Zoning Districts: Residential Single-Family Districts, Neighborhood Preservation Districts

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

Land Use Overview

Subject Property
Future Land Use Classification: Low-Density Residential
Current Use Classification: Single-Family Residence

Direction: North
Future Land Use Classification: Low-Density Residential
Current Use: Single-Family Residence

Direction: East

Future Land Use Classification: Low-Density Residential
Current Use: Single-Family Residences, Multi-Family Residences

Direction: South
Future Land Use Classification: Medium-Density Residential
Current Use: Multi-Family Residences

Direction: West
Future Land Use Classification: Low-Density Residential
Current Use: Commercial uses, Single-Family Residences

Land Use Analysis

The applicant requests this Plan Amendment to Community Commercial in order to sell the property as commercial property instead of residential. There is currently a single-family residence on the property. The subject property is located along Betty Jean Street which has a mix of land uses, including commercial, single-family, and multi-family uses. The subject property is located next to South New Braunfels Avenue, which is four lane major thoroughfare, and would be better suited with a commercial classification which is consistent with the C-2 and C-3 zoning directly across the street. In order to accommodate future commercial development the applicant has requested an associated rezoning from MF-33 to C-2. The requested C-2 zoning is not permitted in the current land use Low-Density Residential, but is permitted in the requested Community Commercial. The Community Commercial designation supports the South Central San Antonio Community Plan objectives of developing and enhancing the community's commercial corridors and creating a healthy environment for families and businesses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The Community Commercial land use designation is compatible with the South Central San Antonio Community Plan and the existing development pattern and will allow the applicant to seek the requested "C-2" zoning district. The proposed amendment to Community Commercial land use classification meets the goals of the South Central San Antonio Community Plan by enhancing the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015225

Current Zoning: "MF-33 AHOD" Multi-Family Residential Airport Hazard Overlay District

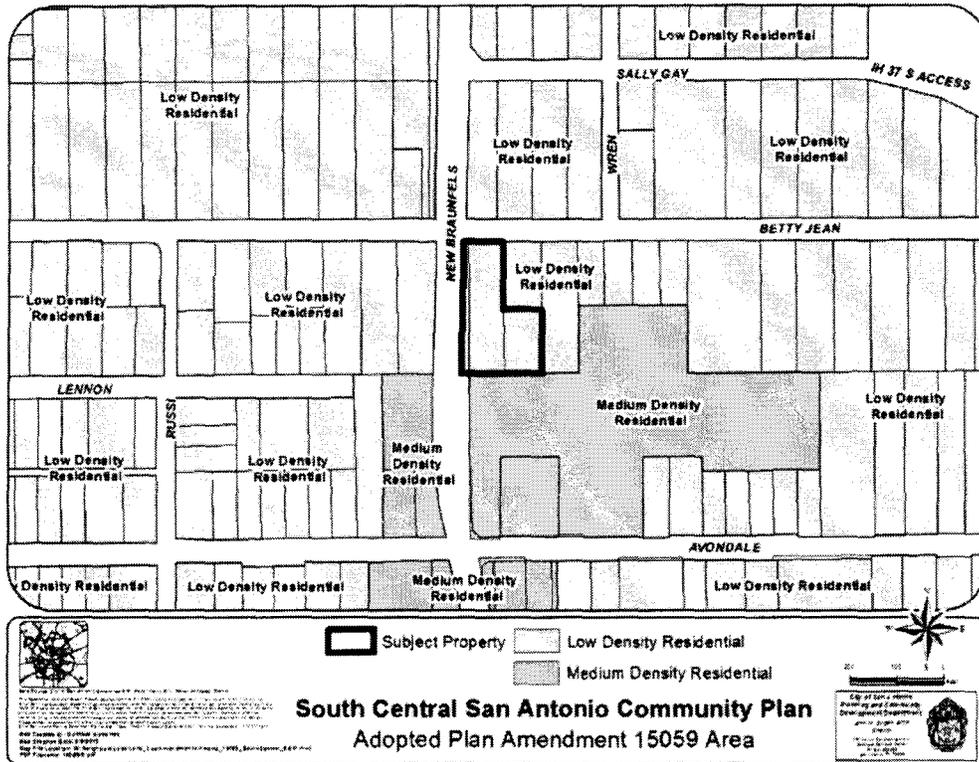
Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: July 21, 2015

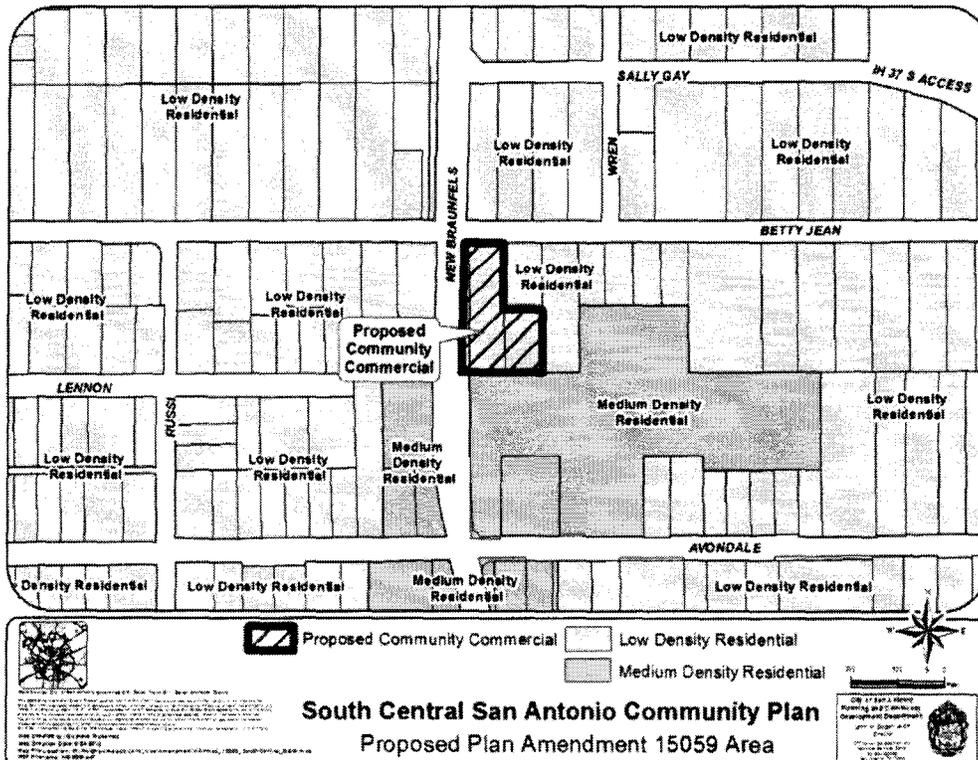
Zoning Commission Recommendation: Denial (8-0).

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



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City of San Antonio

Agenda Memorandum

File Number: 16-1121

Agenda Item Number: Z-11.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015225
(Associated Plan Amendment 15059)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2015. This case is continued from the July 21, 2015 and August 4, 2015 hearings.

Case Manager: Shepard Beamon, Planner

Property Owner: John R. Cermin

Applicant: Thomas Flores

Representative: Thomas Flores

Location: 218 Betty Jean Street

Legal Description: Portion of Lot 8, all of Lot 9, and a portion of Lot 10, Block 5, NCB 7582

Total Acreage: 0.826

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Highland Hills; Hot Wells

Planning Team: South Central San Antonio Community Planning Team (15)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on August 3, 1944 (Ordinance # 1256). The property was then zoned "D" Apartment District (Ordinance # 6846) on March 18, 1948. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to "MF-33" Multi-Family District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, C-3R

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residences, Multi-Family Residences

Direction: South

Current Base Zoning: MF-33, C-2

Current Land Uses: Multi-Family Residences, Vacant Lot

Direction: West

Current Base Zoning: MF-33, C-2NA, C-3R

Current Land Uses: Single-Family Residences, Convenient Store

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Betty Jean Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: S New Braunfels Avenue

Existing Character: Primary Arterial Type B 70'- 120'

Proposed Changes: None known

Public Transit: There is a VIA bus stop located at the intersection of S. New Braunfels Avenue and Betty Jean Street along bus route 20.

Traffic Impact A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Any future development of the property will reference Table 526-3b in Parking under Non-Residential Use Districts, in the Unified Development Code.

ISSUE:

None

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "MF-33" Multi-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval pending Plan Amendment. Zoning Commission recommends Denial (9-0).

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is designated as Low Density Residential. The requested "C-2" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff and Planning Commission recommended Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning request. The proposed use is consistent with the established development pattern along South New Braunfels Avenue, a Primary Arterial Type B 70'- 120' thoroughfare.

3. Suitability as Presently Zoned:

The existing "MF-33" base zoning is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.826 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2015-225

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx = 120 Feet

Subject Property Legal Description(s): NCB: 07582 - BLOCK: 005 - LOT: Portion of Lot B, Lot 9, Portion of Lot 10

- Legend**
- Subject Properties (0.826 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (REV: 06/04/2015 - R. R. Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District)

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City of San Antonio

Agenda Memorandum

File Number: 16-1058

Agenda Item Number: Z-12.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016038 CD

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District.

Requested Zoning: "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Seuame Sisongkhan and Rabiab K. Sisongkhan

Applicant: Jose Gallegos, Jr.

Representative: Jose Gallegos, Jr.

Location: 2511 Southeast Loop 410

Legal Description: Lot 3 and Lot 15, Block 7, NCB 12914, save and except the east 40 feet

Total Acreage: 0.303

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Jupe Manor Neighborhood Association

Planning Team: Eastern Triangle Team - 22

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on 9/25/1952 (ordinance # 18115) and was originally zoned "A" Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District.

Topography: The property does not include abnormal physical features such as slope and the property is not within a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-5, and NP-8

Current Land Uses: Used Auto Sales Business, vacant lots, and single family homes.

Direction: East, South

Current Base Zoning: C-1, C-1CD, and R-5

Current Land Uses: Vacant Land, Used Auto Sales, & Single-Family Homes

Overlay and Special District Information: None.

