

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
2016 APR 21 PM 5:21

## City of San Antonio



### AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, April 28, 2016

9:00 AM

Municipal Plaza Building

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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](http://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 Brent Saathoff, Bandera Road City Church, guest of Councilmember Cris Medina, District 7.

2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of March 9 - 10, 2016

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. Consideration of the following two items for contracts related to the River Barges and related concessions contract: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development]
- 4A. An Ordinance approving a professional services agreement with METALAB in an amount not to exceed \$400,000.00 to complete construction documents for watercraft design of a new river barge fleet and fabrication of a prototype barge.
- 4B. An Ordinance approving an amendment to the River Barge Concession Contract to extend the contract term through September 30, 2017 and to adjust ticket prices and percentage payment to the City effective May 1, 2016.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. An Ordinance authorizing the purchase of the following insurance policies for a period beginning May 1, 2016 through September 30, 2017 for a total cost of \$1,910,213.00, funded from the Liability Insurance Fund: (A) medical professional liability from Homeland Insurance Company of New York d/b/a OneBeacon Insurance Group; (B) airport owners and operators liability from Commerce and Industry Insurance Company; (C) aircraft hull and liability from Commerce and Industry Insurance Company; (D) crime liability from National Union Fire Insurance Company of Pittsburg; (E) fine arts liability from AXA Insurance Company; (F) property/equipment breakdown from Factory Mutual Insurance Company; and (G) inland marine from XL Specialty Insurance Company. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

6. An Ordinance authorizing a contract with Due Amicis, Inc. dba Green Landscaping to provide landscaping, irrigation maintenance and repair services to the City's Human Services Department for an estimated amount of \$71,000.00 annually, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. An Ordinance accepting the offer from Vermeer Texas-Louisiana, Inc. to provide one replacement trailer mounted self-feeding brush chipper to the City's Transportation & Capital Improvements (TCI) Department, Stormwater Division for a total cost of \$81,575.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
8. An Ordinance authorizing an amendment to the Magna equipment service agreement with Roche Diagnostics Corporation extending the term for an additional three year period for an annual cost of \$12,150.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

9. An Ordinance authorizing a task order to a Job Order Contract with Con-Cor, Inc., in an amount not to exceed \$122,142.52 for sewer line replacement at the Central Police Substation, a FY 2016 Deferred Maintenance Program funded project, located in Council District 5. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

10. An Ordinance authorizing an amendment to an existing lease with the North American Development Bank for office space located in the City-owned International Center building at 203 South Saint Mary's Street in Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
11. An Ordinance authorizing the 6th Renewal and Extension of Lease Agreement with Burkhart, Shannon and Holmes, dba Washington Place, for approximately 6,050 square feet of office space, located at 215 South San Saba in Council District 1, for the continued use by the

San Antonio Police Department's Regional Auto Crime Team program for a five-year term. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**Grant Applications and Awards**

- 12.** An Ordinance authorizing the submission of an Early Head Start - Child Care Partnership grant application to the U.S. Department of Health and Human Services and acceptance upon award of \$2,656,800.00 for the period August 1, 2016 to July 31, 2017, a budget of \$3,321,000.00, which includes an in-kind match of \$664,200.00, and a personnel complement of 20 positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
- 13.** An Ordinance authorizing the submission of a grant application in an amount up to \$865,211.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team Project; authorizing the acceptance of funds, upon award; authorizing an interlocal agreement between the City of San Antonio and the Bexar County Sheriff's Office related to the grant application; and approving a cash matching contribution of \$554,233.00 and an in kind matching contribution of \$2,136,944.00. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]
- 14.** Consideration of two Ordinances related to the Air Traffic Control Tower project at Stinson Municipal Airport: [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
- 14A.** An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation to \$573,990.00 for the design of the project; increasing the local matching share from \$53,763.00 to \$135,115.00; and, appropriating an additional \$81,351.20 from the Airport Capital Improvement Fund.
- 14B.** An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation to \$4,433,740.18 for the construction of the project; increasing the local matching share from \$2,135,649.00 to \$2,776,615.18; and, appropriating an additional \$640,966.18 from the Airport Capital Improvement Fund

**Boards, Commissions and Committee Appointments**

15. 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 Frederick A. Andis (District 3) to the Building Standards Board.
- B) Appointing L.J. Cott (District 10) to the City/County Joint Commission on Elderly Affairs.
- C) Appointing Edward A. Garza (District 3) to the Historic and Design Review Commission.
- D) Reappointing Ruben J. De Leon (District 3) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2018.

**Miscellaneous**

16. An Ordinance authorizing the negotiation and execution of contracts with Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy not to exceed an aggregate of \$2,500,000.00 for real estate services under the 2015 Venue Sales Tax - Edwards Aquifer Protection Program, for an estimated period of five years. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]
17. An Ordinance authorizing the execution of an Interlocal Agreement in the amount of \$476,901.00 with the San Antonio River Authority for project management and evaluation of the Edwards Aquifer Protection Program's \$10 million earmarked for recharge and water quality initiatives in Bexar County. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]
18. A Resolution authorizing the Department of Planning and Community Development to prepare a Service Plan regarding the voluntary

annexation of the Nabors Property, approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, adjacent to the City limits and located in the southeast part of San Antonio's Extraterritorial Jurisdiction and Bexar County. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

### City Manager's Report

19. City Manager's Report  
A. Fiesta Recycling 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.**

- Z-1.** ZONING CASE # Z2016035 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H HS AHOD" Commercial King William Historic Significant Airport Hazard Overlay District to "C-2NR IDZ H HS AHOD" Commercial Noise Restrictive Infill Development Zone King William Historic Significant Airport Hazard Overlay District on 0.14 of an acre out of NCB 935 located at 1036 South Alamo Street. Staff and Zoning Commission recommend Approval.
- P-1.** PLAN AMENDMENT # 16025 (Council District 2): An Ordinance amending the future land use plan of the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.47 acres out of NCB 488, located at 1604 North Hackberry Street from "Neighborhood Commercial" to "High Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016087)
- Z-2.** ZONING CASE # Z2016087 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with

Single-Family Homes not to exceed 33 units per acre on 0.47 acres out of NCB 488 located at 1604 North Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16025)

- Z-3.** ZONING CASE # Z2016003 CD (Council District 2): 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 Manufactured Home/Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff and Zoning Commission recommend Approval.
- Z-4.** ZONING CASE # Z2016104 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-22, NCB 15894, located at 7004 Walzem Road. Staff and Zoning Commission recommend Approval.
- Z-5.** ZONING CASE # Z2016101 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 11.816 acres of land out of NCB 10879, generally located at the 3800 Block of Lyster Road at the intersection of Goliad Road. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2016103 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Health and Wellness Center to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 7, Block 32, NCB 9642, located at 527 Offer Street. Staff and Zoning Commission recommend Approval.
- Z-7.** ZONING CASE # Z2016081 CD (Council District 3): 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 Conditional Use for a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff and Zoning Commission recommend Approval. (Continued from April 7, 2016)

- P-2.** PLAN AMENDMENT # 16029 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.142 acres of land out of NCB 17204, 29.711 acres of land out of NCB 14862, and Lot 9, Block 2, NCB 14862, generally located in the 6400 Block of Babcock Road and 6300 Block of Melissa Ann Street from "Suburban Tier" and "Civic Center" to "Suburban Tier." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016097)
- Z-8.** ZONING CASE # Z2016097 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District to "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862, generally located in the 6400 Block of Babcock Road and the 6300 Block of Melissa Ann Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 16029)
- Z-9.** ZONING CASE # Z2016100 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Convenience Store with Gasoline and Carwash on Lot P-3B, NCB 16592 located 15311 Lookout Road. Staff and Zoning Commission recommend Approval.

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**Leticia Vacek**  
**City Clerk**



## **AGENDA** **City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Wednesday, April 27, 2016**

**2:00 PM**

**Municipal Plaza Building**

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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 status of the EastPoint revitalization initiative, including specific updates on the Choice Neighborhoods Initiative/Wheatley Courts Transformation Plan, Eastside Promise Neighborhood, and Promise Zone designation. [Lori Houston, Assistant City Manager; Mike Etienne, Ph.D, Office of EastPoint]
2. A Briefing on proposed amendments to the Small Business Economic Development Advocacy (SBEDA) Ordinance. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

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).

Government Code Section 551.071 (consultation with attorney).

- D. Discuss legal issues relating to a solid waste services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to the Convention and Visitors Bureau transition pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal issues relating to arts funding 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.

### 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](http://www.sanantonio.gov) or call 207-7080.



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2396

**Agenda Item Number:** 1.

**Agenda Date:** 4/27/2016

**In Control:** City Council B Session

**DEPARTMENT:** Office of EastPoint

**DEPARTMENT HEAD:** Mike Etienne, Ph.D.

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Briefing and status report on the EastPoint revitalization initiative.

**SUMMARY:**

The Office of EastPoint and its partners will provide a briefing on the status of the EastPoint revitalization initiative, including specific updates on the Choice Neighborhoods Initiative/ Wheatley Courts Transformation Plan, Eastside Promise Neighborhood, and the Promise Zone designation. Additionally, staff will brief Council on accomplishments in the areas of public safety, workforce development, education, housing, economic development, street improvements, community engagement and sustainability.

**BACKGROUND INFORMATION:**

EastPoint is a place-based revitalization initiative designed to comprehensively revitalize the Eastside by linking housing improvements with wider public services, such as high performing schools, human services, public safety and employment opportunities. The collective vision is that: By 2015, EastPoint will be a vibrant, mixed-income community, rich in diversity and opportunity, catalyzing progress throughout the Eastside.

EastPoint is located on the city's Eastside (map included as attachment A) is comprised of a four square mile target area within the Promise Zone that is made up of the combined footprint of the Promise Neighborhood and Choice Neighborhood Initiatives. There are a total of four major federal revitalization initiatives in the EastPoint footprint, totaling over \$54 million (see table below). In addition to the \$54 million in federal grants and initiatives, an additional \$10.2 million have been secured by 16 entities for projects or programs within the Eastside Promise Zone. San Antonio is the only city in the nation to receive these three major federal grants and the Promise Zone designation.

Choice Neighborhood Initiative	Eastside Promise Neighborhood Initiative	Byrne Criminal Justice Grants	Promise Zone Designation
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<b>Funding</b>	\$29.75M	\$23.3M	\$920K	\$0
<b>Agency</b>	San Antonio Housing Authority	United Way of San Antonio	SAHA and the United Way	City of San Antonio
<b>Goal</b>	Redevelop Wheatley Courts housing complex and surrounding areas.	Improve education achievements from cradle-to-career.	Improve public safety.	Technical assistance and preference points are given to grant applicants from federal agencies.

**Choice Neighborhood Initiative**

In 2012, SAHA was allocated a \$29.75 million Choice Neighborhood Initiative (CNI) implementation grant from the Dept. of Housing and Urban Development (HUD) to leverage the transformation of Wheatley Courts and surrounding neighborhoods into a community that is a safe, healthy, vibrant, and thriving community for children, families and seniors. The City has committed \$20 million over a five-year period to leverage Choice Plan Transformation plan for housing, infrastructure, and street improvements. The total development cost for the redevelopment of Wheatley Courts will exceed \$100 million.

The Choice Neighborhood Initiative (CNI) is a centerpiece of the Obama Administration’s interagency Neighborhood Revitalization Initiative. CNI invests in People, Housing and Neighborhood. A major component of the initiative is the redevelopment of former Wheatley Courts public housing complex into a mixed-income community. Wheatley Courts was built in 1940. It was named for America’s first published African-American poet, Phyllis Wheatley, born in Africa and pressed into slavery, then brought to Boston in the 18th century and subsequently named by the prosperous Boston merchant who purchased her.

The 75-year old housing complex had 248 units with a history of crime and violence. To date, the complex has been demolished and construction of the 412-unit mixed-income community is underway. The original 248 public housing units will be retained/provided in the new development to ensure federal one-for-one replacement requirements are met.

**Promise Neighborhood Initiative**

In 2011, the United Way received a \$23.3 million Promise Neighborhood implementation grant from the Department of Education to improve education outcomes for children and families, focusing on 1) Early childhood, 2) Elementary/Middle/High School, 3) achievements, 4) Student safety, 5) Health & wellness, 6) Family self-sufficiency/stable communities. The goal is to improve education achievements from cradle-to-college-and-to career.

Eastside Promise Neighborhood (EPN) currently serves over 7,000 youth and their families, spread over six school campuses (Tynan Early Childhood Center, Pershing Elem, Bowden Elm, and Washington Elem, Wheatley Middle and Sam Houston High School).

**Byrne Criminal Justice**

In 2012, the San Antonio Housing Authority (SAHA) received \$600,000 and the United Way of San Antonio and Bexar County received \$320,000 in Byrne Criminal Justice Grants from the Department of Justice to improve public safety in the EastPoint footprint, a combination of both the Choice and Promise Neighborhoods footprints. Public safety initiatives include hot spot policing, foot patrol, safe school zone, Crime Prevention through Environmental Design (CPTED) and opening of the Resurgence Collaborative. The Resurgence Collaborative is a partnership with Bexar County Parole Office to provide wrap around case management services to the re-entry population and their families.

**Promise Zone**

In January 2014, President Obama announced the selection of the Eastside of San Antonio as one of the five original Promise Zones in the nation. Under the Promise Zone initiative, the federal government is investing

and partnering with high-poverty urban and tribal communities to create jobs, increase economic activity, improve educational opportunities, leverage private investment and improve public safety.

Although no direct federal funding comes with the designation, communities receive technical assistance to help navigate federal programs and regulations, and preference points on additional federal grant applications to implement the goals of the Promise Zone. The designation also provides tax credits to private businesses for hiring and investing in the Zone to create jobs and attract private investments, however, the tax credit allocations are pending Congressional approval. Since the designation, \$10.2 million in federal investments have been secured by 16 entities for projects or programs within the Eastside Promise Zone.

The Eastside Promise Zone is a ten-year designation. It is administered by the City in collaboration with community partners to include the San Antonio Housing Authority, the United Way of San Antonio and Bexar County, San Antonio Independent School District, SA2020 and San Antonio for Growth on the Eastside. The Promise Zone is designed to provide residents with ladders of opportunity. The key goals are to create jobs and workforce development, increase economic development, improve educational opportunities and family stability, reduce poverty, increase the supply of quality affordable housing, improve public safety, and leverage private capital.

**ISSUE:**

The Office of EastPoint and its partners will provide a briefing on the status of the EastPoint revitalization initiative, including specific updates on the Choice Neighborhoods Initiative/Wheatley Courts Transformation Plan, Eastside Promise Neighborhood, and the Promise Zone designation. Additionally, staff will brief Council on accomplishments in the areas of public safety, workforce development, education, housing, economic development, street improvements, community engagement and sustainability.