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Freeway 250'- 500'

Proposed Changes: None known

Thoroughfare: Hollyhill

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA transit stop at Rigsby Ave and Hollyhill Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto and Vehicle Sales: Minimum vehicle parking spaces 1 per 500 sf. GFA of sales and service building. Maximum vehicle parking spaces 1 per 375 sf. GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is currently designated as Low Density Mixed Use. The requested "C-1" base zoning districts is consistent with the adopted land use designation. The requested Conditional Use for Motor Vehicle Sales request is to expand the adjacent property's use of Auto Dealership. The property is adjacent to Southeast Loop 410 and the intended use is consistent.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The property current zoning is "R-5" Residential Single-Family District. The proposed rezoning to "C-1" base zoning districts is appropriate for the subject property. The subject property location, next to Southeast Loop 410 and adjacent to other Auto Dealers properties, makes it appropriate for the "C-1 CD" Conditional Use Auto Dealership. The development of the subject property contributes toward the Eastern Triangle Community Plan vision of a thriving commercial corridors and Economic Development Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

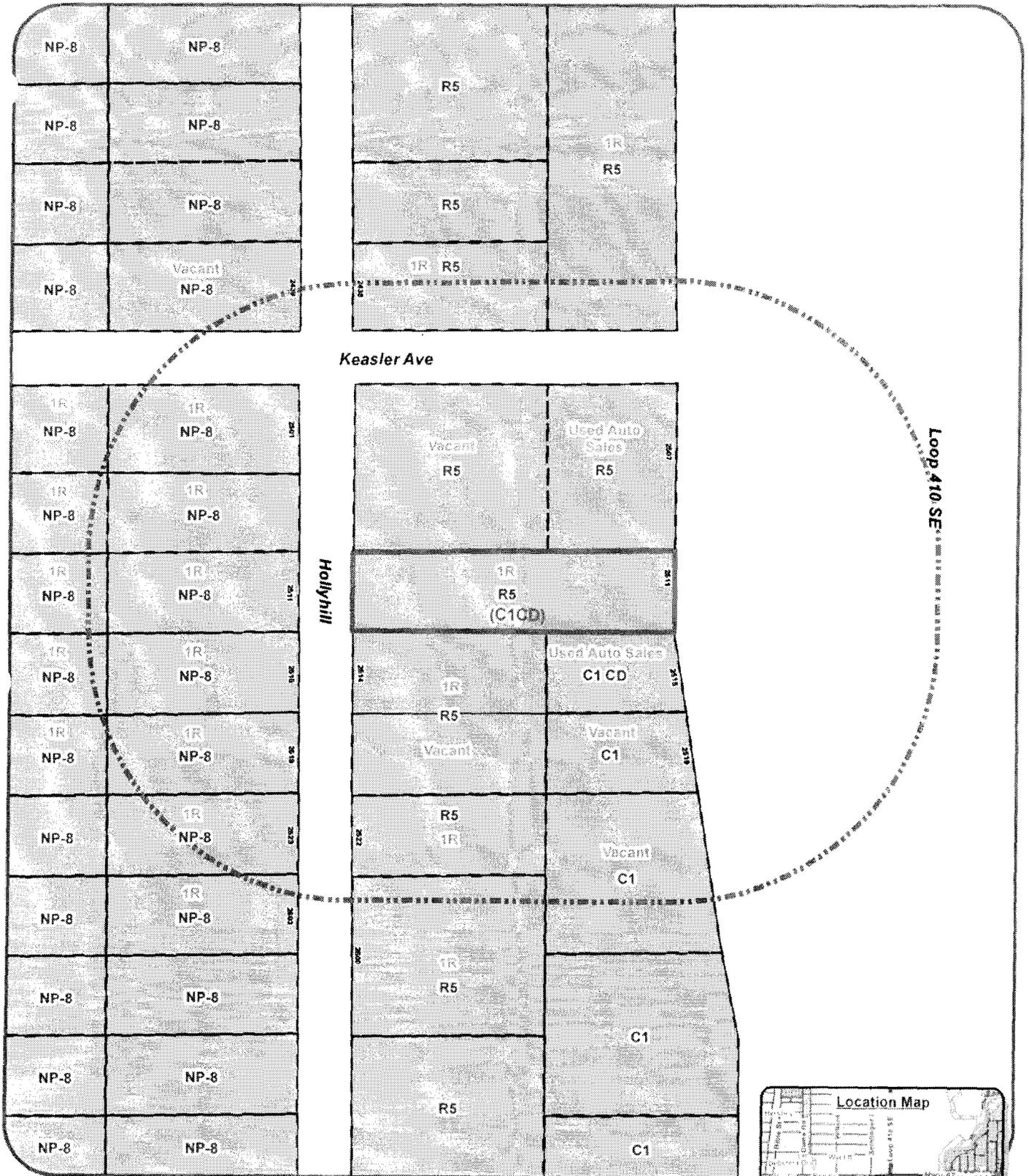
6. Size of Tract:

The subject property is 0.303 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The following conditions apply unless otherwise approved by the city council:

- Solid screen fencing adjacent to residential zoning and uses.

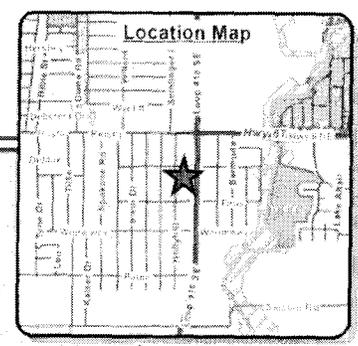


Zoning Case Notification Plan
Case Z-2016-038

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 12914 - BLOCK 007 - LOT 3 & W 100 ft of Lot 15

Legend

- Subject Properties (0.303 Acres) [Dashed Line]
- 200' Notification Area [Dotted Line]
- Current Zoning [TEXT]
- Requested Zoning Change [TEXT]
- 100-Year DFIRM Floodplain [Hatched Box]
- Single Family Residential [1R]
- San Antonio City Limits [Dashed Line]



Development Services Dept
 City of San Antonio
 (12/21/2015 - R. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number: 16-1059

Agenda Item Number: Z-13.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016039 CD

SUMMARY:

Current Zoning: "C-2 CD MC-1AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for an Automobile Brake Repair Shop

Requested Zoning: "C-2 CD MC-1 AHOD" Commercial Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Ralph Sanchez

Applicant: Ralph Sanchez

Representative: Ralph Sanchez

Location: 1629 Roosevelt Avenue

Legal Description: Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Roosevelt Park

Planning Team: South Central San Antonio-15

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938 and was originally zoned "B" residence District. On September 19, 1983 (Ordinance 61454) the property was rezoned to "B-2 S.U.P." Business District Special Use Permit for an Automobile Brake Repair Shop. Upon the adoption of the 2001 Unified Development Code, the base zoning converted to "C-2 CD" Conditional Use for an Automobile Brake Repair Shop.

Topography: The property is an existing commercial structure that is located in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, R-4

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: East

Current Base Zoning: C-2, R-6

Current Land Uses: Public Street, Commercial Uses, and Single-Family Residences

Direction: South

Current Base Zoning: R-6, C-2

Current Land Uses: Public Street, Golf Course and Commercial uses

Direction: West

Current Base Zoning: R-4, R-6

Current Land Uses: Single-Family Residences and Golf Course

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Hansford Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Weaver Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Mission Road

Existing Character: Collector Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of Roosevelt Avenue and Hansford Street. Routes 232, 34 and 42 provide service to the area.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Welding Shop: Minimum 1 space per 1,500 sf. GFA. Maximum Parking Requirement: 1 space per 300 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2 CD" with Conditional Use for a Brake Repair Shop.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the South Central San Antonio Community Plan and is designated as Mixed Use in the future land use component of the Plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed "C-2 CD" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

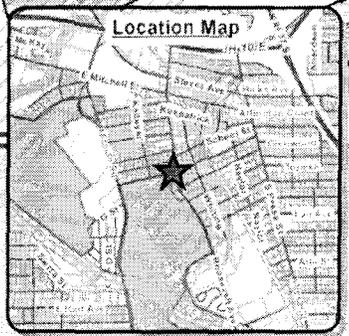
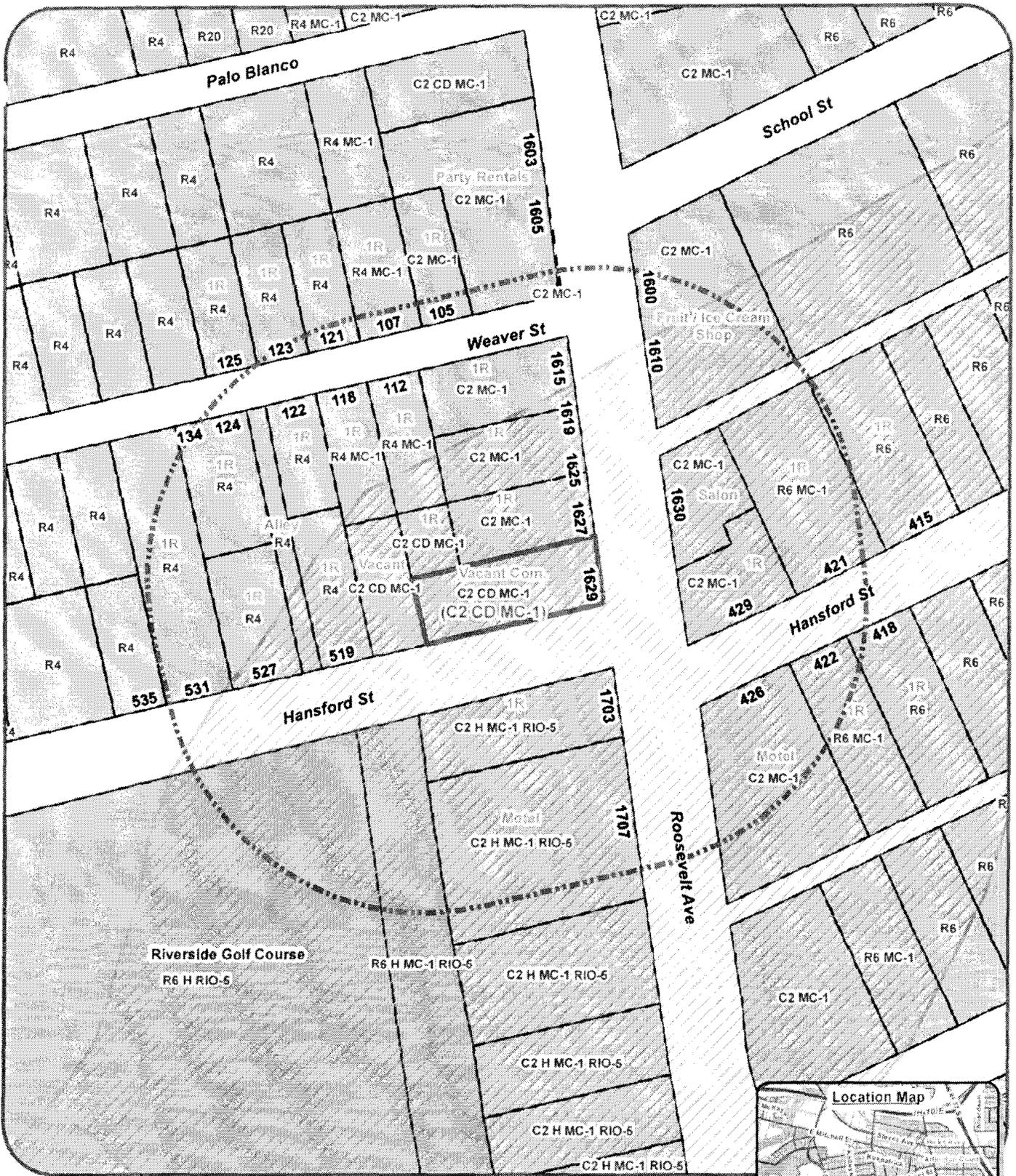
The requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.1607 acres in size.

7. Other Factors:

None



Development Services Dept
City of San Antonio
(12/01/2015 - R. R. Martinez)

Zoning Case Notification Plan

Case Z-2016-039

Council District: 3
School District: San Antonio I.S.D.
Scale: 1" approx. = 100 Feet
Subject Property Legal Description(s): NCB 06512 - BLOCK 001 - LOT 13 & S 50 ft of Lot 12

- Legend**
- Subject Properties (0.160 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - San Antonio City Limits



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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City of San Antonio

Agenda Memorandum

File Number: 15-4880

Agenda Item Number: Z-14.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3 and 4

SUBJECT:

Zoning Case Z2015248

SUMMARY:

Current Zoning: "FBZD AHOD" Form Based Zone Airport Hazard Overlay District

Requested Zoning: "MPCD AHOD" Master Planned Community Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Logan Sparrow, Senior Planner

Property Owner: Verano Land Group, LP

Applicant: Verano Land Group, LP

Representative: Russell Yeager, P.E. (Big Red Dog Engineering)

Location: Generally located in the 15200 block of Southeast Loop 410

Legal Description: 384.431 acres of land out of NCB 18088, CB 4005, CB 4284, CB4285 and CB 4283

Total Acreage: 384.431

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Hunter's Pond Neighborhood Association

Planning Team: Heritage South Sector Planning Team-30

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on January 05, 2003 and zoned "MI-1" Mixed Industrial District. The property is currently zoned "FBZD" Form Based Zone District, which was established when zoning case Z2008008 was passed by City Council on December 06, 2007.

Topography: Portions of the subject property are located within a 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 & C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MI-1

Current Land Uses: Vacant

Direction: South

Current Base Zoning: FBZD

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-2 & UD

Current Land Uses: Vacant

Overlay and Special District Information: the subject property, and all surrounding properties, is within the "AHOD" Airport Hazard Overlay District. The "AHOD" does not restrict permitted uses, but may require additional review by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: SE Loop 410

Existing Character: Highway, two lanes in each direction with frontage roads

Proposed Changes: None known.

Thoroughfare: University Way

Existing Character: Local Street, two lanes in each direction with sidewalks

Proposed Changes: None known.

Public Transit: VIA bus route 520 operates south of the subject property at the Texas A&M University San Antonio.

Traffic Impact: A TIA is required.

Parking Information: The proposed development will have to comply with all parking standards, established by Section 35-526.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zone change will result in the subject property retaining its current "FBZD" Form Based Zone District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Heritage South Sector Plan and currently designated General Urban Tier in the future land use component of the plan. The requested "MPCD" Master Planned Community District is consistent with the future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has not found any likely adverse impacts associated with this zone change request. The proposed use is consistent with the future land use plan.

3. Suitability as Presently Zoned:

The current "FBZD" Form Based Zone District is also consistent with the future land use plan.

4. Health, Safety and Welfare:

Staff has not found any likely adverse effects on the public health, safety, or welfare in relation to this zone change request.

5. Public Policy:

As the request is consistent with the future land use plan, staff finds that the request does not appear to conflict with any stated public policy objective.

6. Size of Tract:

The 384.431 acre tract of land is of sufficient size for the proposed project.

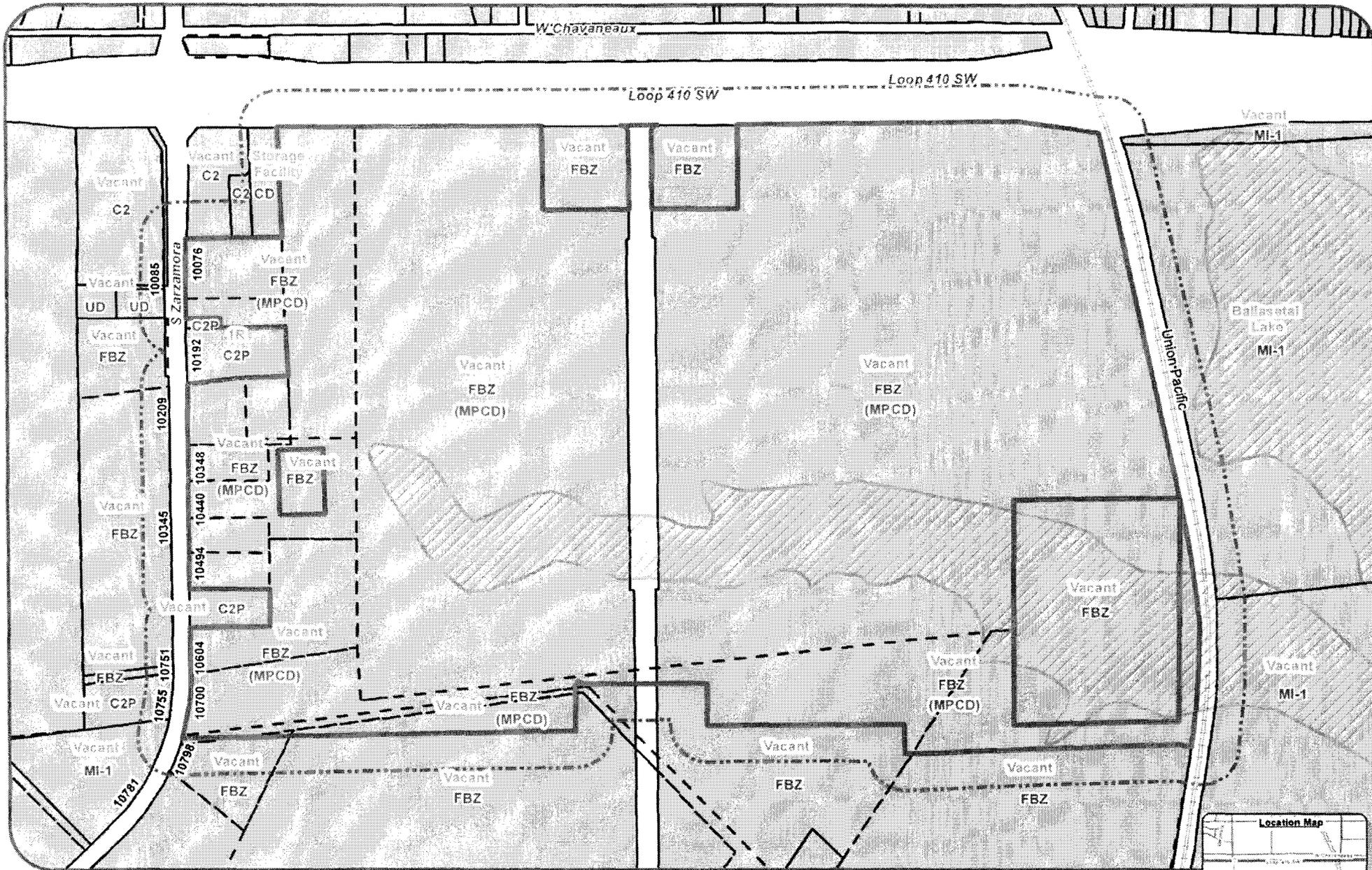
7. Other Factors:

None.

W. Chavaneaux

Loop 410 SW

Loop 410 SW



Zoning Case Notification Plan

Case Z-2015-248

Council District: 3 & 4

School District: SouthWest I.S.D. & Southside I.S.D.

Scale: 1" approx. = 700 Feet

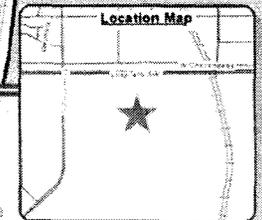
Subject Property Description(s): CB 4283, 4284, 4285, 4305 & NCB 18088, - BLOCK 000 - LOT P-5, P-9, P-9A, P-3, P-1F, P-1* P-71, P-73, P-73A, P-1, P-2, P-3, P-4, P-7, P-12A, P-13, P-14, LOT A, P-14A, P-14B, P-15, P-16

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

P-17D, P-44, P-44B, P-44C, P-44E, P-50, P-50A, P-58, P-59, P-60, P-61, P-65, P-65A, P-18, P-1, P-17F, P-18, P-82, P-83, P-84, P-1, P-1C, P-1A

Legend

- Subject Properties (384,431 Acres)
- 200 Ft. Notification Area
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- Single Family Residential (R)
- 100-Year DFIRM Floodplain
- San Antonio City Limits



Development Services Dept.
City of San Antonio
(824)2215 - R Martinez

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City of San Antonio

Agenda Memorandum

File Number: 16-1046

Agenda Item Number: Z-15.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016022

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Brenda Gonzalez

Applicant: Eric E. Gonzalez

Representative: Eric E. Gonzales

Location: 7300 block of New Laredo Highway at 915 Bynum Avenue.