**ALTERNATIVES:**

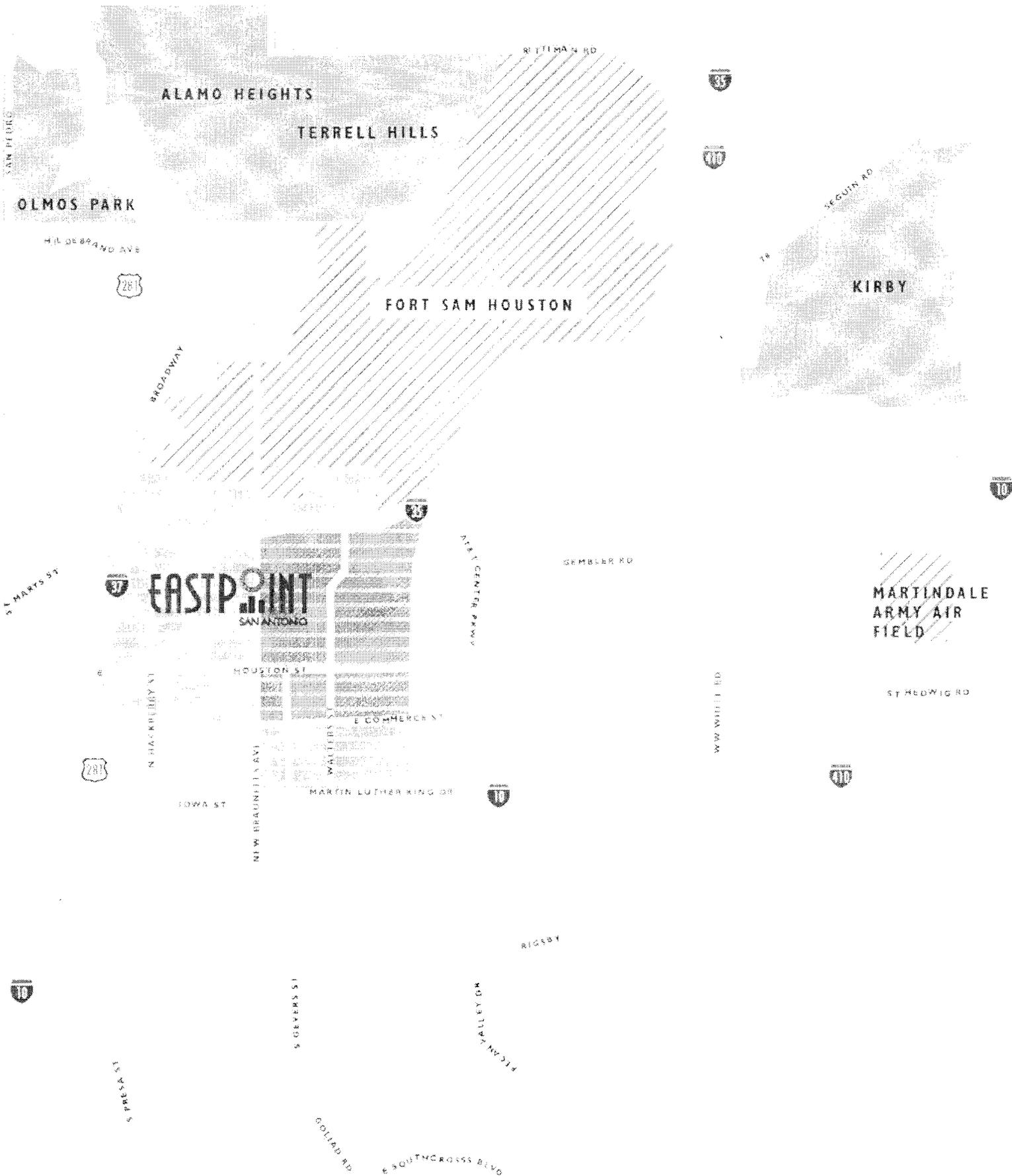
N/A

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A



**LEGEND**

**Promise Zone**

**Eastside Promise Neighborhood**

**Choice Neighborhood**

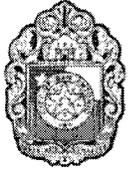
**EPN/CN Overlap**

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2728

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**Agenda Item Number:** 2.

**Agenda Date:** 4/27/2016

**In Control:** City Council B Session

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**DEPARTMENT:** Economic Development

**DEPARTMENT HEAD:** Rene Dominguez

**COUNCIL DISTRICT(S) IMPACTED:** City-wide

**SUBJECT:** Proposed SBEDA Ordinance Amendments

### **SUMMARY:**

On December 3, 2015, City Council adopted the Disparity Study conducted by National Economic Research Associates, Inc. (NERA), which supports the legal basis for the continuation of the SBEDA Ordinance and the opportunity to implement proposed amendments to enhance the ordinance.

### **BACKGROUND:**

In June 2010, City Council adopted significant revisions to the SBEDA Ordinance following findings from a 2010 Disparity Study. The amended ordinance incorporated best practices from around the country and extensive public feedback to address results of the 2010 study. The study was conducted to meet the legal standard set by the U.S. Supreme Court case *Richmond v. J.A. Croson Co. (1989)*. The *Croson* case requires that race-and-gender specific programs established by government entities pass a "strict scrutiny" test, which requires documentation of persisting discrimination and "narrowly tailored" remedies to cure the discrimination in order for the ordinance to be legally defensible.

The new program marked a turning point for the SBEDA Ordinance because it was redesigned to provide a narrowly tailored approach while creating meaningful Affirmative Procurement Initiatives ("tools") that would make an impact on the utilization of small, minority and women-owned enterprises (S/M/WBEs) in the San Antonio area.

Best practices recommend that disparity studies be conducted every five years. Therefore, on April 17, 2014, City Council authorized a contract with NERA to conduct a new disparity study which was adopted on December 3, 2015. The study indicated the City exhibited progress in utilizing M/WBEs on City contracts during the evaluation period. During this time, the City paid more than 23%, or \$343 million, to M/WBEs. This amount is more than double the dollars paid since the previous study. Although this is an example of progress, the study and supporting qualitative evidence clearly reveal the availability of M/WBEs in San

Antonio exceeds the level of utilization suggesting that a disparity still exists.

The study adopted by City Council concluded and recommended that the application of the SBEDA Ordinance be continued.

Since January 2016, City staff has conducted significant outreach to review potential amendments to further enhance the SBEDA Ordinance. On March 3, 2016, the Small Business Advocacy Committee (SBAC) hosted a public hearing where the City's outside legal counsel, Franklin Lee, presented potential amendments to the ordinance. The potential amendments were posted on the City's website on March 4, 2016 to allow for public comment and input.

City staff embarked on an extensive public comment period, wherein comments of various policy options were presented and discussed. Staff held individual meetings with numerous stakeholder groups to include professional and trade organizations and chambers of commerce to communicate the benefits of the various components within the proposed amendments and to gather feedback.

### **ISSUE:**

To address the results found in the 2015 Disparity Study and alter careful consideration of all comments received, City staff proposes the continuation of the SBEDA Ordinance with the addition and/or expansion of the following proposed amendments:

- *The Emerging Prime Contractor Program*, which allows up to 20 evaluation points to be awarded to Emerging S/M/WBE prime respondents (those firms ¼ the size of an SBE per the SBA size standard), will now be applicable for S/M/WBEs in the Architecture and Engineering, Professional Services, Other Services, and Goods and Supplies Industries;
- *The Prime Contractor Program*, which allows up to 20 evaluation points to be awarded to S/M/WBE prime respondents, is now being expanded to the Construction, Other Services, and Goods and Supplies Industries;
- *The Joint Venture Program*, which provides up to 20 evaluation points to a joint venture respondent per their S/M/WBE percent makeup on a contract, is being expanded for both SBEs and S/M/WBEs in the Construction and Architecture and Engineering Industries;
- *The Mentor Protégé Program*, which pairs firms with a mentor to learn best industry practices, is being expanded to the Architecture and Engineering Industry;
- S/M/WBEs awarded a City contract under \$10 million at the prime contractor level will be able to self-perform any S/M/WBE contract-specific subcontracting goals that may apply to the contract, which will allow the S/M/WBE prime contractor to perform a greater percent of the contract and further build their capacity;
- *The Subcontracting Program*, which can require up to 40% of a contract be subcontracted, will apply to S/M/WBEs in Architecture and Engineering and will apply to SBEs and S/M/WBEs in Goods and Supplies; and
- *The Segmented Subcontracting Program*, which sets subcontracting goals for certain segments such as African American Business Enterprises (AABEs) or Asian Business Enterprises (ABEs), would be applied

to those segments that are experiencing the greatest disparity a given year and industry, based on the most recent data.

These proposed amendments will add to the current tools the SBEDA Ordinance utilizes on City solicitations, which will enhance the City's utilization of S/M/WBEs.

On April 27, 2016, the proposed SBEDA Ordinance amendments are being presented to SBAC which will consider and vote to recommend that City Council adopt the potential amendments.

City Council consideration of the proposed ordinance with an appropriate modification based upon public comment and other relevant evidence is scheduled for May 19, 2016.

**ALTERNATIVES:**

This item is intended for briefing purposes only.

**FISCAL IMPACT:**

There is no fiscal impact as potential amendments to the SBEDA Ordinance are intended to enhance the program at no additional cost.

**RECOMMENDATIONS:**

This item is intended for briefing purposes only.

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2016 APR 21 PM 5:21

## City of San Antonio



### AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, April 28, 2016

9:00 AM

Municipal Plaza Building

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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

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For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://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 Brent Saathoff, Bandera Road City Church, guest of Councilmember Cris Medina, District 7.

2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of March 9 - 10, 2016

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. Consideration of the following two items for contracts related to the River Barges and related concessions contract: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development]
- 4A. An Ordinance approving a professional services agreement with METALAB in an amount not to exceed \$400,000.00 to complete construction documents for watercraft design of a new river barge fleet and fabrication of a prototype barge.
- 4B. An Ordinance approving an amendment to the River Barge Concession Contract to extend the contract term through September 30, 2017 and to adjust ticket prices and percentage payment to the City effective May 1, 2016.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. An Ordinance authorizing the purchase of the following insurance policies for a period beginning May 1, 2016 through September 30, 2017 for a total cost of \$1,910,213.00, funded from the Liability Insurance Fund: (A) medical professional liability from Homeland Insurance Company of New York d/b/a OneBeacon Insurance Group; (B) airport owners and operators liability from Commerce and Industry Insurance Company; (C) aircraft hull and liability from Commerce and Industry Insurance Company; (D) crime liability from National Union Fire Insurance Company of Pittsburg; (E) fine arts liability from AXA Insurance Company; (F) property/equipment breakdown from Factory Mutual Insurance Company; and (G) inland marine from XL Specialty Insurance Company. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

6. An Ordinance authorizing a contract with Due Amicis, Inc. dba Green Landscaping to provide landscaping, irrigation maintenance and repair services to the City's Human Services Department for an estimated amount of \$71,000.00 annually, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. An Ordinance accepting the offer from Vermeer Texas-Louisiana, Inc. to provide one replacement trailer mounted self-feeding brush chipper to the City's Transportation & Capital Improvements (TCI) Department, Stormwater Division for a total cost of \$81,575.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
8. An Ordinance authorizing an amendment to the Magna equipment service agreement with Roche Diagnostics Corporation extending the term for an additional three year period for an annual cost of \$12,150.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

#### **Capital Improvements**

9. An Ordinance authorizing a task order to a Job Order Contract with Con-Cor, Inc., in an amount not to exceed \$122,142.52 for sewer line replacement at the Central Police Substation, a FY 2016 Deferred Maintenance Program funded project, located in Council District 5. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

10. An Ordinance authorizing an amendment to an existing lease with the North American Development Bank for office space located in the City-owned International Center building at 203 South Saint Mary's Street in Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]
11. An Ordinance authorizing the 6th Renewal and Extension of Lease Agreement with Burkhart, Shannon and Holmes, dba Washington Place, for approximately 6,050 square feet of office space, located at 215 South San Saba in Council District 1, for the continued use by the

San Antonio Police Department's Regional Auto Crime Team program for a five-year term. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

### Grant Applications and Awards

12. An Ordinance authorizing the submission of an Early Head Start - Child Care Partnership grant application to the U.S. Department of Health and Human Services and acceptance upon award of \$2,656,800.00 for the period August 1, 2016 to July 31, 2017, a budget of \$3,321,000.00, which includes an in-kind match of \$664,200.00, and a personnel complement of 20 positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
  
13. An Ordinance authorizing the submission of a grant application in an amount up to \$865,211.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team Project; authorizing the acceptance of funds, upon award; authorizing an interlocal agreement between the City of San Antonio and the Bexar County Sheriff's Office related to the grant application; and approving a cash matching contribution of \$554,233.00 and an in kind matching contribution of \$2,136,944.00. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]
  
14. Consideration of two Ordinances related to the Air Traffic Control Tower project at Stinson Municipal Airport: [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]
  
- 14A. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation to \$573,990.00 for the design of the project; increasing the local matching share from \$53,763.00 to \$135,115.00; and, appropriating an additional \$81,351.20 from the Airport Capital Improvement Fund.
  
- 14B. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation to \$4,4337,740.18 for the construction of the project; increasing the local matching share from \$2,135,649.00 to \$2,776,615.18; and, appropriating an additional \$640,966.18 from the Airport Capital Improvement Fund

**Boards, Commissions and Committee Appointments**

15. 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 Frederick A. Andis (District 3) to the Building Standards Board.
- B) Appointing L.J. Cott (District 10) to the City/County Joint Commission on Elderly Affairs.
- C) Appointing Edward A. Garza (District 3) to the Historic and Design Review Commission.
- D) Reappointing Ruben J. De Leon (District 3) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2018.

**Miscellaneous**

16. An Ordinance authorizing the negotiation and execution of contracts with Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy not to exceed an aggregate of \$2,500,000.00 for real estate services under the 2015 Venue Sales Tax - Edwards Aquifer Protection Program, for an estimated period of five years. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]
17. An Ordinance authorizing the execution of an Interlocal Agreement in the amount of \$476,901.00 with the San Antonio River Authority for project management and evaluation of the Edwards Aquifer Protection Program's \$10 million earmarked for recharge and water quality initiatives in Bexar County. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]
18. A Resolution authorizing the Department of Planning and Community Development to prepare a Service Plan regarding the voluntary

annexation of the Nabors Property, approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, adjacent to the City limits and located in the southeast part of San Antonio's Extraterritorial Jurisdiction and Bexar County. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

### City Manager's Report

19. City Manager's Report  
A. Fiesta Recycling 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.**

- Z-1.** ZONING CASE # Z2016035 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H HS AHOD" Commercial King William Historic Significant Airport Hazard Overlay District to "C-2NR IDZ H HS AHOD" Commercial Noise Restrictive Infill Development Zone King William Historic Significant Airport Hazard Overlay District on 0.14 of an acre out of NCB 935 located at 1036 South Alamo Street. Staff and Zoning Commission recommend Approval.
- P-1.** PLAN AMENDMENT # 16025 (Council District 2): An Ordinance amending the future land use plan of the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.47 acres out of NCB 488, located at 1604 North Hackberry Street from "Neighborhood Commercial" to "High Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016087)
- Z-2.** ZONING CASE # Z2016087 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with

Single-Family Homes not to exceed 33 units per acre on 0.47 acres out of NCB 488 located at 1604 North Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16025)

- Z-3.** ZONING CASE # Z2016003 CD (Council District 2): 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 Manufactured Home/Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff and Zoning Commission recommend Approval.
- Z-4.** ZONING CASE # Z2016104 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-22, NCB 15894, located at 7004 Walzem Road. Staff and Zoning Commission recommend Approval.
- Z-5.** ZONING CASE # Z2016101 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 11.816 acres of land out of NCB 10879, generally located at the 3800 Block of Lyster Road at the intersection of Goliad Road. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2016103 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Health and Wellness Center to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 7, Block 32, NCB 9642, located at 527 Offer Street. Staff and Zoning Commission recommend Approval.
- Z-7.** ZONING CASE # Z2016081 CD (Council District 3): 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 Conditional Use for a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff and Zoning Commission recommend Approval.  
(Continued from April 7, 2016)

- P-2.** PLAN AMENDMENT # 16029 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.142 acres of land out of NCB 17204, 29.711 acres of land out of NCB 14862, and Lot 9, Block 2, NCB 14862, generally located in the 6400 Block of Babcock Road and 6300 Block of Melissa Ann Street from "Suburban Tier" and "Civic Center" to "Suburban Tier." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016097)
- Z-8.** ZONING CASE # Z2016097 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District to "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862, generally located in the 6400 Block of Babcock Road and the 6300 Block of Melissa Ann Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 16029)
- Z-9.** ZONING CASE # Z2016100 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Convenience Store with Gasoline and Carwash on Lot P-3B, NCB 16592 located 15311 Lookout 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  
105 Main Plaza  
San Antonio, Texas 78205

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Wednesday, March 9, 2016

2:00 PM

Municipal Plaza Building

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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:** 8 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Krier, and Gallagher

**ABSENT:** 3 - Warrick, Gonzales, and Nirenberg

City Clerk Vacek announced that Councilmember Warrick was attending the 2016 NLC Congressional City Conference in Washington, D.C.; Councilmember Gonzales was attending the Vision Zero Conference in New York City; and Councilmember Nirenberg was attending the Sister Cities International 2016 Summer Leadership Meeting in Miami.

- I. A Briefing on the FY 2017 and FY 2018 Consolidated Funding Process for Human and Workforce Development Services. [Maria Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley presented a Power Point regarding the Consolidated Funding Process for Human and Workforce Development Service for Fiscal Year (FY) 2017 and FY 2018. She provided background information noting that the Total Budget for FY 2016 was \$21

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Million with 65 agencies funded. She stated that the Agency Match Requirement was 50% for those receiving less than \$1 Million and 35% for those receiving \$1 Million or more. She presented an overview of the Scope of Services within the following categories: 1) Children and Family Services; 2) Youth Services; 3) Community Safety Net; and 4) Workforce Development. She highlighted the Survey Results from the City Council noting that \$5.9 Million would be designated to Haven for Hope and Prospects Courtyard; \$2.7 Million for the After School Program; and \$250,000 for New Agencies. She added that \$12.1 Million would be available for Existing Agencies.

Ms. Woosley reported that the survey results indicated that the Non-Communication Period should be shortened from July through September. She stated that two Public Hearings would be held after the Budget Proposal. She noted that there were three Alternatives with regard to Funding Term Limits which would be further discussed with the City Council. She stated that the Request for Proposals and Agency Workshops would be held in April with Panel Review and Agency Interviews occurring in May/June.

Mayor Taylor asked of the outcomes related to the After School Challenge Program. Ms. Woosley replied that they asked all of the School Districts to report on three of the same outcomes: 1) Grade Progression; 2) Scores on the STAAR Test; and 3) Attendance.

Councilmember Krier asked of the process for funding new agencies. Ms. Woosley replied that a panel reviewed those applications and came to a consensus on the ranking the proposals. Councilmember Krier stated that he was pleased that Funding Term Limits were proposed and that he would be inclined to support a limit for Agency Funding (Alternative A).

Councilmember Gallagher stated that he was supportive of Alternative A which would provide a 4-Year limit for Agency Funding beginning in FY 2017 and that it was important to look at agency performance.

Councilmember Viagran spoke to the survey results that show support for increasing funding for Workforce Development and requested that they focus Community Safety Net efforts on Human Trafficking. She stated that she was leaning toward Alternative B which would include a 4-Year Limit for Program Funding, noting that there could be unintended consequences with limiting Agency Funding.

Councilmember Treviño asked for additional information on Alternative C which would address time limits through Priority Setting, New Agency Fund, and Evaluation Process. Ms. Woosley stated that Alternative C would provide flexibility to change funding based on priorities. Councilmember Treviño stated that he was inclined to support Alternative C.

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Councilmember Lopez stated that he would also leaning toward Alternative C; however, he noted that there could be another option. He asked of the difference between the Community Safety Net and Workforce Development Categories. Ms. Woosley responded that Community Safety Net included Haven for Hope and Prospects Courtyard, as well as Basic Needs Programs such as Case Management, Prescription Assistance, and Domestic Violence. Councilmember Lopez asked why the Non-Communication Period was implemented noting that he did not feel it was necessary. Ms. Woosley replied that it followed the City's Contracting Process. Mrs. Sculley added that it was requested by a previous City Council noting there were challenges with meeting with 65 Agencies.

Councilmember Saldaña stated that he concurred with Councilmember Lopez with regard to the Non-Communication Period and being able to speak to the agencies at any time. He noted that he was leaning toward supporting Alternative C.

Councilmember Gallagher stated that he was supportive of holding Public Hearings so that Agencies did not have to try to set up meetings with all of the Councilmembers. He spoke of the importance of having a clear set of rules for the Agencies and noted that he looked forward to bringing in new agencies with new ideas.

Councilmember Medina asked if there was any funding reduction in Alternative C. Ms. Woosley replied that there was not a mandated funding reduction but it would occur through policy implementation and priority setting. Councilmember Medina stated that he was considering Alternative C but the other two options also had some valid points.

Councilmember Viagran requested that staff look at a potential hybrid of the options. Mayor Taylor asked if this budget included the 15% of Community Development Block Grant (CDBG) Funds allocated for Public Service. Ms. Woosley replied that it did not. Mayor Taylor stated that she agreed that Alternative C offered the most flexibility and that she was supportive of creating a Sustainability Plan. However, she noted that she was leaning toward Alternative B which would limit Program Funding but allow agencies to provide a variety of services. She stated that she looked forward to more discussion on same.

2. Overview of the state designated cultural district "Zona Cultural" located in District 1. [Lori Houston, Assistant City Manager; Felix N. Padrón, Director, Culture and Creative Development]

Lori Houston presented opening remarks, noting that the Zona Cultural encompassed 44

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contiguous blocks on the West End of Downtown San Antonio and included cultural assets such as San Fernando Cathedral and Market Square. She stated that the City Council had adopted an ordinance in January 2014 creating the Zona Cultural District. She noted that Centro San Antonio was identified to lead the designation process and they had obtained the designation from the Texas Commission on the Arts in September 2015. She noted that Centro San Antonio had retained Centro, Inc. from Denver, Colorado and introduced Jamie Licko, President of Centro, Inc.

Ms. Licko provided an overview of the El Mercado Zona Cultural District Revitalization Plan. She stated that the Zona Cultural was a crossroads of Culture, Commerce, and Community with leadership and financial contributions from the City of San Antonio, Centro San Antonio, and neighborhood stakeholders. She noted that despite a rich history and central location in the heart of the city; Zona Cultural has struggled to find its voice and capitalize on its unique position. She highlighted benefits of investing in Zona Cultural to include economic growth and leveraging City Investments. She stated the overall goals of the El Mercado Zona Cultural Revitalization Plan: 1) Establish a foundation to understand Zona; 2) Build a Plan to revitalize Zona; and 3) Develop a long-term sustainable strategy to deliver the Plan.

Ms. Licko spoke of the Steering Committee that was convened to help develop the Plan which includes City Staff and Stakeholders. She provided a map of the area and highlighted Revitalization Plan Projects. She stated that they recommended managing Zona Cultural as a new 501(c)(3) Organization to oversee Zona Cultural and facilitate implementation of the Zona Cultural Revitalization Plan. She noted that Zona Cultural would be managed by an independent Board of Directors made up of a diverse mix of 12 to 15 stakeholders and partners from within Zona Cultural. She mentioned that their target Year One Budget was \$250,000 and that a three-year funding commitment would be sought from Zona Cultural Stakeholders, Centro San Antonio, City of San Antonio, Bexar County, and Grants/Sponsorships. She highlighted next steps in which they would work on the endorsement and support for the plan, as well as establish the Zona Organization and Governance.

Ms. Houston recognized Jorge Cortez, Stakeholder. Mr. Cortez spoke of his upbringing in San Antonio and thanked Councilmember Treviño for his support. Mr. Cortez recognized Jesse Treviño who had lost his arm while serving in the Vietnam War. Mr. Treviño stated that he was honored to be present and was proud to be living in San Antonio. He spoke of his art work and the importance of the Zona Cultural Designation.

Mayor Taylor thanked the Cortez Family for all of their work to preserve the history of the area as well as Jesse Treviño and Ed Cross. She encouraged all to stay focused on

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authenticity and design standards when implementing the Plan. She noted that sustainability of the organization was key and was pleased with the stakeholder investment.

Councilmember Treviño stated that this was a great opportunity and he was very supportive. He thanked the stakeholders and noted that he concurred with Mayor Taylor regarding sustainability. He added that it would be very important to bring all resources together to make it a true success.

Councilmember Viagran thanked all of the stakeholders and spoke to the importance of Zona Cultural. She stated that when looking at Economic Development and Connectivity; they should ensure that it was interesting and safe but would also bring energy to the area. She noted the importance of branding and collaboration and asked of design guidelines. Ms. Houston replied that the City had implemented design guidelines for Historic Neighborhoods as well as Downtown Design Guidelines for properties that were not Historic.

Councilmember Saldaña thanked the stakeholders that come together for Zona Cultural and asked of the timing for moving the Health Department Staff out of the Continental Hotel Building. Ms. Houston stated that they were currently moving some of the staff into Riverview Towers until all could be consolidated at the Frost Bank Building. She noted that they hoped to issue an RFP and develop affordable housing in the Continental Hotel Building. Councilmember Saldaña highlighted the public investment and revitalization of San Pedro Creek which runs into Zona Cultural. He asked of the potential to use funding that had previously been provided to the Museo Alameda. Mrs. Sculley noted that they were beginning the preparation process for the FY 2017 and could look at that source of funds as well as others.

Councilmember Medina stated that Zona Cultural truly reflected the story of San Antonio and was excited to see the work that would be accomplished. He asked of the potential funding sources that could be used. Mrs. Sculley replied that they could look at Hotel Occupancy Tax (HOT) Funds as well as the General Fund.

Councilmember Lopez spoke of the long History and rich culture of the area and stated that he was supportive of the project. He asked of the timeline on the Continental Hotel Building. Ms. Houston replied that they hoped to issue the RFP within six months. Mayor Taylor thanked everyone for the presentation.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 4:37 pm to discuss the following:

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- 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).
- D. Discuss legal issues related to a lawsuit styled Jessica Alvarez and Anthony Salas v. City of San Antonio, Cause No. 2014-CI-18798 pending in the 45th Judicial District Court, pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Deliberations regarding the deployment or specific occasions for implementation of security devices pursuant to Texas Government Code Sections 551.076 (security devices) and 551.071 (consultation with attorney).
- F. Discuss legal issues relating to a solid waste services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- G. Deliberate the duties and evaluation of the City Clerk pursuant to Texas Government Code, Section 551.074 (personnel matters) and Section 551.071 (attorney-client consultation).
- H. Deliberations regarding police discipline and related legal issues pursuant to Texas Government Code Section 551.071 (consultation with attorney)

**RECONVENED**

Mayor Pro Tem Saldaña reconvened the meeting at 6:00 pm and announced that no action

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was taken in Executive Session.

**CITIZENS TO BE HEARD**

Mayor Pro Tem Saldaña called upon the citizens registered to speak.

Mark Perez expressed concern with staff of the Development Services Department. He also expressed concern with the AGE Refinery Building, DPT Laboratories, and other facilities operating without the proper permits.

Nazirite Ruben Flores Perez spoke of how Jesus died and provided a handout entitled, "Did it Really Happen?"

Rhett Smith expressed concern with the Political Process in America noting that there should be more choices with regard to political parties. He asked the City Council to pass a Resolution to uphold high standards in America and apologizing for slavery.

Faris Hodge, Jr. submitted written testimony to include newspaper articles regarding the following topics: Presidential Candidates Donald Trump and Hillary Clinton, Business Tax Cuts aid Texas, and the Nation's first Digital Library in a Housing Project. He requested that the City of San Antonio hire 25 Park Police Officers.

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Saldaña adjourned the meeting at 6:13 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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

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



**DRAFT**

**Meeting Minutes**

**City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, March 10, 2016

9:00 AM

Municipal Plaza Building

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

**PRESENT:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

Mrs. Vacek announced that Mayor Taylor was in Austin attending the SXSW Education Across America Town Hall Meeting with Mayors and Councilmember Gonzales was attending the Vision Zero Conference in New York City.

Mayor Pro Tem Saldaña presided over the meeting in the absence of Mayor Taylor. He announced that Councilmember Nirenberg was attending the meeting via Video Conference.

1. The Invocation was delivered by Yamit "Jay" Saliceti, Director, Cru San Antonio, guest of Councilmember Rebecca J. Viagran, District 3.
2. Mayor Pro Tem Saldaña 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 January 27 - 28, 2016.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of January 27-28, 2016. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Warrick, Viagran, Saldaña, Lopez, Nirenberg, Krier and Gallagher

**ABSENT:** 3 - Mayor Taylor, Gonzales and Medina

#### **CONSENT AGENDA ITEMS**

Items 6, 11, 13, 15A&B, 16A, 16B & 16C, 20, 22C, and 29A&B were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Agenda Items. Councilmember Krier seconded the motion.

Mayor Pro Tem Saldaña called upon the citizens registered to speak.

Ellen Berkey addressed the City Council and asked who would be sending the SAWS Rate Restructuring to the Texas Public Utility Commission for review. She expressed concern with the increase in water rates and the lack of transparency at SAWS.

Jack M. Finger addressed the City Council and expressed concern with the cost of the public restroom kiosk (Item 6). He asked of the safety of the roundabout recommended in Items 16A-16C.

Dolly Holmes addressed the City Council in support of the agreement with the Monte Vista Historical Association for use of space adjacent to the main building of the Landa Branch Library (Item 28).

Faris Hodge, Jr. submitted written testimony in favor of Items 8-11, 16-18, and 25-27.