Legal Description: Lot 66 and Lot 67, Block 3, NCB 11260

Total Acreage: 1.3911

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector-38

Applicable Agencies: None

Property Details

Property History: The property was annexed into the city on September 25, 1952 (Ordinance 18115) and was zoned "B" Residence District. On May 15, 1986 the property was rezoned to "B-2NA" Business Non-Alcoholic Sales District (Ordinance 62886). Upon adoption of the 2001 Unified Development Code the property was converted to "C-2NA" Commercial Non Alcoholic Sales District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW, RM4

Current Land Uses: Public Street and Single-Family residences

Direction: East

Current Base Zoning: C-2, UZROW

Current Land Uses: Commercial Uses and Public Street

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Briggs Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Bynum Avenue

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Gracie Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop two blocks north at the corner of New Laredo Highway and S.W. Military Drive. Route 524 provides service to the area.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Convenience Store (No Gas Pumps): Minimum 6 space per 1,000 sf. GFA. Maximum Parking Requirement: 10 space per 1,000 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the West/Southwest Sector Plan and is designated as Suburban Tier in the future land use component of the Plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. The applicant requests this zoning change in order to allow alcoholic sales in an existing convenience store development.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "C-2NA" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

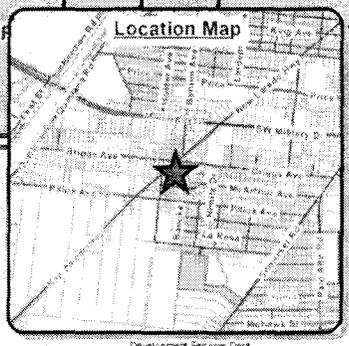
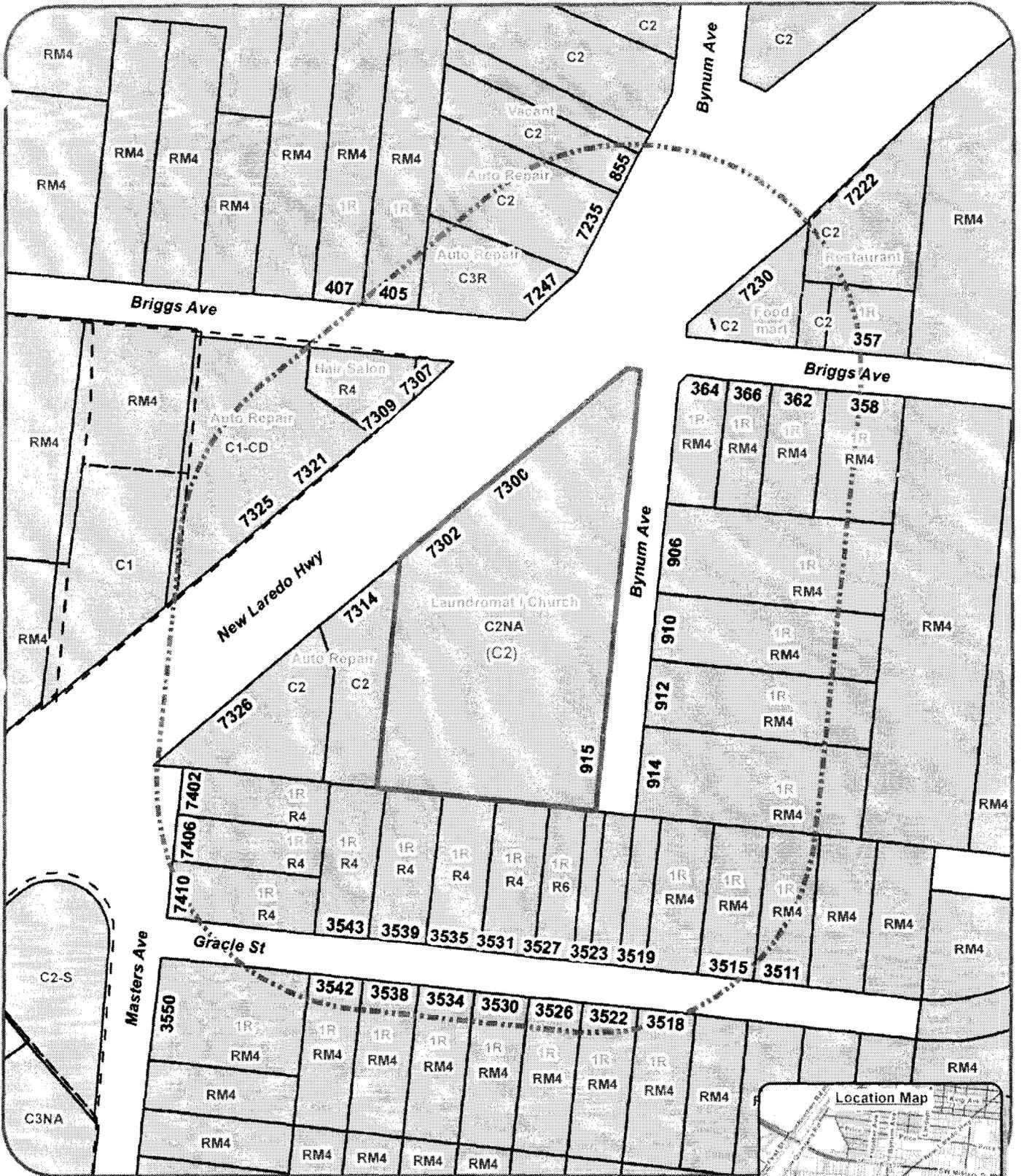
The requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 1.3911 acres in size.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2016-022

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11260 - BLK 003 - LOT S IRR 304.3 ft of Lot 66 & 67

Legend

- Subject Properties (1.391 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)
- San Antonio City Limits



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Developed by: Services Dept
 City of San Antonio
 (11/17/2015 - R. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number:16-1052

Agenda Item Number: Z-16.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016032

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Dayton Hudson Corporation dba Target Corporation

Applicant: Daniel Stewart, P.E. Cates-Clark & Associates, LLP

Representative: Daniel Stewart, P.E. Cates-Clark & Associates, LLP

Location: 2810 Southwest Military Drive

Legal Description: Lot 7, Block 1, NCB 13401

Total Acreage: 10.770

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Planning Team-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1942 and was originally zoned "MM" Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-2" Heavy Industrial District. The property is developed with an 118,000 square feet building built in 1985.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Auto Sales, Pawn Shop

Direction: South

Current Base Zoning: I-2, C-3

Current Land Uses: Apartments, Hospital, Vacant

Direction: East

Current Base Zoning: I-2

Current Land Uses: Restaurant, Retail Center

Direction: West

Current Base Zoning: I-2

Current Land Uses: Retail Center

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial A, 3 lanes in each direction, sidewalks on each side

Proposed Changes: None known

Thoroughfare: Yarrow Boulevard

Existing Character: Local Road, 2 lanes in each direction, center turn lane, sidewalks on each side

Proposed Changes: None known

Public Transit: VIA bus route 551 stops at the intersection of Southwest Military Drive and Otto Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an existing Target store. Any expansion of the square footage of the building will require meeting the parking standards for retail store as follows:

Minimum Parking Requirement: 1 per 300 square feet Gross Floor Area;
Maximum Parking Requirement: 1 per 200 square feet Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation and surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "I-2" base zoning district is not appropriate for the subject property. The site is developed with a commercial use.

4. Health, Safety and Welfare:

Staff has not found any likely effects on the public health, safety, or welfare

5. Public Policy:

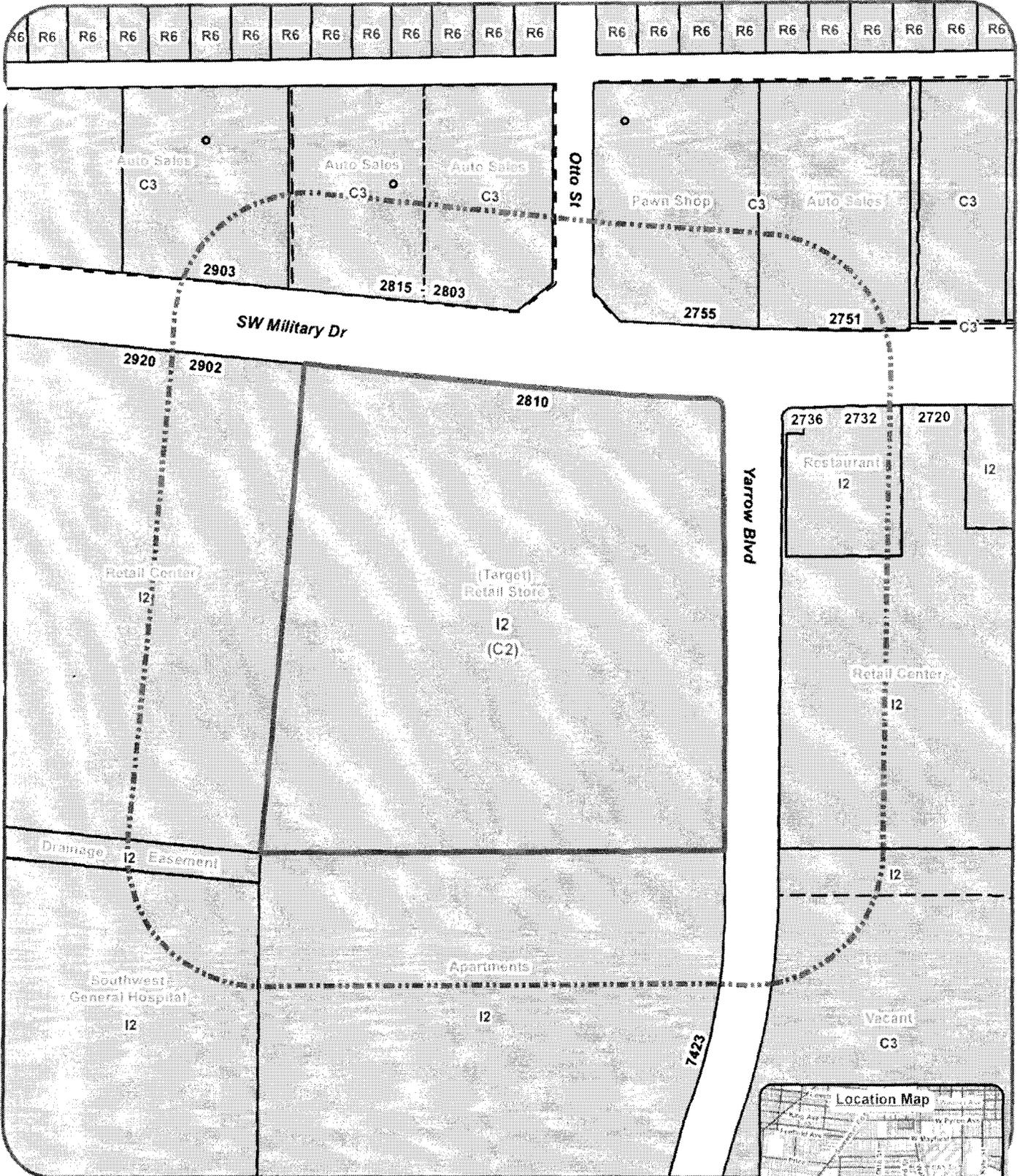
The request does not appear to conflict with any public policy objective. The request meets the West/Southwest Sector Plan's goal of placing community commercial uses in the General Urban Tier, which serves medium and high density residential uses and should be located at the intersections of arterials and/or collectors.

6. Size of Tract:

The 10.77 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

The proposed zoning change will bring the zoning into conformance to the current use. Rezoning is needed before any expansion or remodeling of the building will be allowed.



Zoning Case Notification Plan

Case Z-2016-032

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 13401 - BLOCK 001 - LOT 007

- Legend**
- Subject Properties (10.770 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential (1R)
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (210) 425-1111 - R. B. Martinez

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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City of San Antonio

Agenda Memorandum

File Number: 15-6266

Agenda Item Number: Z-17.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016018 CD

SUMMARY:

Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: George and Rida Daau

Applicant: Salah Diab, P.E.