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

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

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**ABSENT:** 2 - Mayor Taylor and Gonzales

**2016-03-10-0190**

5. An Ordinance authorizing contracts with A-Ram Plumbing, Inc., Craftsman Plumbing, and HJD Capital Electric, Inc. to provide on-call plumbing maintenance and repair services for an estimated amount of \$480,000.00 annually, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-10-0192**

7. An Ordinance accepting an offer from Taser International, Inc. to provide tasers and accessories, and the Taser Assurance Plan warranty service, to the City's Police Department for an estimated cost of \$3,110,769.00 over the contract period, with this fiscal year's costs funded from the FY2016-2021 Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-10-0193**

8. An Ordinance accepting the bid from Fitness In Motion of South Texas to provide the San Antonio Fire Department with replacement cardio fitness equipment for various fire facilities for a total cost of \$114,506.50, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-10-0194**

9. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$15,761,000.00: (A) 911 Auto Centers, LLC, Crossroads Collision Center, Galaxie Body Works, Inc., Red McCombs Ford d/b/a Red McCombs Collision Center, and Southwest Paint and Body for on-call collision repairs for sedans and light-duty pickup trucks, (B) IPC (USA) Inc. for gasoline and diesel fuels, (C) Poppe Automotive Warehouse for automotive shop supplies, (D) SAT Radio Communications, LTD d/b/a Industrial Communications for the purchase and repair of Firecom systems and headsets, and (E) Litho Press, Inc. for SWMD organics guides. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-10-0195**

10. An Ordinance authorizing a Design-Build Services Agreement with SpawGlass in the amount not to exceed \$55,760,000.00 for the design and construction of the Leslie Road Service Center and Southeast Service Center, Certificates of Obligation funded projects located in Council District 6 and Council District 2. [Peter Zanon, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital
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Improvements]

**2016-03-10-0197**

12. An Ordinance for the Redland Road South project, a 2012 Bond funded project, awarding a construction contract to S.J. Louis Construction in the amount of \$8,698,345.59 of which \$323,043.93 will be reimbursed by San Antonio Water System and \$225,191.00 will be reimbursed by CPS Energy, located in Council District 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-10-0199**

14. An Ordinance authorizing a Funding Agreement with the Chabad Center for Jewish Life and Learning; and accepting \$14,000.00 as partial funding for the installation of an overhead flashing beacon at 14535 Blanco Road, a Neighborhood Access and Mobility Program funded project, located in City Council District 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-10-0202**

17. An Ordinance closing, vacating and abandoning 0.402 acres of Bacon Road, an unimproved portion of public right of way in Council District 8 as requested by ALC Ranch LTD for a fee of \$112,550.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-10-0203**

18. An Ordinance authorizing the submission of a grant application to the Department of Homeland Security and the acceptance of funds upon award in an amount up to \$438,707.72 for the San Antonio Metropolitan Health District's participation in the Whole Air Program for a period beginning September 1, 2016 through August 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Director of Health]

**2016-03-10-0204**

19. An Ordinance authorizing the acceptance of grant funds from the National Recreation and Park Association to provide wellness programming for seniors over the course of a year and establishing a project budget in the amount of \$22,500.00. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2016-03-10-0206**

21. An Ordinance authorizing the submission of a grant application and the acceptance of funds from the Centers for Disease Control and Prevention for the Sodium
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Reduction in Communities grant in an amount up to \$2,000,000.00 to support the Chronic Disease Program of the San Antonio Metropolitan Health District in implementing community-wide efforts to reduce sodium intake for the period beginning September 30, 2016 through September 29, 2021. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Health Director]

**2016-03-10-0207**

23. An Ordinance approving a pay adjustment to the salary of the City Auditor to provide for a performance pay increase. [Martha G. Sepeda, Acting City Attorney]

**2016-03-10-0208**

24. An Ordinance approving a local contribution in the amount of \$71,559.00 to the Events Trust Fund in anticipation of reimbursement of up to \$518,800.00 from the Texas State Comptroller Office for eligible expenses related to the 2016 Valero Alamo Bowl, authorizing the execution of a reimbursement Agreement with the San Antonio Bowl Association for reimbursement of conference fees totaling up to \$447,241.00, contingent upon State reimbursement, and authorizing payment upon the receipt of such funds from the Events Trust Fund. [Carlos Contreras, Assistant City Manager; Michael Savaya, Director, Convention & Sports Facilities]

**2016-03-10-0209**

25. An Ordinance approving a pre-qualified list of public art professionals whose services may be used to implement public art projects established by the public art plan in an amount not to exceed the eligible allocation; authorizing contracts for such projects; authorizing contracts for the purchase of artwork on temporary exhibit; and authorizing payments subject to the availability of funds. [Lori Houston, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**2016-03-10-0210**

26. An Ordinance authorizing the City to enter into an agreement with TexPool to further utilize Local Government Investment Pool Services including TexPool Prime. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Director of Finance]

**2016-03-10-0211**

27. An Ordinance authorizing the execution of the following agreements for state representation services: (a) Focused Advocacy, to provide year-round services for an eighteen-month term in an amount not to exceed \$8,500.00 per month; (b) Texas Lobby Group, to provide services for a one-year term in an amount not to exceed \$7,500.00 per month; and (c) Marc A. Rodriguez to provide services for a one-year term in an amount not to exceed \$7,500.00 per month; all with renewal terms subject to City Council approval. [Carlos Contreras, Assistant City Manager; Jeff Coyle,

Director, Government & Public Affairs]

**2016-03-10-0212**

28. An Ordinance authorizing a five-year agreement with the Monte Vista Historical Association for use of space adjacent to the main building of the Landa Branch Library, accepting a one-time financial allocation to the San Antonio Public Library of \$10,000.00 and subsequent annual financial allocations of \$7,200.00 for the Landa Branch Library to be paid at the rate of \$600.00 per month dedicated for the maintenance and preservation of the Landa Branch Library. [Maria Villagomez, Assistant City Manager; Ramiro Salazar, Director, San Antonio Public Library]

**CONSENT ITEMS CONCLUDED**

**INDIVIDUAL ITEM FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**2016-03-10-0189**

4. An Ordinance authorizing a contract with OpenGov, Inc. for Financial / Performance Transparency Application in the amount of \$82,410.00 for a one-year term with two, one-year renewal options of \$77,510.00 for a total of \$237,430.00 funded through the FY 2016 General Fund Budget each year. [Maria Villagomez, Assistant City Manager; John Woodruff, Director, Management and Budget]

Maria Villagomez presented a Power Point and spoke of the City's efforts regarding Budget and Financial Transparency. She highlighted the awards they had received for same and noted the various budget records that were online and accessible to the public. She spoke of OpenGov, a Cloud-based Financial and Performance Platform that allows users easy access to budget and financial data. She stated that it would increase transparency and noted that the Cities of Los Angeles and San Diego also use OpenGov. She presented screen shots of the data that could be accessed on OpenGov and stated that if approved today, it would go live with the Proposed Budget in August. She noted that the project cost was \$82,410 in Year 1 and \$77,510 in Years 2 and 3.

Mayor Pro Tem Saldaña called upon the citizens registered to speak.

Ellen Berkey requested that SAWS implement a similar program on their website to increase transparency.

Jack M. Finger expressed concern with the cost and stated that the program would provide

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the same information that staff should provide.

Councilmember Lopez stated that he was pleased to increase transparency and asked if other modules could be added in the future. Ms. Villagomez confirmed that they could add modules in the future. She stated that it was a similar application used for the Bond Program Dashboard. Councilmember Lopez expressed his support and noted the importance of educating the community on how to access the data.

Councilmember Nirenberg stated that it was important to explore new media tools available and asked of the module related to the City's Investment Portfolio. Ms. Villagomez stated that they were looking at a module within OpenGov that could provide that information.

Councilmember Medina stated that he appreciated efforts to increase transparency and asked if the information would be accessible in Spanish. Ms. Villagomez replied that it would only be accessible in English at this time but could look at implementing it in Spanish.

Councilmember Viagran expressed her support and stated that she would encourage SAWS and CPS Energy to implement a similar program.

Councilmember Treviño stated that he was supportive of the increase in transparency and noted that he would also like for the information to be provided in Spanish. He asked how the program would be marketed to the public. Ms. Villagomez stated that they would launch the program with the Proposed Budget and would advertise it in the Express News, Social Media, and through Community Meetings.

Councilmember Warrick asked how far back data would be included. Ms. Villagomez replied that Phase I would include data from 2015 and stated that the plan was to have five years of data available for every department. Councilmember Warrick asked if OpenGov would provide surveys for the public to complete. Ms. Villagomez stated that the surveys would be completed through the SpeakUp Website. Councilmember Warrick asked if any efficiencies would be created. Ms. Villagomez replied that the benefit of the platform was to make it easier for residents to access data and therefore; efficiencies would be minimal.

Mayor Pro Tem Saldaña stated that this was a good step toward transparency but should be both easily accessible and understandable. He asked how OpenGov was selected. Troy Elliott stated that they issued a Request for Proposals and had received three respondents. He noted that an Evaluation Panel had performed a review and selected OpenGov.

Councilmember Lopez moved to adopt the proposed Ordinance for Item 4. Councilmember

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Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

### **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 6:

#### **2016-03-10-0191**

6. An Ordinance accepting the offer from Madden Industrial Craftsmen, Inc. dba Madden Fabrication to provide a public restroom kiosk to the City's Center City Development and Operations Department for a total cost of \$97,700.00, funded from the FY2016 Capital Improvement Budget and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Councilmember Treviño stated that this was a very important item and noted that he and Mr. John Jacks had visited the manufacturer to get a better understanding of the manufacturing process. He asked Mr. Jacks for a presentation. Mr. Jacks presented a Power Point outlining the request for purchasing a Portland Loo from Madden Fabrication for the Downtown Area. He stated that it was a durable, low-maintenance public restroom kiosk that would provide a unique solution to a universal problem. He explained the durability of the public restroom and showed various photos of the inside and outside of the kiosk. He noted that it had a graffiti resistant finish and replaceable wall panels. He added that the design featured motion sensor LED Lighting and fit in the average parking space. He reported that the cost for the Portland Loo was \$97,700 and that the installation cost would vary based on location. He indicated that the estimated installation date was May 2016. Councilmember Treviño expressed his support and spoke of the collaboration on the project to include the San Antonio Police Department and Centro. He stated that the kiosk could be customized and that it was constructed of industrial grade material.

Mayor Pro Tem Saldaña called upon Mr. Pedro Ramos to speak.

Mr. Pedro Ramos stated that he frequented the Downtown Area and although he was supportive of public restrooms; he was concerned that people could see inside. He also expressed concern with the high cost of the kiosk.

Councilmember Gallagher noted that citizens had expressed concern with the cost and asked how to address same. Mr. Jacks replied that the high cost was due to the industrial

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grade quality of the kiosk and would be less expensive long term due to the durability. Councilmember Gallagher asked if the per unit cost would decrease if more kiosks were purchased in the future. Mr. Jacks confirmed that costs would be reduced by 30% if three or more were ordered.

Councilmember Viagran asked how the kiosk would be maintained. Mr. Jacks replied that staff would provide routine maintenance and would work with the Centro Amigos to notify them of the need for cleaning. Councilmember Viagran asked of the cost for the replaceable panels. Mr. Jacks replied that they were under warranty for the first year and would follow up on the cost of replacement.

Mayor Pro Tem Saldaña thanked Councilmember Treviño for his work on the project and stated that he was pleased to support it.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 6. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the caption for Item 11:

**2016-03-10-0196**

11. An Ordinance authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$8,427,484.00 for a total contract value not to exceed \$49,427,484.00 and allocating \$8,730,000.00 from the Alamodome Improvement & Contingency Fund and the HOT Capital Redemption Fund to the Alamodome Renovation Project located in City Council District 2. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Warrick asked for a presentation. Mike Frisbie presented an overview of the project noting that the changes being made at the Alamodome were necessary to comply with the requirements for the 2018 NCAA Men's Final Four. He stated that there were four elements of the scope that could not be changed to include expanding the concourse and adding media space at field level. He added that the bulk of the increase was related to the hourly wage of the workers. Councilmember Warrick asked of the Minority, Women-Owned, and African-American Participation. Mr. Frisbie replied they were in

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good shape to meet the goals set for the project. Councilmember Warrick asked of the balance of the Hotel Occupancy Tax (HOT) Fund. Mr. Frisbie responded that there was a \$2 Million balance.

Councilmember Viagran stated that this was good news for workers in San Antonio and asked if the Alamo Bowl contributed to any improvements. Mike Sawaya replied that they did not contribute. Councilmember Viagran asked if an outdoor patio was still included in the design. Mr. Frisbie responded that they had gone through a process and the terrace area was not included due to cost. Councilmember Viagran asked of the timeline. Mr. Frisbie replied that it was scheduled for completion in November 2017.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 11. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the caption for Item 13:

**2016-03-10-0198**

**13.** An Ordinance for the Redland Road North Project, a 2012-2017 Bond-funded project, awarding a construction contract to J3 Company, LLC in the amount of \$14,714,638.00, of which \$2,831,760.00 will be reimbursed by San Antonio Water System and \$479,976.00 will be reimbursed by CPS Energy, located in Council District 9. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Krier noted that residents of the Redland Road Homeowners Association were concerned that the project was not on schedule and with the expansion abutting a residential neighborhood. Additionally, he noted that there were noise concerns and asked of the timeline. Mr. Frisbie replied that this was a large project with a great amount of right-of-way negotiations related to acquisition, as well as environmental due diligence. He stated that it was an important project to complete and that they were only 2-3 months behind schedule. Councilmember Krier asked staff to look at some type of sound buffer and how much it would cost. He stated that he would like to be present at the community meeting when they discussed the project.

Councilmember Krier moved to adopt the proposed Ordinance for Item 13. Councilmember Gallagher seconded the motion. The motion prevailed by the following

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vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the captions for Items 15A and 15B:

**15.** Consideration of the following two Joint Use Agreements with VIA Metropolitan Transit for the installation of VIA Metropolitan Transit improvements on City property: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-10-0200**

**15A.** An Ordinance authorizing the execution of a Joint Use Agreement with VIA Metropolitan Transit to place passenger amenities on City owned or City controlled property at 12 existing bus stops located in Council Districts 1, 2, and 5.

**2016-03-10-0201**

**15B.** An Ordinance authorizing execution of a Joint Use Agreement with VIA Metropolitan Transit for future citywide placement of passenger amenities on City owned or City controlled property.

Councilmember Treviño requested additional information. Debbie Racca-Sittre stated that they had worked with VIA Metropolitan Transit to place bus shelters on City-Owned Property. She noted that they were larger shelters and needed a little more right-of-way. She indicated that VIA utilized a scoring system to prioritize the placement of shelters and that they had installed over 400 shelters throughout the city. She added that they would provide a uniform design for the shelters and hoped to improve accessibility. Councilmember Treviño asked if the Department Director of the area affected would have the authority to approve the shelter. Ms. Racca-Sittre confirmed that they would. Councilmember Treviño stated that there were some areas in which he would like input from the Neighborhood Associations and the community.

Councilmember Treviño moved to adopt the proposed Ordinances for Items 15A and 15B with the condition that the Director must notify the Council District Office in which the property is located at least 30 days prior to approving an application to the City. The 30-day period may be shortened by the Director, provided that the Council Office indicates support of the application to the Director. Councilmember Viagran seconded the motion.

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Councilmember Viagran stated that she was supportive of the condition and spoke of the importance of the agreement with VIA. Councilmember Gallagher also expressed his support and thanked Councilmember Treviño for ensuring that the City Council had input.