Representative: Salah Diab, P.E.

Location: 5210 South Zarzamora Street

Legal Description: 0.086 acres of land out of NCB 7941

Total Acreage: 0.086

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Quintana Community

Planning Team: Nogalitos/S. Zarzamora-26

Applicable Agencies: None

Property Details

Property History: The property was annexed into the city on August 3, 1944 (Ordinance 1259) and was zoned "F" Retail District. On August 27, 1992 the property was rezoned to "B-3R" Restrictive Business District (Ordinance 76367). On June 18, 2009 the property was rezoned to "C-2P" Commercial Pedestrian District (Ordinance 200906180539).

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2P, R-4

Current Land Uses: Commercial Uses and Single-Family residences

Direction: East

Current Base Zoning: C-2P, R-4

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: South

Current Base Zoning: RM4, R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: UZROW

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Flanders Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Nogalitos Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Brighton Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of South Zarzamora Street and Flanders Avenue. Route 520 provides service to the area.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto Sales: Minimum 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 375 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Nogalitos/S. Zarzamora Community Plan and is designated as Mixed Use in the future land use component of the Plan. The requested "C-2P CD" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed "C-2P CD" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The requested rezoning does not appear to be in conflict with any public policy.

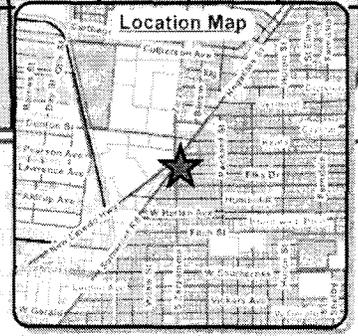
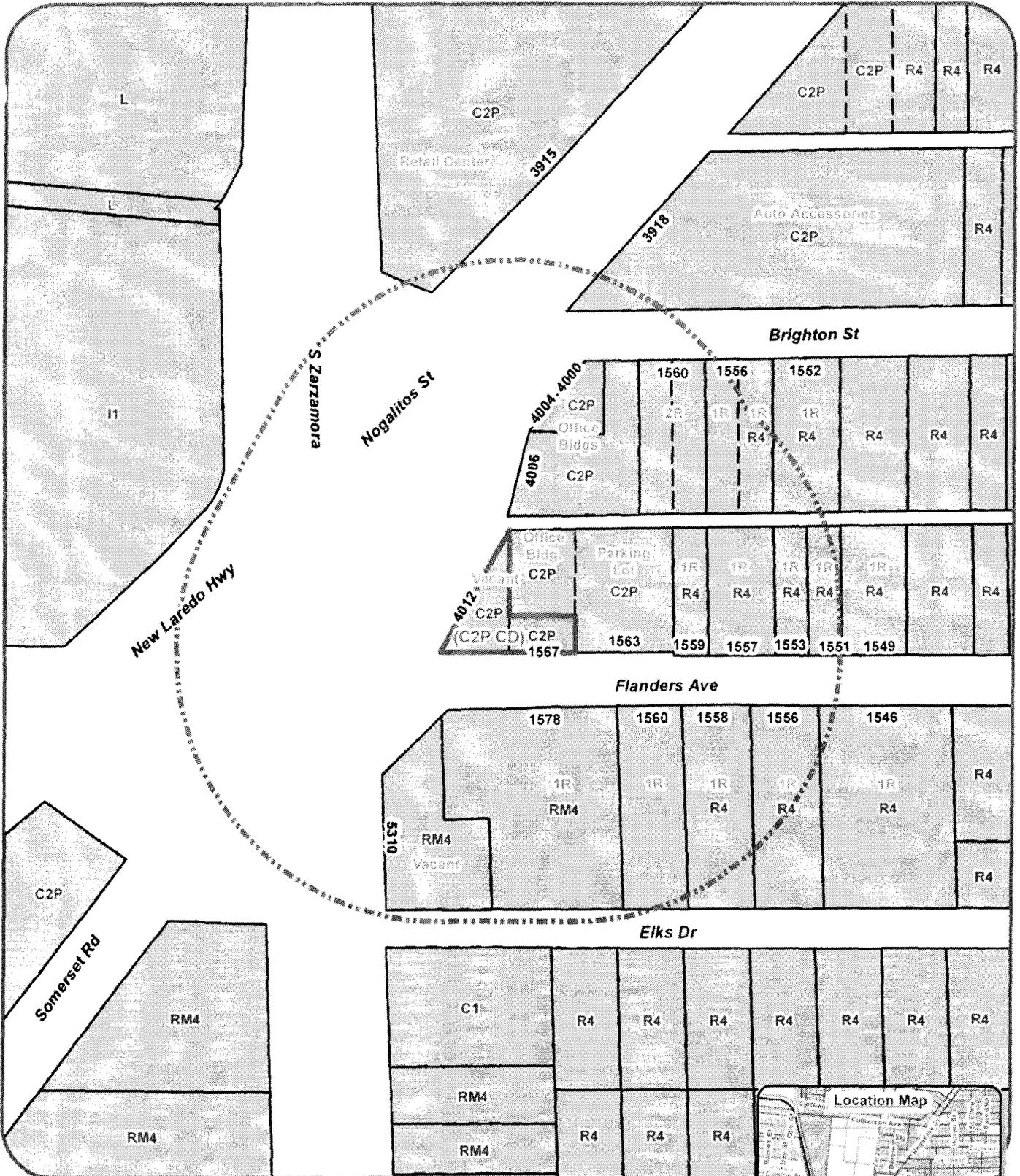
6. Size of Tract:

The subject property is 0.086 acres in size.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall

only be for the conditional use named in the ordinance approved the Conditional Use zoning district provisions.



Zoning Case Notification Plan

Case Z-2016-018

Council District: 5
 School District: Harlandale I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB. 07941 - BLOCK 019 - LOT 36 & S 50.01 Ft by 27 Ft. Portion of Lot 37

- Legend**
- Subject Properties (0.066 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential (1R)
 - San Antonio City Limits



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Development Services Dept
 City of San Antonio
 (210) 205-5555 - R. R. Martinez

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City of San Antonio

Agenda Memorandum

File Number: 16-1060

Agenda Item Number: Z-18.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016041

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Jose M. Benites w/ JMB SA Properties LLC

Applicant: Katherine Lopez (Big Red Dog Engineering)

Representative: Katherine Lopez (Big Red Dog Engineering)

Location: 361 Teresa Street at Interstate 35 Access Road

Legal Description: 0.2921 acres of land out of NCB 2838 and NCB 6673

Total Acreage: 0.2921

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was within the City of San Antonio boundaries in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "R-3." In a 1996 city-initiated area-wide rezoning case, the property was rezoned to "R-7" Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the "R-7" converted to the current "R-4" Single-Family Residential District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R, R-6

Current Land Uses: Freeway Access Road, Vacant Commercial Property

Direction: South

Current Base Zoning: C-1, R-4

Current Land Uses: Restaurant, Sign Shop, Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Residential, Residential

Direction: West

Current Base Zoning: None

Current Land Uses: Freeway Access Road, Freeway

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Teresa Street

Existing Character: Local Street, one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: Rochambeau Street

Existing Character: Local Road, one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: IH-35

Existing Character: Freeway

Proposed Changes: None known

Public Transit: VIA bus route #46 stops at the corner of West Malone Avenue and Fayette Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District eliminates off street vehicle parking requirements. The site plan indicates that the proposed office space of the building will be lifted up one story in order to accommodate parking spaces on the ground floor level.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the "R-4" base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the South Central San Antonio Community Plan and is currently designated as Neighborhood Commercial in the land use component of the plan. The requested "IDZ" base zoning district with uses permitted in O-1 "Office District" is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is suitable with properties to the east, but is not appropriate due to the property being adjacent to a major freeway access road on the west.

4. Health, Safety and Welfare:

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

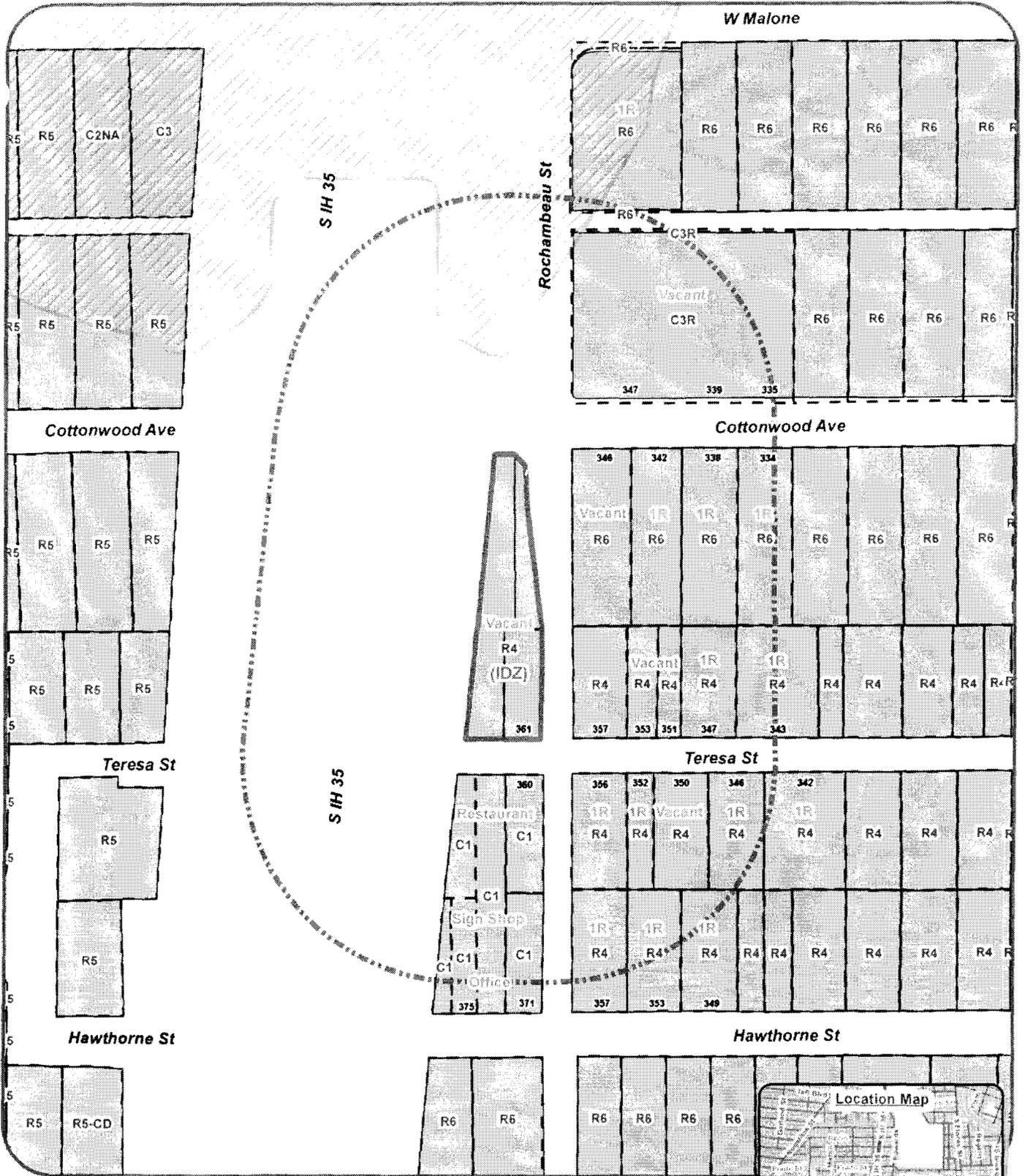
Staff finds that the proposed zoning change imposes no adverse effect on any public policy objective. The proposed zoning change supports the goal outlined in the South Central Community Plan because the Plan recommends neighborhood commercial uses, such as an office building, as an appropriate buffer between the low density residential development located directly to the east of the property and the freeway located to the west of the property.