Councilmember Warrick noted his support and also thanked Councilmember Treviño. Councilmember Medina stated that he was very supportive of the agreement and asked of the timeline. Ms. Abigail Rodriguez of VIA stated that they were still prioritizing the locations and would provide that to the City Council once it was complete.

Councilmember Lopez spoke of a location in District 6 which was of concern and asked if they could work on moving it up on the list. Ms. Rodriguez replied that she would work with Councilmember Lopez on same.

Councilmember Nirenberg stated that he did not want to slow down the process of placing the shelters and if it was simply a notification: he was supportive of the condition.

The motion to approve with conditions prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the captions for Items 16A, 16B, and 16C:

16. Consideration of the following three items acquiring property from three parcels for downtown intersection improvements at the junction of San Pedro, North Main, Navarro, Buffalo Run, Camden and Soledad, a 2012 General Obligation Bond funded located in Council District 1: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**CONTINUED TO MARCH 31, 2016**

- 16A. An Ordinance authorizing the acquisition, through negotiation or condemnation of interests, in approximately 0.138 acres of privately-owned real property in NCB 789, Lots 11 and 12, and declaring it to be a public use project for and authorizing up to \$450,000.00 payable to the selected title company, for land, litigation expenses and associated title fees
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**CONTINUED TO MARCH 31, 2016**

- 16B.** An Ordinance authorizing the closure, vacation, and abandonment and transfer of approximately 0.171 acres of public right of way consisting of portions of Jackson Street, Buffalo Run, and N. Main Ave in NCB 789.

**CONTINUED TO MARCH 31, 2016**

- 16C.** An Ordinance authorizing an aerial easement for the property described as 0.30 acre tract out of NCB 789, called Parcel II, to be conveyed to American Payroll Institute Properties Inc.

Mayor Pro Tem Saldaña called upon the citizens registered to speak.

Roger Flores with Government Relations Group of Texas stated that he was representing one of the property owners, Buddy Swift, and that he would like to hear comments from Councilmember Treviño due to issues that had been identified.

Jack M. Finger addressed the City Council and asked if the roundabout was safer than the intersection. He also expressed concern with the bank's request to overhang a part of their building across the street.

Mitsuko Ramos with Government Relations Group of Texas stated that it was their understanding that the item would be postponed.

Councilmember Treviño stated that this was an important project with a great amount of collaboration.

Councilmember Treviño moved to continue Items 16A, 16B, and 16C until March 31, 2016. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the caption for Item 20:

**2016-03-10-0205**

- 20.** An Ordinance authorizing the submission of a grant application to KaBoom! and the acceptance upon award of a new playscape, at an estimated value of \$95,000.00, for
-

Labor Street Park located in Council District 1; authorizing the transfer of \$60,000.00 from the General Fund into the Labor Street Park Playground Project for a total project cost of \$155,000.00; and authorizing the Parks and Recreation Director to execute any and all related documents. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

Councilmember Treviño highlighted the project and asked for an overview. Xavier Urrutia stated that Lavaca Park was one of the newest acquisitions and this was part of the next phase. He noted that this would be the 9th Kaboom! Playground and that they were grateful to the neighborhood and Private Sector Partners that would help build the playground. Councilmember Warrick asked if it would affect the Downtown Kickball League. Mr. Urrutia confirmed that it would not be affected.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 20. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

The City Clerk read the caption for Item 22C:

**22.** 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 James W. Mock, III (District 9) to the Port Authority of San Antonio.

B) Appointing Charles J. Conner (District 8) to the Building Standards Board.

C) Appointing Councilmember Mike Gallagher (Mayoral), Patrick C. Forbes (District 2), Lloyd A. Denton, Jr. (District 10), Lauren N. Sides (District 10), Gwendolyn Albers (District 10), Nicole Thompson (District 10), and Carlos G. Pena (District 10) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor.

Councilmember Gallagher recused himself from Item 22C by exiting the Council Chambers

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and noting that he submitted the recusal forms to the City Clerk.

Councilmember Warrick moved to approve Item 22C. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg and Krier

**ABSENT:** 2 - Mayor Taylor and Gonzales

**ABSTAIN:** 1 - Gallagher

The City Clerk read the captions for Items 29A and 29B:

29. Consideration of the following two items related to the Brooks Spay and Neuter Facility, a Certificates of Obligation funded project, located in Council District 3: [Maria Villagomez, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-10-0213**

- 29A. An Ordinance for the Brooks Spay and Neuter Facility, authorizing the execution of a Funding Agreement with Brooks Development Authority for the design and construction of a new spay and neuter facility at Brooks City Base, in an amount not to exceed \$606,774.00 for the project plus \$104,200.00 for built-in furniture and fixtures, funded with Certificates of Obligation and the General Fund located in Council District 3.

**2016-03-10-0214**

- 29B. An Ordinance for the Brooks Spay and Neuter Facility, authorizing the execution of a 35-year lease agreement with Brooks Development Authority for a new Spay and Neuter Facility located in Council District 3 in the amount of \$3,118.00 annually plus a \$100.00 one-time payment to be funded from the General Fund.

Kathy Davis presented a Power Point highlighting the Brooks Spay & Neuter Facility. She reported that 58,000 spay/neuter surgeries were performed in FY 2015. She noted that the Brooks Clinic would be required to perform 4,000 surgeries in the first year and 8,000 in the third year. She provided an overview of the Project History and Agreement Details which include a 35-Year Operating Lease. She added that the project was scheduled to open in November 2016. Councilmember Viagran stated that the residents utilized the resources when they were made available to them. She noted that this was a great opportunity to create safety for pets and neighborhoods, as well as highlight the

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transformation of the community with regard to responsible pet ownership. The City Councilmembers thanked Ms. Davis for her service to the City of San Antonio and for her great work with Animal Care Services.

City Manager Sculley thanked Ms. Davis for her work in helping the City of San Antonio achieve a 90% Live Release Rate for the first time in history. Ms. Davis thanked the City Council and Mrs. Sculley for their support and stated that she was pleased to have had the opportunity to serve the pets of the community and their owners.

Councilmember Viagran moved to adopt the proposed Ordinances for Items 29A and 29B. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Gonzales

### **30. City Manager's Report**

#### A. Staff Development and Leadership Programs

#### B. National League of Cities City Cultural Diversity Awards

A. Mrs. Sculley provide an update on various Professional Development Programs aimed at providing City Employees the opportunity to grow within the City Organization. She stated that last year: over 500 training courses were offered in topics ranging from Introduction to Microsoft Excel to Business Writing and Time Management. She reported that 6,000 employees received over 50,000 hours of training accomplished through the city's partnership with Alamo Community Colleges. She highlighted the Professional Development Programs and provided a description of each including: 1) Supervisor Excellence Training; 2) Management Development Institute; 3) Executive Leadership Program; 4) Women's Leadership Mentoring Program; And 5) Tuition Reimbursement Programs.

B. Mrs. Sculley reported that the City of San Antonio received the National League of Cities City Cultural Diversity Award at the 2016 Congressional City Conference on Monday. She stated that following the National Diversity Council's Diversity First Award; this was the second recognition for achievement in diversity the City has received since launching the Diversity and Inclusion Office in May 2015. She noted that the City Cultural Diversity Award honors cities that develop creative and effective programs designed to improve cultural diversity through a collaborative process with City Officials, Community Leaders and Residents. She noted that six cities were honored across four population

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categories. She mentioned that San Antonio received first place in the "Over 400,000" Population Category as a result of the City's Annual Diversity and Inclusion Stakeholder's Summit. She indicated that the inaugural summit was organized by the Diversity and Inclusion Office in October 2015. She stated that the Office convened multi-sector diversity and inclusion practitioners to share best practices, brainstorm solutions to shared challenges and identify partnership opportunities. She noted that the summit exemplifies the power of inclusion, as well as the city's commitment to innovation. She stated that she looked forward to continued collaboration with stakeholders to find new and innovative ways to promote an environment of respect and inclusiveness in San Antonio. She recognized Kiran Bains from the Office of Diversity and Inclusion for her leadership.

Councilmember Viagran asked of Promotion Plans for Female Police Officers. Mrs. Sculley stated that they had increased the number of Female Police Officers within the force over the past decade. She noted that many of the promotional opportunities were governed by the Collective Bargaining Agreement but staff was always looking for way to encourage, train, and promote Female Police Officers.

#### **ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Saldaña adjourned the meeting at 11:18 am.

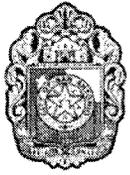
APPROVED

REY SALDAÑA  
MAYOR PRO TEM

ATTEST:

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

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2517

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**Agenda Item Number:** 4.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations Department

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:** Professional Services Agreement with METALAB for River Barge Design, and amendment to Rio San Antonio Cruises River Barge Concession Contract

### SUMMARY:

These ordinances approve the following:

- A. A professional services agreement with METALAB to complete construction documents for watercraft design of a new river barge fleet and construct a prototype barge. The new fleet is anticipated to be constructed and fully operational for the City's Tricentennial celebration.
- B. The execution of an amendment to the Rio San Antonio Cruises (RSAC) River Barge Concession Contract, extending the contract expiration date from September 5, 2016 to September 30, 2017, and authorizing RSAC to increase prices for barge tours, taxis, and charters and to pay the City 52% of its adjusted gross sales beginning May 1, 2016.

### BACKGROUND INFORMATION:

In fall of 2015, the City decided to separate the river barge design from the River Barge Concession Request for Proposals (RFP) solicitation process and initiate two separate processes: a design competition for the new river barge fleet and a solicitation process for the operation of the fleet. This separation enables the operation experts to compete without the distraction of designing a barge and it also eliminates the financial hardship of financing the fleet and, therefore, increases participation in the process.

On October 30, 2015, the City and The American Institute of Architects, San Antonio Chapter (AIA San Antonio) launched an international design competition for a new river barge design. A panel of 11 jurors reviewed 12 anonymous submittals for the first phase of the competition and selected three finalist teams to move into the second phase of the competition based on design innovation, functionality, operational considerations, constructability, and sensitivity to San Antonio's culture. The three finalists submitted their

developed design concepts March 18, 2016.

AIA San Antonio held a public open house on March 28 for community members to view renderings and 3-D models of the three finalists' barge designs and provide feedback on the designs. Community feedback was provided to the jury for consideration in their final decision. In the second phase, the jury took additional technical and maintenance considerations into account in making their final decision. The jury selected METALAB's design as the competition winner.

The design provides for an all-electric fleet with modularity for boats to accommodate a wide range of uses, including tours, dining, events, and new opportunities for the river barge experience. The single-level deck design allows for greater wheelchair accessibility with adjacent companion seating. The durability of materials will require minimal ongoing maintenance and the decorative railings provide enhanced passenger comfort with increased capacity.

In order to complete the design and initiate the procurement of the new fleet, staff must enter into a professional services agreement with METALAB. The professional services agreement will also include construction of a prototype barge to allow staff to test and further refine the design. Upon completion of the design, the City will issue a Request for Competitive Sealed Proposals (RFCSP) for the fabrication of the new fleet, which is anticipated to be 44 barges.

City staff will also issue an RFP in late May for the operation of the barge fleet and its programming. Proposals will be evaluated based on the vendor's qualifications, experience, financial capability, economic terms, and overall quality of the proposal. The RFP will be advertised for at least 60 days and staff will make a recommendation to City Council in October. The Audit Committee reviewed the RFP process for the River Barge Concession at their April 19<sup>th</sup> meeting.

The decision to bifurcate the barge design and river barge operations processes had implications on the existing river barge concession contract with Rio San Antonio Cruises (RSAC) and it is now necessary to extend RSAC's contract to September 30, 2017. The extension will allow for award, construction, and delivery of new barges without disrupting river barge service. Furthermore, extending the term of the contract allows the selected operator training opportunities on the river with the new fleet prior to the October 1, 2017 start date.

With this extension, staff is recommending an increase in ticket prices. RSAC has not increased barge prices since June 2009; however, to cover increased operating costs, primarily associated with health insurance and payroll, the following ticket prices are proposed to take effect May 1, 2016.

Ticket Categories	Current Prices	Proposed Prices
Adult	\$8.25	\$10.00
Local Resident	\$6.00	\$8.00
Child	\$2.00	\$4.00
Military	\$6.00	\$7.00
Senior	\$6.00	\$7.00
One-Way Taxi Downtown	\$5.00	\$10.00
One-Day Pass Taxi Downtown	\$10.00	\$12.00
Three-Day Pass Taxi Downtown	\$25.00	\$25.00
One-Day Pass Taxi Museum Reach	\$10.00	\$12.00

Three-Day Pass Taxi Museum Reach	\$25.00	\$25.00
One-Day Pass Combination Downtown & Museum Reach	\$15.00	\$16.00
Charter: Peak Hours - General Public	\$125.00 per Hour	\$175.00 per Hour
Charter: Non-Peak Hours - General Public	\$100.00 per Hour	\$150.00 per Hour

These price increases are in line with other amusement attractions in the San Antonio area. Additionally, the City will continue to receive 52% of the revenue from the ticket sales. The incremental revenue associated with the increase in the ticket prices will finance the new fleet and some improvements to the marinas that may be necessary.

**ISSUE:**

City staff is requesting approval of a professional services contract with METALAB for the completion of the river barge design and the development of the construction documents as well as the construction of a prototype barge. Upon completion of the design and construction documents, City staff will release a RFCSP for the fabrication of up to 44 barges. The RFCSP will be advertised for at least 60 days. Staff will return to City Council in October 2016 with a recommended vendor for the barge fabrication. The new fleet will be in operation in September 2017.

Staff will also issue an RFP for the operations and programming of the new fleet. Staff will return to City Council in late 2016 with a recommended vendor for the barge concession contract.

In order to provide enough time for the fabrication of the new barge fleet and the selection of the new vendor, City staff is also requesting an extension to the River Barge Concession Contract with Rio San Antonio Cruises. The contract will be extended to September 30, 2017 and also provides for a ticket price increase for tours and charter services.

**ALTERNATIVES:**

City Council may elect not to award the professional services contract to METALAB. The City would then need to seek alternative designs for a new river barge fleet. City Council may also elect not to extend the RSAC contract nor adjust ticket prices. Such actions may lead to an interruption in service and negatively affect the barge operation concession.

**FISCAL IMPACT:**

The anticipated revenue from this fee in FY 2016 is estimated at \$570,000, of which \$399,212 will be used for the design and prototype contract. This action increases the appropriation of the Center City Development and Operations General Fund budget by \$399,212. This action also amends the FY 2016-2021 Adopted Capital Improvement Program budget by appropriating up to \$399,212 from the General Fund for this capital project.

It is anticipated that this rate increase will generate approximately \$1.2 million annually that will be used to cover the costs associated with the purchase of a new fleet and improvements to the new marina.

**RECOMMENDATION:**

Staff recommends City Council approval to do the following:

- Enter into a professional services contract with METALAB to complete construction documents for watercraft design, fabricate a prototype barge, and oversee the barge fabrication process.
- Issue a solicitation to proceed with the procurement process for fabricating the barge fleet.
- Issue a RFP for operation and programming of the barge fleet.
- Extend the RSAC contract through September 30, 2017 and adjust barge ticket prices and percentage payment to the City.