6. Size of Tract:

The 0.2921 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2016-041

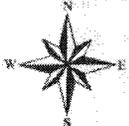
Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02838, 06673 - BLOCK 008, 001 - LOT WIRR 18 ft of Lot 12, E IRR 10 ft of Lot 13, N IRR 25 ft of Lot 14, Lot 15

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Legend

- Subject Properties (0.292 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits



Development Services Dept.
 City of San Antonio
 (2016-2015 - R. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number: 15-6510

Agenda Item Number: P-3.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 15060
(Associated Zoning Case Z2015294 CD)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2015. This case is continued from the July 8, 2015 and July 22, 2015 hearings.

Case Manager: Robert C. Acosta, Planner

Property Owner: Joel and Julieta Castillo

Applicant: Joel and Julieta Castillo

Representative: Joel and Julieta Castillo

Location: 2327 North Zarzamora Street

Legal Description: 0.1036 acres out of NCB 1989

Total Acreage: 0.1036

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Community Association

Planning Team: 17

Applicable Agencies: None

Transportation

Thoroughfare: Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Woodlawn Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: West Craig Place

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: West French Place

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop along side of the subject property on Zarzamora Street.

ISSUE:

Plan Adoption Date: February 14, 2002

Update History: None

Goal 2, Objective 2.2: Business Development - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environment.

Comprehensive Land Use Categories

Neighborhood Commercial: The Neighborhood Commercial land use category provides for offices, professional services, and shop front retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum of 5,000 square feet of the square footage of an existing building. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. Drive-through establishments are not desirable. Live/ work units, allowing for residential use above commercial space, as well as a limited number of apartments are preferred.

Example Zoning Districts:

NC, C1

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes a medium and high density land use that draws its customer base from a larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include convenience stores with gas stations, grocery stores, apartments, and community shopping centers. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, and limited curb cuts to arterial streets, ample sidewalks, and well-designed monument signage. Community Commercial centers should be designed to create safe, attractive, and

convenient vehicular and pedestrian linkages with adjoining land uses.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Use

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Multi-Family Residences

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Uses

South

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Uses

West

Future Land Use Classification

Neighborhood Commercial

Current Use

Single and Multi-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is currently zoned "C-2" Commercial District. The applicant was cited by Code Enforcement for a zoning violation; utilizing the property as a construction trades contractor facility, which requires industrial zoning. In order to accommodate this use, the applicant will be requesting to rezone to "C-2 CD" Commercial District with a Conditional Use for a Construction Trades Contractor Facility. Rezoning to a Conditional Use avoids a land use change to Industrial. The subject property's location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends denial. The subject property's location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015294 CD

Current Zoning: "C-2 NCD AHOD" Commercial District Neighborhood Conservation District Airport Hazard Overlay District

Proposed Zoning: "C-2 CD NCD AHOD" Commercial Woodlawn Conservation Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor Facility

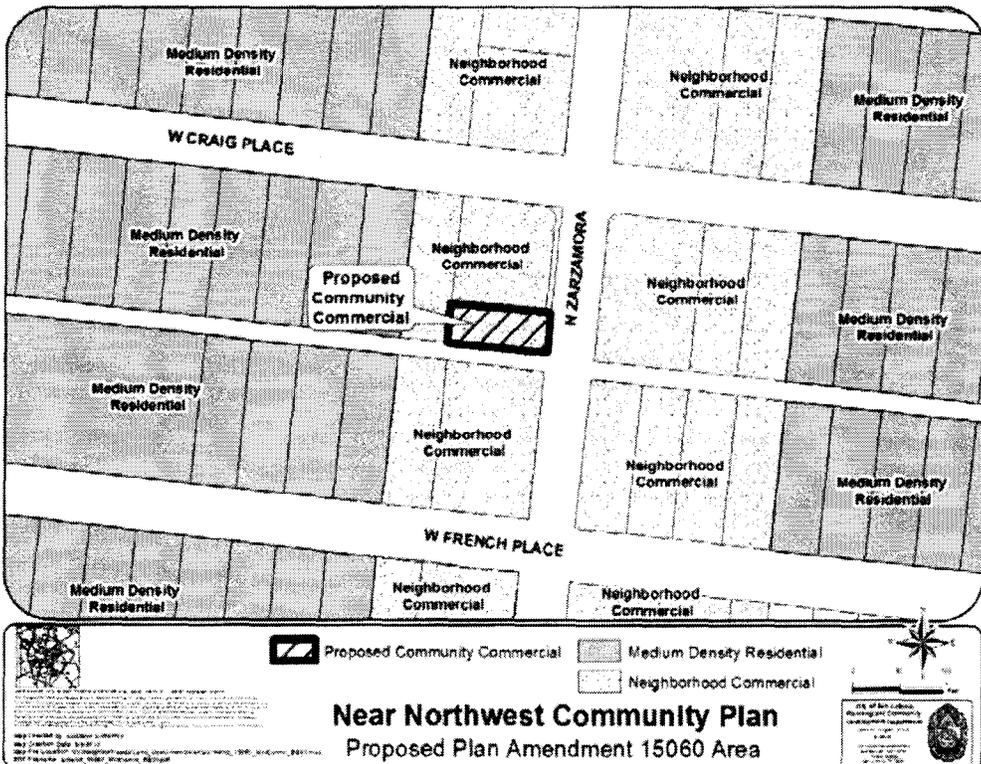
Zoning Commission Hearing Date: November 3, 2015

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



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City of San Antonio

Agenda Memorandum

File Number: 15-6400

Agenda Item Number: Z-19.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015294
(Associated Plan Amendment 15060)

SUMMARY:

Current Zoning: "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015. This case is continued from the October 6, 2015 and October 20, 2015 hearings.

Case Manager: Robert C. Acosta, Planner

Property Owner: Joel and Julieta Castillo

Applicant: Joel and Julieta Castillo

Representative: Joel and Julieta Castillo

Location: 2327 North Zarzamora Street

Legal Description: South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989

Total Acreage: 0.1036

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Community Association

Planning Team: Near Northwest- 17

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "F" Local Retail District. Upon the adoption of the 2001 United Development Code, the "F" converted to "C-2" Commercial District. On November 18, 2010 the property became part of the Woodlawn Lake Area Neighborhood Conservation District (NCD-8).

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, C-2, C-3NA, C-3

Current Land Uses: Single and Multi-Family residences and Commercial Uses

Direction: East

Current Base Zoning: C-2, R-4,

Current Land Uses: Single and Multi-Family Residences

Direction: South

Current Base Zoning: MF-33, C-1, R-20

Current Land Uses: Single-Family residences and Commercial Uses

Direction: West

Current Base Zoning: C-3, C-2,

Current Land Uses: Commercial Uses and Single-Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Woodlawn Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Thoroughfare: West Craig Place

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: West French Place

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop along side of the subject property on Zarzamora Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size:

Construction Trades Contractor Facility: Min. Parking: 1 space/ 1,500 square feet of GFA

Max. Parking: 1 space/ 300 square feet of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2" Commercial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission recommends Approval (9-0) with a condition, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Near Northwest Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the Plan.

The applicant requests this zoning change in order to bring the existing commercial development into compliance with applicable zoning regulations. The current "C-2" base zoning is not consistent with the current use or the current land use designation. The applicant has applied for a Plan Amendment to change the adopted land use to Community Commercial in order to qualify to apply for the required conditional use. Staff recommended denial of the Plan Amendment. The Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The request to rezone to "C-2 CD" Conditional use for a Construction Trades Contractor Facility avoids a change to Industrial land use. The subject property's location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial and residential uses, make it inappropriate for the "C-2 CD" classification and would significantly alter the existing character and development pattern of the area.

3. Suitability as Presently Zoned:

The subject property is currently zoned "C-2" Commercial District. The applicant was cited by Code Enforcement for a zoning violation; utilizing the property as a construction trades contractor facility, which requires industrial zoning. In order to accommodate this use, the applicant is requesting to rezone to "C-2 CD" Commercial District with a Conditional Use for a Construction Trades Contractor Facility. Failure to attain this designation would require the applicant to close and or relocate his business.

4. Health, Safety and Welfare:

Staff has found evidence of likely adverse impacts on public health and safety. The requested "C-2 CD" with a Conditional Use for a Construction Trades Contractor Facility is an encroachment into a residential neighborhood. In addition, the current property does not have the infrastructure to support an industrial use. Therefore the lack of an appropriate infrastructure may pose a danger to pedestrians in the area and a traffic hazard to drivers traveling within the subject area.

5. Public Policy:

The requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.1036 acres in size.

7. Other Factors:

If City Council should approve the rezoning, staff recommends the following condition:

1. Screening along the perimeter of the rear and sides of the property.



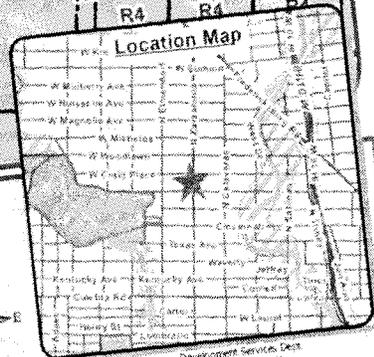
Zoning Case Notification Plan

Case Z-2015-294

Council District: 7
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01989 - BLOCK 028 - LOT S IRR 44 ft of Lot 25 & 26

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District)

- Legend**
- Subject Properties (0.103 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (04/15/2015 - R. R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number:15-6268

Agenda Item Number: Z-20.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016010 CD

SUMMARY:

Current Zoning: "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Airport Hazard Overlay District with Conditional Use for a Welding Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015. This case is continued from the November 17, 2015 hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: José and Clementina Torres

Applicant: José and Clementina Torres

Representative: José and Clementina Torres

Location: 4802 Callaghan Road

Legal Description: South 171.58 Feet of Lot 118, Block E, NCB 11545

Total Acreage: 1.0665

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Woodland Hills / Ingram Hills

Planning Team: West/Southwest Sector Team - 34
Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 25, 1952 and was originally zoned "A" Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5" Residential Single-Family District. On 6/13/2002 the property was rezoned to "R-20" Residential Single-Family District.