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

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: JoAnn M.I. E. Last: Boone Suffix: \_\_\_\_\_

2. Contract information.

a) Contract or project name: Downtown San Antonio River Barge Concession

b) Originating department: \_\_\_\_\_

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

Rio San Antonio Cruises, Ltd.

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:

JoAnn E. Boone  
Patrick J. Boone

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:

William T. Kaufman  
Daniel Ortiz

= Required fields



# City of San Antonio Contracts Disclosure Form Update

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
JoAnn E. Boone	Joe Krier	05/02/2014	\$250.00	Delete
JoAnn E. Boone	Debra Guerrero	05/02/2014	\$250.00	Delete
Patrick J. Boone	Roberto Trevino	02/22/2016	\$500.00	Delete
Patrick J. Boone	Ron Nirenburg	02/25/2016	\$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.

### 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

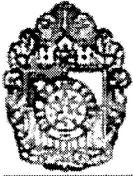
**Penalty.** A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the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

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

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 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.

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

## **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.

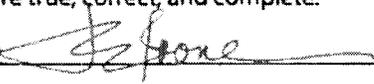
## **4. Conflict of Interest Questionnaire (CIQ)**

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.

### **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: JoAnn E. Boone  Title: President

Company Name or DBA: Rio San Antonio Cruises, Ltd.

Date: 04/14/2016

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

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.  
Rio San Antonio Cruises Ltd.  
San Antonio, TX United States

Certificate Number:  
2016-40509

Date Filed:  
04/14/2016

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
City of San Antonio

Date Acknowledged:

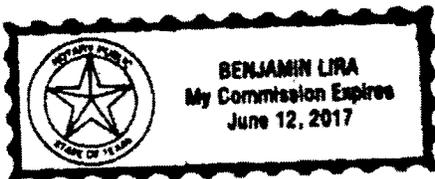
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.  
40002366  
Downtown San Antonio River Barge Concession Contract

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Boone, Patrick J.	San Antonio, TX United States	X	
Boone, JoAnn E.	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

### 6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*JoAnn E. Boone*  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said JoAnn E. Boone, this the 14<sup>th</sup> day of April, 20 16, to certify which, witness my hand and seal of office.

*Benjamin Lira*  
Signature of officer administering oath

BENJAMIN LIRA  
Printed name of officer administering oath

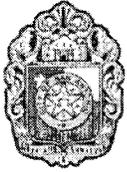
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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2836

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**Agenda Item Number:** 4A.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Center City Development & Operations Department

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:** Professional Services Agreement with METALAB for River Barge Design, and amendment to Rio San Antonio Cruises River Barge Concession Contract

### SUMMARY:

These ordinances approve the following:

- A. A professional services agreement with METALAB to complete construction documents for watercraft design of a new river barge fleet and construct a prototype barge. The new fleet is anticipated to be constructed and fully operational for the City's Tricentennial celebration.
- B. The execution of an amendment to the Rio San Antonio Cruises (RSAC) River Barge Concession Contract, extending the contract expiration date from September 5, 2016 to September 30, 2017, and authorizing RSAC to increase prices for barge tours, taxis, and charters and to pay the City 52% of its adjusted gross sales beginning May 1, 2016.

### BACKGROUND INFORMATION:

In fall of 2015, the City decided to separate the river barge design from the River Barge Concession Request for Proposals (RFP) solicitation process and initiate two separate processes: a design competition for the new river barge fleet and a solicitation process for the operation of the fleet. This separation enables the operation experts to compete without the distraction of designing a barge and it also eliminates the financial hardship of financing the fleet and, therefore, increases participation in the process.

On October 30, 2015, the City and The American Institute of Architects, San Antonio Chapter (AIA San Antonio) launched an international design competition for a new river barge design. A panel of 11 jurors reviewed 12 anonymous submittals for the first phase of the competition and selected three finalist teams to move into the second phase of the competition based on design innovation, functionality, operational considerations, constructability, and sensitivity to San Antonio's culture. The three finalists submitted their

developed design concepts March 18, 2016.

AIA San Antonio held a public open house on March 28 for community members to view renderings and 3-D models of the three finalists' barge designs and provide feedback on the designs. Community feedback was provided to the jury for consideration in their final decision. In the second phase, the jury took additional technical and maintenance considerations into account in making their final decision. The jury selected METALAB's design as the competition winner.

The design provides for an all-electric fleet with modularity for boats to accommodate a wide range of uses, including tours, dining, events, and new opportunities for the river barge experience. The single-level deck design allows for greater wheelchair accessibility with adjacent companion seating. The durability of materials will require minimal ongoing maintenance and the decorative railings provide enhanced passenger comfort with increased capacity.

In order to complete the design and initiate the procurement of the new fleet, staff must enter into a professional services agreement with METALAB. The professional services agreement will also include construction of a prototype barge to allow staff to test and further refine the design. Upon completion of the design, the City will issue a Request for Competitive Sealed Proposals (RFCSP) for the fabrication of the new fleet, which is anticipated to be 44 barges.

City staff will also issue an RFP in late May for the operation of the barge fleet and its programming. Proposals will be evaluated based on the vendor's qualifications, experience, financial capability, economic terms, and overall quality of the proposal. The RFP will be advertised for at least 60 days and staff will make a recommendation to City Council in October. The Audit Committee reviewed the RFP process for the River Barge Concession at their April 19<sup>th</sup> meeting.

The decision to bifurcate the barge design and river barge operations processes had implications on the existing river barge concession contract with Rio San Antonio Cruises (RSAC) and it is now necessary to extend RSAC's contract to September 30, 2017. The extension will allow for award, construction, and delivery of new barges without disrupting river barge service. Furthermore, extending the term of the contract allows the selected operator training opportunities on the river with the new fleet prior to the October 1, 2017 start date.

With this extension, staff is recommending an increase in ticket prices. RSAC has not increased barge prices since June 2009; however, to cover increased operating costs, primarily associated with health insurance and payroll, the following ticket prices are proposed to take effect May 1, 2016.

Ticket Categories	Current Prices	Proposed Prices
Adult	\$8.25	\$10.00
Local Resident	\$6.00	\$8.00
Child	\$2.00	\$4.00
Military	\$6.00	\$7.00
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Three-Day Pass Taxi Downtown	\$25.00	\$25.00
One-Day Pass Taxi Museum Reach	\$10.00	\$12.00

Three-Day Pass Taxi Museum Reach	\$25.00	\$25.00
One-Day Pass Combination Downtown & Museum Reach	\$15.00	\$16.00
Charter: Peak Hours - General Public	\$125.00 per Hour	\$175.00 per Hour
Charter: Non-Peak Hours - General Public	\$100.00 per Hour	\$150.00 per Hour

These price increases are in line with other amusement attractions in the San Antonio area. Additionally, the City will continue to receive 52% of the revenue from the ticket sales. The incremental revenue associated with the increase in the ticket prices will finance the new fleet and some improvements to the marinas that may be necessary.

**ISSUE:**

City staff is requesting approval of a professional services contract with METALAB for the completion of the river barge design and the development of the construction documents as well as the construction of a prototype barge. Upon completion of the design and construction documents, City staff will release a RFCSP for the fabrication of up to 44 barges. The RFCSP will be advertised for at least 60 days. Staff will return to City Council in October 2016 with a recommended vendor for the barge fabrication. The new fleet will be in operation in September 2017.

Staff will also issue an RFP for the operations and programming of the new fleet. Staff will return to City Council in late 2016 with a recommended vendor for the barge concession contract.

In order to provide enough time for the fabrication of the new barge fleet and the selection of the new vendor, City staff is also requesting an extension to the River Barge Concession Contract with Rio San Antonio Cruises. The contract will be extended to September 30, 2017 and also provides for a ticket price increase for tours and charter services.

**ALTERNATIVES:**

City Council may elect not to award the professional services contract to METALAB. The City would then need to seek alternative designs for a new river barge fleet. City Council may also elect not to extend the RSAC contract nor adjust ticket prices. Such actions may lead to an interruption in service and negatively affect the barge operation concession.

**FISCAL IMPACT:**

The anticipated revenue from this fee in FY 2016 is estimated at \$570,000, of which \$399,212 will be used for the design and prototype contract. This action increases the appropriation of the Center City Development and Operations General Fund budget by \$399,212. This action also amends the FY 2016-2021 Adopted Capital Improvement Program budget by appropriating up to \$399,212 from the General Fund for this capital project.

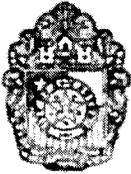
It is anticipated that this rate increase will generate approximately \$1.2 million annually that will be used to cover the costs associated with the purchase of a new fleet and improvements to the new marina.

**RECOMMENDATION:**

Staff recommends City Council approval to do the following:

- Enter into a professional services contract with METALAB to complete construction documents for watercraft design, fabricate a prototype barge, and oversee the barge fabrication process.
- Issue a solicitation to proceed with the procurement process for fabricating the barge fleet.
- Issue a RFP for operation and programming of the barge fleet.
- Extend the RSAC contract through September 30, 2017 and adjust barge ticket prices and percentage payment to the City.

= Required fields



# City of San Antonio Contracts Disclosure Form Update

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: JoAnn M.I. E. Last: Boone Suffix: \_\_\_\_\_

2. Contract information.

a) Contract or project name: Downtown San Antonio River Barge Concession  
b) Originating department: \_\_\_\_\_

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

Rio San Antonio Cruises, Ltd.

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:

JoAnn E. Boone  
Patrick J. Boone

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:

William T. Kaufman  
Daniel Ortiz

= Required fields



# City of San Antonio Contracts Disclosure Form Update

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
JoAnn E. Boone	Joe Krier	05/02/2014	\$250.00	Delete
JoAnn E. Boone	Debra Guerrero	05/02/2014	\$250.00	Delete
Patrick J. Boone	Roberto Trevino	02/22/2016	\$500.00	Delete
Patrick J. Boone	Ron Nirenburg	02/25/2016	\$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.

### 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.



# City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

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 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.



# City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

## 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.

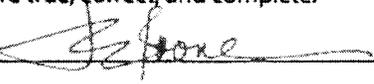
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[Chapter 176 of the Local Government Code](#) requires **all** contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

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: JoAnn E. Boone  Title: President

Company Name or DBA: Rio San Antonio Cruises, Ltd. Date: 04/14/2016

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

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
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## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
 Rio San Antonio Cruises Ltd.  
 San Antonio, TX United States

Certificate Number:  
 2016-40509

Date Filed:  
 04/14/2016

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
 City of San Antonio

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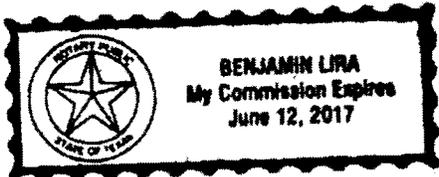
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 Downtown San Antonio River Barge Concession Contract

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
Boone, Patrick J.	San Antonio, TX United States	X	
Boone, JoAnn E.	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*JoAnn E. Boone*  
 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said JoAnn E. Boone, this the 14<sup>th</sup> day of April, 2016, to certify which, witness my hand and seal of office.

*Benjamin Lira*  
 Signature of officer administering oath

BENJAMIN LIRA  
 Printed name of officer administering oath

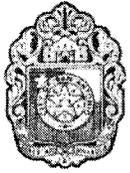
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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2837

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**Agenda Item Number:** 4B.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations Department

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:** Professional Services Agreement with METALAB for River Barge Design, and amendment to Rio San Antonio Cruises River Barge Concession Contract

### SUMMARY:

These ordinances approve the following:

- A. A professional services agreement with METALAB to complete construction documents for watercraft design of a new river barge fleet and construct a prototype barge. The new fleet is anticipated to be constructed and fully operational for the City's Tricentennial celebration.
- B. The execution of an amendment to the Rio San Antonio Cruises (RSAC) River Barge Concession Contract, extending the contract expiration date from September 5, 2016 to September 30, 2017, and authorizing RSAC to increase prices for barge tours, taxis, and charters and to pay the City 52% of its adjusted gross sales beginning May 1, 2016.

### BACKGROUND INFORMATION:

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In order to complete the design and initiate the procurement of the new fleet, staff must enter into a professional services agreement with METALAB. The professional services agreement will also include construction of a prototype barge to allow staff to test and further refine the design. Upon completion of the design, the City will issue a Request for Competitive Sealed Proposals (RFCSP) for the fabrication of the new fleet, which is anticipated to be 44 barges.

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The decision to bifurcate the barge design and river barge operations processes had implications on the existing river barge concession contract with Rio San Antonio Cruises (RSAC) and it is now necessary to extend RSAC's contract to September 30, 2017. The extension will allow for award, construction, and delivery of new barges without disrupting river barge service. Furthermore, extending the term of the contract allows the selected operator training opportunities on the river with the new fleet prior to the October 1, 2017 start date.

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In order to provide enough time for the fabrication of the new barge fleet and the selection of the new vendor, City staff is also requesting an extension to the River Barge Concession Contract with Rio San Antonio Cruises. The contract will be extended to September 30, 2017 and also provides for a ticket price increase for tours and charter services.

**ALTERNATIVES:**

City Council may elect not to award the professional services contract to METALAB. The City would then need to seek alternative designs for a new river barge fleet. City Council may also elect not to extend the RSAC contract nor adjust ticket prices. Such actions may lead to an interruption in service and negatively affect the barge operation concession.

**FISCAL IMPACT:**

The anticipated revenue from this fee in FY 2016 is estimated at \$570,000, of which \$399,212 will be used for the design and prototype contract. This action increases the appropriation of the Center City Development and Operations General Fund budget by \$399,212. This action also amends the FY 2016-2021 Adopted Capital Improvement Program budget by appropriating up to \$399,212 from the General Fund for this capital project.

It is anticipated that this rate increase will generate approximately \$1.2 million annually that will be used to cover the costs associated with the purchase of a new fleet and improvements to the new marina.

**RECOMMENDATION:**

Staff recommends City Council approval to do the following:

- Enter into a professional services contract with METALAB to complete construction documents for watercraft design, fabricate a prototype barge, and oversee the barge fabrication process.
- Issue a solicitation to proceed with the procurement process for fabricating the barge fleet.
- Issue a RFP for operation and programming of the barge fleet.
- Extend the RSAC contract through September 30, 2017 and adjust barge ticket prices and percentage payment to the City.

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

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: JoAnn M.I. E. Last: Boone Suffix: \_\_\_\_\_

2. Contract information.

a) Contract or project name: Downtown San Antonio River Barge Concession

b) Originating department: \_\_\_\_\_

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

Rio San Antonio Cruises, Ltd.

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:

JoAnn E. Boone  
Patrick J. Boone

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:

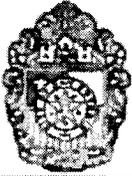
6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

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:

William T. Kaufman  
Daniel Ortiz

= Required fields



# City of San Antonio Contracts Disclosure Form Update

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
JoAnn E. Boone	Joe Krier	05/02/2014	\$250.00	Delete
JoAnn E. Boone	Debra Guerrero	05/02/2014	\$250.00	Delete
Patrick J. Boone	Roberto Trevino	02/22/2016	\$500.00	Delete
Patrick J. Boone	Ron Nirenburg	02/25/2016	\$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.

### 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.

\* = Required fields



## City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

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 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.



# City of San Antonio Contracts Disclosure Form Update

Office of the  
City Clerk

## **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.

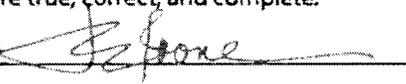
## **4. Conflict of Interest Questionnaire (CIQ)**

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.

### **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: JoAnn E. Boone  Title: President

Company Name or DBA: Rio San Antonio Cruises, Ltd.

Date: 04/14/2016

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

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Rio San Antonio Cruises Ltd.  
San Antonio, TX United States

Certificate Number:  
2016-40509

Date Filed:  
04/14/2016

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
City of San Antonio

Date Acknowledged:

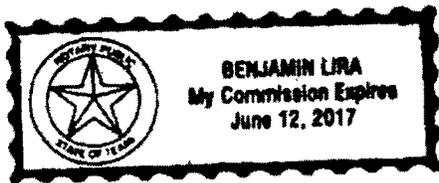
**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**  
40002366  
Downtown San Antonio River Barge Concession Contract

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Boone, Patrick J.	San Antonio, TX United States	X	
Boone, JoAnn E.	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*JoAnn E. Boone*  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said JoAnn E. Boone, this the 14<sup>th</sup> day of April, 2016, to certify which, witness my hand and seal of office.

*Benjamin Lira*  
Signature of officer administering oath

BENJAMIN LIRA  
Printed name of officer administering oath

NOTARY PUBLIC  
Title of officer administering oath

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1968

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**Agenda Item Number:** 5.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott, CPA

**COUNCIL DISTRICTS IMPACTED:** City Wide

### **SUBJECT:**

Renewal of Commercial Insurance Policies.

### **SUMMARY:**

This ordinance authorizes the City Manager or her designee to pay premiums for the City of San Antonio's commercial insurance policies identified below for a 17-month period, May 1, 2016 through September 30, 2017, at a total cost of \$1,910,213.00. These renewals, covering 17 months, allow the opportunity to align the expiration dates for all of the City's commercial insurance policies to coincide with the fiscal year. A common renewal date also ensures operational and administrative efficiencies, as well as reductions in premium. Each policy is renewing with the current incumbent offering policy terms, limits and conditions equal to or better than expiring:

- Medical Professional Liability covers errors and omissions associated with operation of Metro Health Clinic
  - Homeland Insurance Company of New York - \$35,180.00
- Airport Owners and Operators Liability offers protection against third-parties claims on airport grounds
  - Commerce and Industry Insurance Company - \$62,373.00
- Aircraft Hull and Liability covers SAPD helicopters
  - Commerce and Industry Insurance Company - \$152,427.00

- Crime Liability provides protection against employee theft and embezzlement
  - National Union Fire Insurance Company of Pittsburg - \$18,248.00
- Fine Arts Liability covers the owned and borrowed arts, statutes and artifacts
  - AXA Insurance Company - \$34,720.00
- Property/Equipment Breakdown covers the City's facilities, boilers and machinery
  - Factory Mutual Insurance Company - \$1,532,519.00
- Inland Marine provides coverage for SAPD and SAFD mobile command units
  - XL Specialty Insurance Company - \$74,746.00

### **BACKGROUND INFORMATION:**

In February 2016, the Finance Department, in cooperation with the City's Broker of Record, SOGO Wealth and Risk Management/Wells Fargo (SOGO/WF), began the process of gathering the information necessary to support effective and timely insurance renewals.

A Request for Quotes was published February 15, 2016, and SOGO/WF received submissions from interested insurance providers by March 3, 2016. SOGO/WF provided analysis and recommendations to the Finance Department for consideration. The proposed renewals will continue to provide coverage to protect the City's assets through September 30, 2017.

### **ISSUE:**

Approval of payment to Homeland Insurance Company of New York, Commerce and Industry Insurance Company, National Union Fire Insurance Company of Pittsburg, AXA Insurance Company, Factory Mutual Insurance Company and XL Specialty Insurance Company for the recommended premiums would continue the Council's policy of providing insurance protection for the City's assets. Protection from losses such as fire, theft, explosion, flood, earthquake, medical negligence and even acts of terrorism would continue to be afforded through September 30, 2017, in conformance with Council's previous decisions.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services.

The recommended award is an exception to the Local Preference Program and the Veteran-Owned Small Business Preference Program.

### **ALTERNATIVES:**

Should these insurance policy renewals not be approved, insurance coverage for the City's property and protection from potential liabilities will expire May 1, 2016. After this date, damage or losses for the contingencies described above would be entirely at the City's expense, until such time that new insurance coverage could be obtained.

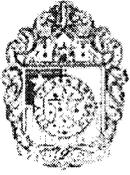
**FISCAL IMPACT:**

Funding in the amount of \$35,180.00 for Medical Professional Liability insurance, \$62,373.00 for Airport Owners and Operators Liability insurance, \$152,427.00 for Aircraft Hull and Liability insurance, \$18,248.00 for Crime Insurance, \$34,720.00 for Fine Arts Insurance, \$1,532,519.00 for Property /Equipment Breakdown insurance, and \$74,746.00 for Inland Marine insurance is available in the Liability Insurance Fund. The total expenditure for these renewals is \$1,910,213.00 for 17 month policies. Funds will be prorated and allocated for policy periods within each fiscal year.

**RECOMMENDATION:**

Staff recommends approval of these insurance policies for the period May 1, 2016 to September 30, 2017 at a total cost of \$1,910,213.00. Contract Disclosure Forms and Disclosure of Interested Parties forms are attached.

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

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: Sarah M.I. B Last: Mims Suffix:

\*2. Contract information.

a) Contract or project name: Inland Marine Insurance Policy for the City of San Antonio - 2016 to 2017 Renewal

b) Originating department: Finance

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

XL Specialty Insurance Company

\*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:

Parent - XL Re America, Inc.

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

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

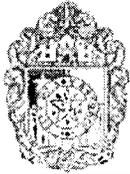
Subcontractors may be retained, but have not been selected at the time of this submission.

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 14.1 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: Sarah B. Mims

Handwritten signature of Sarah B. Mims in blue ink.

Title: Assistant Secretary

Company Name or DBA: XL Specialty Insurance Company

Date: 03/17/2016

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

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
 CERTIFICATION OF FILING**

**1** Name of business entity filing form, and the city, state and country of the business entity's place of business.  
 XL Specialty Insurance Company  
 Stamford, CT United States

Certificate Number:  
 2016-27344

Date Filed:  
 03/17/2016

**2** Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
 City Of San Antonio

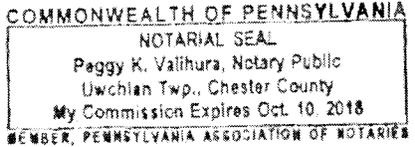
Date Acknowledged:

**3** Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.  
 UM00033493MA16A  
 Inland Marine Insurance Policy

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	XL Reinsurance America, Inc	Stamford, CT United States	X	

**5** Check only if there is NO Interested Party.

**6** AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*[Signature]*  
 \_\_\_\_\_  
 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Sarah B Mums this the 17<sup>th</sup> day of March, 2016, to certify which, witness my hand and seal of office.

*[Signature]* *[Signature]* *[Signature]*  
 \_\_\_\_\_  
 Signature of officer administering oath      Printed Name of officer administering oath      Title of officer administering oath

# CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

### OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

XL Specialty Insurance Company

2  Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

not applicable  
Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes  No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes  No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

None

6  Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1)

7 [Signature]  
Signature of vendor doing business with the governmental entity

March 17, 2016  
Date



**CONFLICT OF INTEREST QUESTIONNAIRE ADDENDUM FORM CIQ-A**  
**For vendor or other person doing business with local governmental entity**

Completed Conflict of Interest Questionnaires and Conflict of Interest Questionnaire Addenda are to be submitted by all individuals and/or entities who seek to do business with the City of San Antonio. Completed Forms shall be filed with the City Clerk no later than the 7th business day after the date the person/entity: (1) begins contract discussions or negotiations with the City; or (2) submits to the City an application, response to a request for proposal or bid, correspondence, or another writing related to a potential agreement with the City.

A CIQ and CIQ Addendum are required to be filed for **EACH** solicitation submitted, and are required to be submitted together.

**1 Name of person who has or is seeking to have a business relationship with the City of San Antonio.**

not applicable

**2 Name of Company that has or is seeking to have a business relationship with the City of San Antonio.**

XL Specialty Insurance Company

**2a Business Contact information for Company listed above.**

Business Address: Seaview House, 70 Seaview Avenue, Stamford, CT 06902

Phone: 610-968-2598

Email: sarah.mims@xlcattlin.com

**3 Bid Name or Description of Service**

Inland Marine Insurance Policy

**4 Printed name of person doing business with the City of San Antonio (same as denoted on Box 4 of Form CIQ).**

XL Specialty Insurance Company

Completed Conflict of Interest Questionnaires and Addenda should be mailed or hand-delivered separately from the solicitation (bid) to one of the following addresses:

Mailing Address: **Office of the City Clerk**  
**P.O.Box 839966**  
**San Antonio, TX 78283-3966**

Physical Address: **Office of the City Clerk**  
**City Hall, 2nd Floor**  
**100 Military Plaza**  
**San Antonio, TX 78205**

Print Form

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2016-26041

Date Filed:  
03/18/2016

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.  
FM Global  
Plano, TX United States

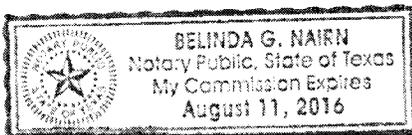
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
City of San Antonio

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.  
RFP 15-040-6100005759  
Commercial Property Insurance

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Wells Fargo Insurance Services	Dallas, TX United States		X

5 Check only if there is NO Interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

*[Handwritten Signature]*  
Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Notary, this the 18<sup>th</sup> day of March, 2016, to certify which, witness my hand and seal of office.

*[Handwritten Signature]* Belinda G. Nairn Notary  
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

\* = Required fields



# City of San Antonio Contracts Disclosure Form Update

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: James M.I. M Last: Flatt Suffix: \_\_\_\_\_

\*2. Contract information.

a) Contract or project name: Property Insurance - 1 May 2016 Policy Renewal

b) Originating department: Finance

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

Factory Mutual Insurance Company

\*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:

FM Insurance Company Limited, FMIC Holdings, Inc., Affiliated FM Insurance Company, Appalachian Insurance Company, FM Global Services LLC, FM Global de Mexico S.A., FM Approvals LLC, TSB Loss Control Consultants, Inc.

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

See attached "FM Global Senior Management.pdf" and "FM Global Board of Directors.pdf" for full listing of members and officers.

\*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 Update

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 Update

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**

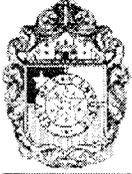
I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, 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 Update

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: James M. Flatt

Title: Account Manager

Company Name or DBA: Factory Mutual Insurance Company

Date: 03/17/2016

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

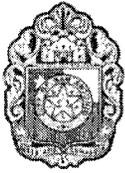
San Antonio, Texas 78283-3966

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2189

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**Agenda Item Number:** 6.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

### **SUBJECT:**

Annual Contract for DHS Landscaping Services

### **SUMMARY:**

This ordinance authorizes a contract with Due Amicis, Inc. dba Green Landscaping to provide landscaping services, irrigation maintenance and repair services to the Department of Human Services for a total estimated amount of \$71,000.00 annually. Funding for this contract is available through the FY2016 Operating Budget.

### **BACKGROUND INFORMATION:**

Submitted for Council consideration and action is a proposal submitted by Due Amicis, Inc. dba Green Landscaping to provide landscaping services, irrigation maintenance and repair services at the following locations: Bob Ross Senior Center, Willie M. Cortez Senior Center, Northeast Senior Center, District 3 Senior Center (anticipated opening late 2016), Frank Garrett Multi-Service Center & West End Park Senior Center, Willie Velasquez, Claude W. Black Community Center, Kenwood Community Center and the Head Start building for a total estimated annual amount of \$71,000.00. The landscaping services include but are not limited to mowing, edging, trimming, leaf blowing, litter removal, and sweeping. Six locations contain irrigation systems and the contractor shall provide repair services, monthly preventative irrigation maintenance, annual inspections, irrigation winterization, and irrigation spring startup services, in addition to landscaping services.

The City issued a Request for Competitive Sealed Proposal (RFCSP) for "Annual Contract for DHS

Landscaping Services" (RFCSP 16-039; 6100007027) on January 19, 2016, with a submission deadline of February 17, 2016. Six proposals were received. However, two proposals were deemed non-responsive due to respondents failing to provide the required proposal bonds as part of their proposal submission.

The evaluation team consisted of representatives from the Department of Human Services, The Finance Department, Purchasing Division assisted by ensuring compliance with City procurement policies and procedures. The proposals were evaluated based on the firm's qualifications, experience, and quality of service, previous performance, proposed plan, and price schedule. Additional categories of consideration included references and financial qualifications.

The evaluation of each proposal response was based on a total of 100 points: 35 points allotted for experience, background, qualifications; 35 points allotted for proposed plan; and 10 points allotted for Respondent's price schedule. A total of 20 points was allotted for the Small Business Economic Development Advocacy (SBEDA) Program, 10 points for SBE Prime Contractor Program Affirmative Procurement Initiative, and 10 points for ESBE Prime Contractor Program Affirmative Procurement Initiative.

The evaluation committee met on March 7, 2016 to evaluate the four responsive proposals received. After committee review and discussion, the individual technical scores were submitted and the aggregate scores were presented, after a recommendation for award was agreed upon by the evaluation committee, the pricing scores and the SBEDA scores were revealed. Due Amicis, Inc. dba Green Landscaping received the highest ranking and was recommended for award by the evaluation committee.

The initial term of the agreement shall be upon award through March 31, 2019. Two additional one-year renewals at the City's option shall also be authorized by this ordinance.

#### **ISSUE:**

This contract will provide the Department of Human Services with a contractor to provide landscaping and irrigation maintenance and repair services at all DHS locations. These services are required to establish landscaping programs that will ensure the appearance of the properties are attractive and orderly as well as maintaining the functionality of the irrigation system at select sites. Landscaping and irrigation services will be completed according to an established schedule.

This contract will be awarded in compliance with the SBEDA Program. The Goal Setting Committee applied the Small Business Enterprise (SBE) Prime Contract and Emerging Small Business Enterprise (ESBE) Prime Contract Programs and awarded 10 evaluation preference points for each program to Due Amicis, Inc. dba Green Landscaping, as they are certified SBE and ESBE and located within the San Antonio Metropolitan Statistical Area.

This contract is an exception to the Local Preference Program.

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

#### **ALTERNATIVES:**

Should this contract not be approved, the Department of Human Services would be required to process

individual procurements to provide landscaping and irrigation maintenance and repair services thus affecting the appearance of City facilities. The department does not have the staff to perform these services in-house. Processing individual procurements will affect the cost of services due to non-contract pricing.