Topography: Portion of the Property is within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: I-1, C-2, C-3, C-3 NA, & R-20 NCD-3

Current Land Uses: Vacant Land, Blue Bell Creamery, Auto Shop, Single-Family Homes, & Drainage ROW.

Direction: East, South

Current Base Zoning: C-3, O-1 R-5, C-3R, & R-20 NCD-3

Current Land Uses: Vacant Land, Drainage ROW & Single-Family Homes

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Callahan Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Thoroughfare: Woodside Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: No VIA transit routes nearby the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Welding Shop - limited to three (3) employees: Minimum vehicle parking spaces 1 per 1500 sf. GFA. Maximum vehicle parking spaces 1 per 300 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission recommends Approval (8-2) with the addition of "NA" Nonalcoholic Sales designation and with site Conditions.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West / Southwest Sector Plan and is currently designated as General Urban Tier. The requested "C-2" base zoning districts is appropriate for the subject property. However, the request for a welding shop is an industrial use not appropriate adjacent to an established residential neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning to "C-2" base zoning districts is appropriate for the subject property. The subject property location, next to a residential neighborhood, makes it inappropriate for the "C-2 CD" conditional use for a welding shop. The development of the subject property with these zoning districts fails to contribute toward the West / Southwest Sector Plan vision of compatibility by significantly altering the existing development pattern and purpose of the plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

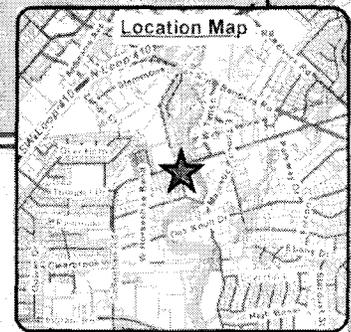
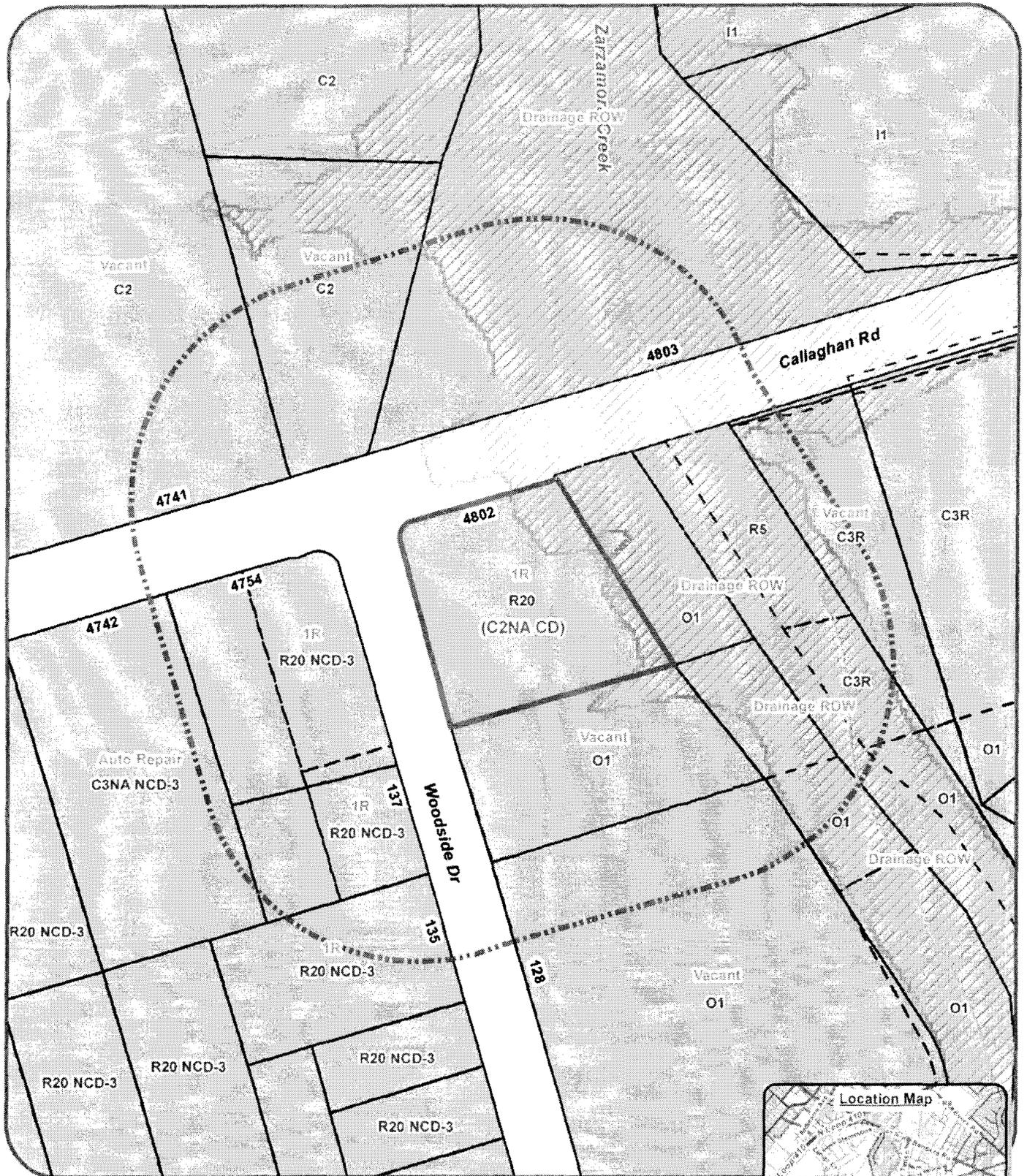
The subject property is 1.0665 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions. In this particular instance, the applicant is utilizing the Conditional Use zoning tool to condition a use that normally requires Specific Use Authorization in "C-3" General Commercial and "L" Light Industrial.

Staff recommends the following conditions, to minimize the impact, if the Conditional Use is approved:

1. No outside storage.
2. Solid screen fencing along the perimeter of the rear yard.



Zoning Case Notification Plan

Case Z-2016-010

Council District: 7

School District: Northside I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11545 - BLOCK E - LOT S 171.58 ft of Lot 118

Legend

- Subject Properties (0.770 Acres)
- 200' Notification Area
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



Development Services Dept
City of San Antonio
REVISED: 01/07/2016 - R. R. Martinez

Note: All Current and Requested Zoning Includes Airport Hazard Overlay District (AHOD)

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City of San Antonio

Agenda Memorandum

File Number: 16-1061

Agenda Item Number: Z-21.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015059 ERZD

SUMMARY:

Current Zoning: "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)

Applicant: Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)

Representative: Brown & Ortiz, P. C. (James McKnight)

Location: the 3000 to 4000 Block of westbound North Loop 1604 West at the northeast corner of Shavano Ranch & Loop 1604.

Legal Description: 3.630 acres out of NCB 16334

Total Acreage: 3.630

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-40

Applicable Agencies: San Antonio Aviation Department, Camp Bullis, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993 and was originally zoned "Temporary R-1" Single-Family Residential District. Upon approval of the 2001 Unified Development Code, the "Temporary R-1" zoning converted to the current "R-6" Residential Single-Family zoning. A 2009 zoning case placed a Camp Bullis Military Lighting Overlay District on the subject property. A 2010 zoning case placed a Camp Bullis Military Sound Attenuation Overlay District on the subject property. A 2012 zoning case rezoned the property to "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District.

Topography: The subject property slopes slightly to the north with drainage flowing north and into and along the adjacent Salado Creek.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Vacant, Single-Family Residences

Direction: South

Current Base Zoning: C-2, Freeway

Current Land Uses: Vacant Commercial, Loop 1604

Direction: East

Current Base Zoning: C-2, R-6

Current Land Uses: Vacant Commercial, Single-Family Residences

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Commercial Land

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

All surrounding properties carry the "MSAO" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO" regulations apply to new construction of habitable structures.

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Public Transit: VIA bus route #97 travels and stops at Loop 1604 and Military Highway to the west of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an office building. Therefore, accurate parking requirements for the subject property cannot be determined at this time, but will be determined at the time of building application submittal.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "PUD R-6" Planned Unit Development Residential Single-Family base zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The requested "O-1" Office District base zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is adjacent to a freeway and is well-suited for office uses. A storm water management plan will be required and reviewed by Transportation & Capital Improvements at the building permitting phase to ensure protection of the floodplain and the Salado Creek drainage basin.

3. Suitability as Presently Zoned:

The requested "O-1" Office District base zoning is appropriate for the subject property and will not have any negative effects on the future development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

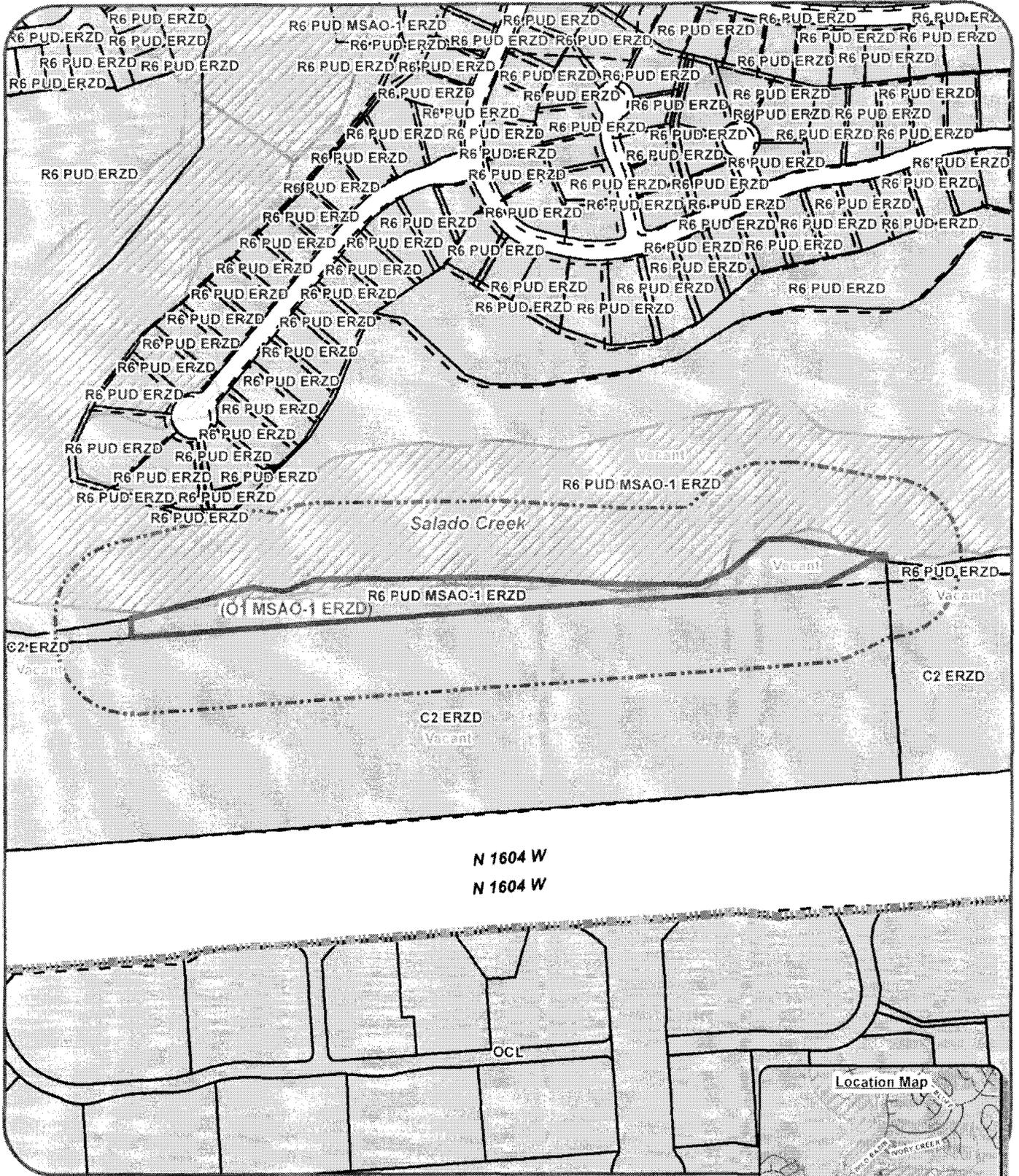
The request does not appear to conflict with any public policy objective. The request meets the goal of the North Sector Plan which encourages the location of buffers such as office developments between single-family residential development and freeways.

6. Size of Tract:

The subject property is approximately 3.630 acres in size, which should be able to reasonably accommodate the proposed development with adequate space for parking.

7. Other Factors:

San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends that the impervious cover shall not exceed 39% for the entire 1,780 acres Rogers Ranch project of which this property is a part. In addition, the applicant must adhere to all provisions set forth in a Settlement Agreement, approved on October 29, 2015, between all of the property owners of the larger Rogers Ranch development plan and the City of San Antonio.



Zoning Case Notification Plan

Case Z-2015-059

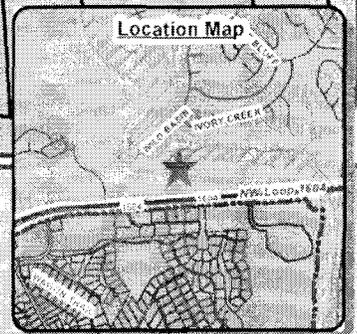
Council District: 9
 School District: Northside I.S.D.
 Scale: 1" approx. = 350 Feet

Subject Property Legal Description(s): NCB 16334 & 17701 - LOT F-44A & P-4H

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD) & Military Lighting Overlay District (MLOD) & Military Sound Attenuation Overlay District (MSAO)

Legend

- Subject Properties (3,630 Acres)
- 200' Notification Area
- Current Zoning: TEXT
- Requested Zoning Change: (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential: 1R
- San Antonio City Limits



Development Services Dept
 City of San Antonio
 (REVISED 12/18/2015 - R. Martinez)

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City of San Antonio

Agenda Memorandum

File Number: 16-1055

Agenda Item Number: Z-22.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Zoning Case Z2016037 CD

SUMMARY:

Current Zoning: "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District

Requested Zoning: "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Carson Diversified SA LP

Applicant: Christopher Kimm, AIA

Representative: Christopher Kimm, AIA

Location: 2876 Nacogdoches Road

Legal Description: 6.010 acres of land out of NCB 12104

Total Acreage: 6.010

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Forest Oak; MacArthur Park

Planning Team: North Sector Plan

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952 (Ordinance # 18115). On April 7, 1988, the subject property was zoned from the original "A" Single Family Residence District to "R-1" One Family Residences District (Ordinance # 66918). Upon the adoption of the 2001 Unified Development Code, "R-1" base zoning was converted to "R-6" Residential Single-Family District. On November 10, 2005, the subject property was then rezoned from "R-6" to PUD "MF-25" Planned Unit Development Multi-Family District not to exceed 26 units (Ordinance # 101904).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, MF-33, R-6

Current Land Uses: Condominiums, Single Family Residence, Church/School

Direction: East

Current Base Zoning: R-6

Current Land Uses: Church

Direction: South

Current Base Zoning: R-20, R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: NP-8, R-6

Current Land Uses: Single Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Lovelace Boulevard

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Route 10 stops in front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information:

Service - Professional Office, Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "PUD MF-25" zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the North Sector Plan and is designated as Mixed Use Center. Both the proposed "MF-25 CD" and existing "PUD MF-25" zoning districts are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The base zoning will remain the same and there is no proposed new development on the property.

3. Suitability as Presently Zoned:

The existing "PUD MF-25" zoning district is appropriate for the subject property and surrounding areas. The subject property is located on Nacogdoches Road a major thoroughfare. Two single-family dwellings currently exist on the subject property. The property to the southeast and southwest is currently zoned "R-6" Residential Single-Family District and consists of single-family dwellings. The zoning to the northwest is zoned "R-6" Residential Single-Family District and consists of a church.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals and strategies of the North Sector Plan, by promoting compatible land use patterns so that natural resources are preserved and the local economy remains viable. Also, the requested zoning ensures compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property is 6.010 acres in size, which accommodates the proposed development for a variety store.

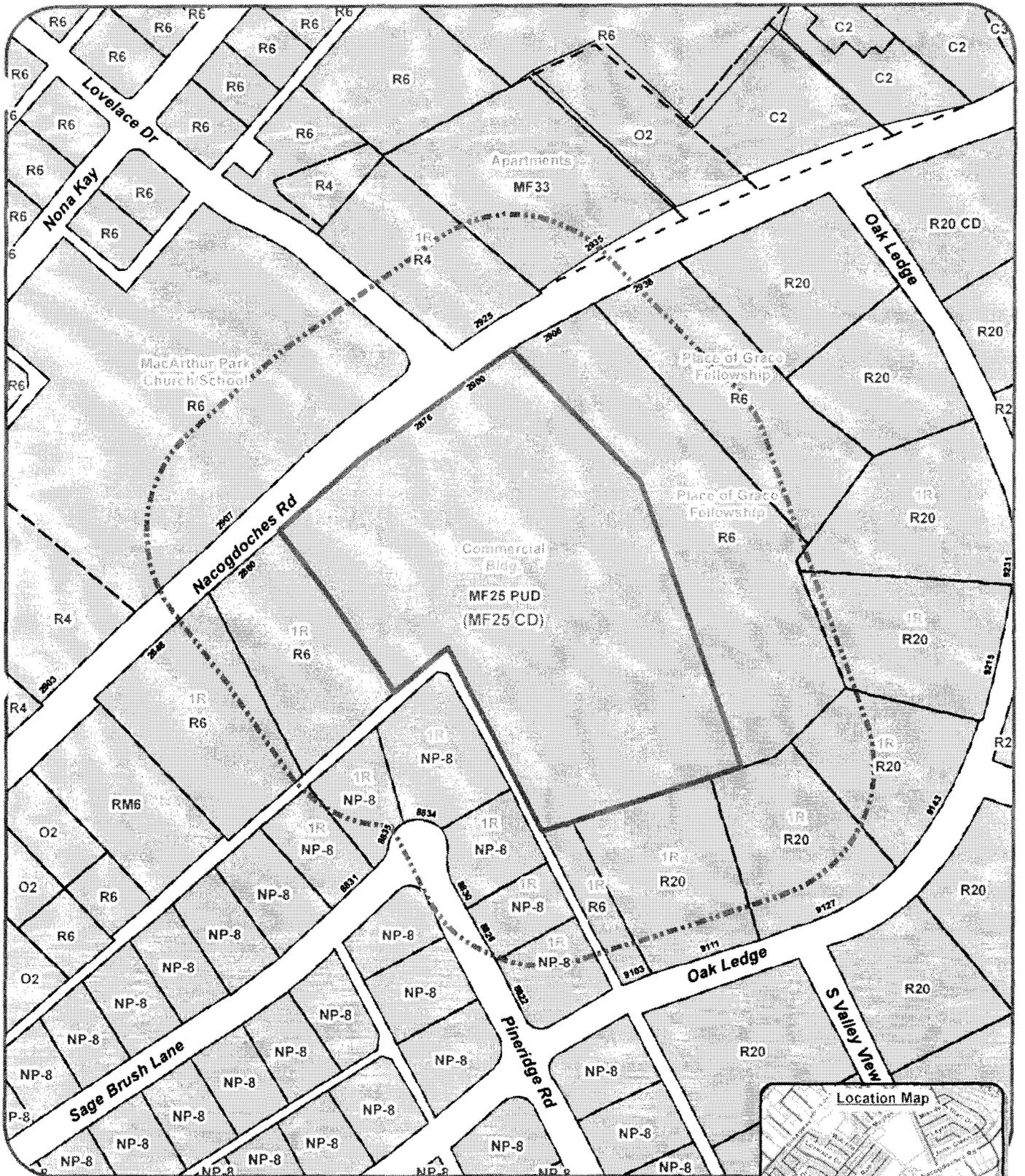
7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Per Section 35-422 of the Unified Development Code, the following condition applies to all conditional use

requests in residential zoning districts:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.

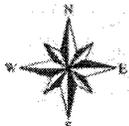


Zoning Case Notification Plan

Case Z-2016-037

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 12104 - LOT H & I, EXC N IRRG 1.5 FT

Legend	
Subject Properties	(6.010 Acres)
200' Notification Area	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	////
Single Family Residential	1R
San Antonio City Limits	-----



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Development Services Dept.
 City of San Antonio
 (11/20/2015 - R. P. Martinez)

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