**FISCAL IMPACT:**

Funds are not encumbered by this ordinance. All expenditures will be in accordance with the FY2016 Adopted Operating Budget approved by City Council. The total estimated cost for this contract is approximately \$71,000.00 annually. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget.

**RECOMMENDATION:**

Staff recommends the approval of this contract with Due Amicis, Inc. dba Green Landscaping to provide the Department of Human Services with landscaping services to ensure the attractive and orderly appearance of the grounds as well as maintenance and repair of the functionality of the irrigation systems at select sites for an estimated annual cost of \$71,000.00.

This contract is procured by means of Request for Competitive Sealed Proposal and a Contract Disclosure Form is required.

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Due Amoris, Inc. DBA Green Landscaping  
San Antonio, TX United States

Certificate Number:  
2016-14296

Date Filed:  
02/16/2016

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
City of San Antonio

Date Acknowledged:

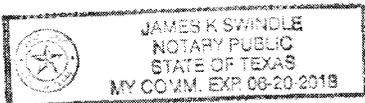
**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**  
6100007027  
Annual Contract for DHS Landscaping Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Green III, Robert P.	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

**6 AFFIDAVIT**

I swear or affirm, under penalty of perjury, that the above disclosure is true and correct.



*Robert P. Green III*  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Robert P. Green III this the 16<sup>th</sup> day of February 2016, to certify which, witness my hand and seal of office

*James K Swindle*  
\_\_\_\_\_  
Signature of officer administering oath

James K Swindle  
\_\_\_\_\_  
Printed name of officer administering oath

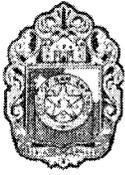
Notary Public  
\_\_\_\_\_  
Title of officer administering oath

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2300

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**Agenda Item Number:** 7.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

### **SUBJECT:**

Trailer Mounted Self-Feeding Brush Chipper

### **SUMMARY:**

This ordinance authorizes acceptance of a contract with Vermeer Texas-Louisiana, Inc. to provide the Transportation & Capital Improvements (TCI) Department, Stormwater Division, with a replacement trailer mounted self-feeding brush chipper for a total cost of \$81,575.00. Funding for this purchase is available from the Equipment Renewal and Replacement Fund (ERRF).

### **BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is an offer submitted by Vermeer Texas-Louisiana, Inc. utilizing Buyboard cooperative purchasing contract number 424-13 for a total cost of \$81,575.00. The bid includes a trade-in chipper resulting in a net cost of \$31,457.10.

This purchase will provide a Vermeer Model BC 1800XL diesel powered trailer mounted self-feeding brush chipper and will include the trade-in of a Vermeer Model BC 1500 trailer mounted self-feeding brush chipper which does not meet the current operational needs of TCI. TCI currently operates two trailer mounted self-feeding brush chippers in its fleet. This replacement brush chipper will be utilized by TCI to reduce tree limbs and trunks into smaller woodchips assisting in tree trimming and debris removal projects, clearing roads, storm drains and sewers throughout the City.

**ISSUE:**

This contract will provide one replacement trailer mounted self-feeding brush chipper that will be utilized by the TCI Department and funded by the ERRF.

The Texas BuyBoard Cooperative is administered by the Texas Municipal League. All products and services that are part of this cooperative have been competitively bid and awarded by the Cooperative's Board of Trustees based on Texas Statues.

The life expectancy for this unit is 96 months. The equipment has a one year/1000 hour warranty.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods.

The recommended award is an exception to the Local Preference Program.

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

**ALTERNATIVES:**

The current trailer mounted self-feeding brush chipper scheduled for replacement has met or will meet its age requirement cycle before it's replaced. The replacement date is considered the optimum time for replacement in that delay of the acquisition could result in the trailer mounted self feeding brush chipper incurring higher maintenance cost as a result of age. This could impact the City's ability to provide essential services to the residents of San Antonio.

**FISCAL IMPACT:**

The purchase of the trailer mounted self feeding brush chipper is funded by the ERRF for a total cost of \$81,575.00, less trade-in unit allowance resulting in a net cost \$31,457.10.

**RECOMMENDATION:**

Staff recommends the approval to purchase a trailer mounted self-feeding brush chipper from Vermeer Texas-Louisiana, Inc. for the total cost of \$81,575.00, less trade-in allowance resulting in a net cost of \$31,457.10.

This contract is procured by means of cooperative purchasing and a Contract Disclosure Form is not required.

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Vermeer Texas-Louisiana  
Selma, TX United States

Certificate Number:  
2016-21123

Date Filed:  
03/03/2016

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
City of San Antonio

Date Acknowledged:

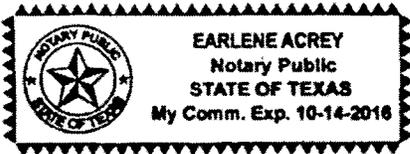
**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**  
RFO 6100007145  
BC1800XL (18" Brush Chipper)

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Carver, John	Selma, TX United States		X

**5 Check only if there is NO Interested Party.**

**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said John Carver, this the 3 day of March, 2016, to certify which, witness my hand and seal of office.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of officer administering oath

Earlene Acrey  
Printed name of officer administering oath

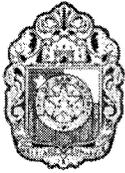
V.P.  
Title of officer administering oath

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2322

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**Agenda Item Number:** 8.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** City Wide

### **SUBJECT:**

4/28/2016 Annual Contract

### **SUMMARY:**

An ordinance awarding one contract to provide the City with commodities and services on an annual basis for the terms of the contract, for an estimated annual cost of \$12,150.00. This ordinance provides the procurement of the following items, as needed, and dependent on the Department's available budget, for the terms of the contract:

A. Roche Diagnostics Corporation for Amendment 3 to SAMHD Annual Contract for MagNa Service Agreement, \$12,150.00 annually, \$85,712.50 contract period)  
(1 contract, Health 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.

**Amendment:**

A. Roche Diagnostics Corporation for Amendment 3 to SAMHD Annual Contract for MagNa Service Agreement, \$12,150.00 annually, \$85,712.50 contract period July 31, 2011 through April 30, 2019 - will provide the San Antonio Metro Health Department with an extension to the initial term of the contract to April 30, 2019. This contract provides factory maintenance and service support for the MagNa Pure compact instrument, serial number MPCB0945 and Magna Pure LC instrument, serial number LC2C00000314. These instruments are used to enhance DNA/RNA extraction for influenza surveillance.

**ISSUE:**

This contract represents 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.

The SBEDA Program did not apply, as it was a sole source purchase.

This contract is an exception to the Local Preference Program.

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

**ALTERNATIVES:**

A. Amendment 3 to SAMHD Annual Contract for MagNa Service Agreement - Should this contract not be approved, the San Antonio Metro Health Department will not have the ability to access the proprietary emergency service, technical support and preventative maintenance for the City's MagNa Pure Compact instruments provided by Roche Diagnostics Corporation.

**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 one contract 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.

This contract amendment was procured on the basis of sole source and a Contract Disclosure Forms is not required.

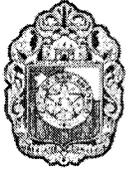


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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2236

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**Agenda Item Number:** 9.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 5

### **SUBJECT:**

Contract Award: (Job Order Contract) Central Police Substation Sewer Line Replacement

### **SUMMARY:**

An ordinance for the Central Police Substation Sewer Line Replacement Project authorizing a task order to a Job Order Contract with Con-Cor, Inc., in an amount not to exceed \$122,142.52, for an FY 2016 Deferred Maintenance Program funded project, located in Council District 5.

### **BACKGROUND INFORMATION:**

As part of the FY 2016 Deferred Maintenance Program, \$200,000.00 was included for the renovation of the Central Police Substation men's and women's restrooms located at 515 Frio St. The balance of the project funds will be used for design services, advertising, and project management. Any remaining funds will be realized as savings.

The existing cast iron sewer lines to the men's and women's restroom are corroded and leaking beyond repair and need to be replaced. This project provides removal of all existing sewer waste lines for the men's and women's restrooms and replacement of the drain lines for the water fountain, and complete replacement and installation of new urinals, new fixtures, new floor drains, and new PVC piping in the East bathroom.

### Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method.

through which 10 contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten contractors, Con-Cor, Inc., was selected to submit an estimate and project schedule for this Project

Con-Cor, Inc is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all Projects, where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached.

**ISSUE:**

This ordinance for the Central Police Substation Sewer Line Replacement Project authorizes a task order to a Job Order Contract with Con-Cor, Inc., in an amount not to exceed \$122,142.52, an FY 2016 Deferred Maintenance Program funded project, located in Council District 5.

This renovation of the Central Police Substation men's and women's restrooms will include removal of all existing sewer waste lines (120 linear feet of sewer line) and replacement of the drain lines for the water fountain. The project will also include complete replacement and installation of new urinals, new fixtures, new floor drains, and new PVC piping.

Coordination with the Central Police Department will be made to allow portions of the restrooms to remain open during construction.

**ALTERNATIVES:**

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

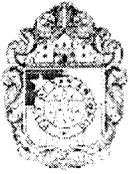
**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$122,142.52, payable to Con-Cor, Inc. Funds are available from the FY2016-2021 Capital Improvement Program Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$122,142.52 to Con-Cor, Inc., for the Central Police Station Sewer Line Replacement Project.

\* = Required fields



# City of San Antonio Discretionary Contracts Disclosure

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: Lloyd "Cy" M.I.  Last: Canales-Jary Suffix: III

\*2. Contract information.

a) Contract or project name: Central Police Substation Sewer Replacement

b) Originating department: Building and Equipment Services

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

Con-Cor Inc.

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

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

Names of partner, parent, or subsidiary business entities:

\*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:

\*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:

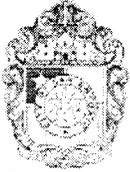
\*7. Disclosure of political contributions.

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.

\* = Required fields



## City of San Antonio Discretionary Contracts Disclosure

Office of the  
City Clerk

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:

### Acknowledgements

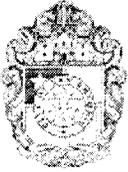
#### \*1. Updates Required

- 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 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.



# City of San Antonio Discretionary Contracts Disclosure

Office of the  
City Clerk

### Acknowledgements (continued)

**\*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

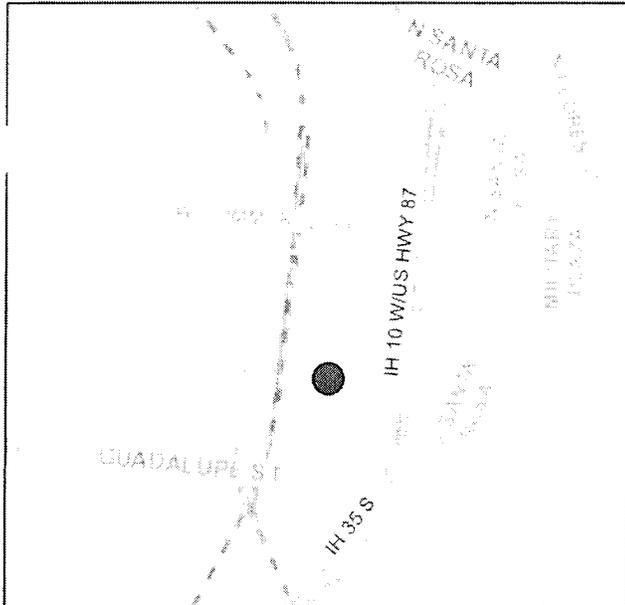
I swear or affirm that the statements contained in this Discretionary Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Lloyd "Cy" Canales-Jary Title: President

Company Name or DBA: Con-Cor Inc. Date: 03/24/2016

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



**Central Police Sewer Line Replacement**  
**515 S. Frio St.**  
**Council District 5**  
**City of San Antonio**



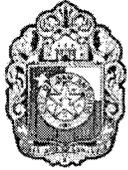
**CITY OF SAN ANTONIO**  
**TRANSPORTATION &**  
**CAPITAL IMPROVEMENTS**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1729

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**Agenda Item Number:** 10.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

### **SUBJECT:**

Lease Agreement with North American Development Bank at the International Center Building

### **SUMMARY:**

An ordinance authorizing the execution of a lease with the North American Development Bank (NAD Bank) for 22,300 square feet of office space at the City-owned International Center Building, located at 203 South Saint Mary's Street, in Council District 1, for a term ending February 28, 2026.

### **BACKGROUND INFORMATION:**

The City-owned International Center Building serves as an operational hub for government sponsored activities aimed at promoting and fostering international trade between San Antonio and other countries, most particularly Mexico. Envisioned as a means to capitalize on San Antonio's long standing support of international trade, this former library building was renovated in 1997 and since re-opening has housed government organizations and non-profit entities that focus on the exchange of cultural programs and encourage trade related investment to benefit San Antonio and the South Texas region.

On September 2, 1999, Council approved a lease with the NAD Bank for 10,462 square feet of office space in the building. Through subsequent amendment, the Bank's occupancy grew to its present footprint of 17,500 square feet and is proposed through this action to expand its occupancy by 4,800 square feet for a total of 22,300 square feet primarily on the third floor of the building.

The NAD Bank is an independent institution created by the governments of the United States and Mexico to

offer direct financing in the form of loans and grants to entities for the implementation of projects that enhance the quality of life of people living along the US and Mexico border. Utilizing an operating capital fund of \$3.0 billion, the NAD Bank invests in environmental infrastructure projects in the border region with a percentage of its investment in support of the purposes of the North American Free Trade Agreement (NAFTA). During its existence, the NAD Bank has proven to be a valuable partner in a concerted effort led by the City of San Antonio to elevate San Antonio's standing in the international community.

**ISSUE:**

As the NAD Bank's programs and staff have grown to support its mission, the City of San Antonio has been able to accommodate that growth by offering additional space in the building. This action will allow NAD Bank to continue its growth and expand into 4,800 square feet of space surplus to the City's needs in the building.

**ALTERNATIVES:**

The City could decide not to allow the NAD Bank to expand and seek other City tenants to occupy this space. The NAD Bank has agreed to pay a fair market rate of \$20.00 per square foot, and fostering the Bank's expansion reinforces the City's commitment to this endeavor and allows the City to collect rent that is favorable in the marketplace.

**FISCAL IMPACT:**

The annual rent will commence at \$202,215.48 in the first year of the term increasing to \$240,731.52 in the final year of the term. The chart below identifies the impact of this lease and any change in terms from the existing contract:

Item	Present Lease	New Lease	Change
Term	Continues as long as NAD Bank operates	Ends February 28, 2026	Set term established
Rent	\$106,215.48 annually	\$202,215.48 annually	\$96,000.00 increase
Size	17,500 SF	22,300 SF	4,800 SF increase

In accordance with the City Council's action in 1994 establishing that NAD Bank will be provided up to 15,000 usable square feet of office space at minimal charge, the Bank has only been paying less than fair market rate rent. The square footage figures for the purpose of this lease have been converted into rentable numbers to reflect what is typically found in the San Antonio marketplace. The new lease will allow the Bank to occupy 15,000 usable (16,800 rentable) square feet of office space paying only for common area maintenance and janitorial charges equal to \$5.51 per square foot annually, 700 rentable square feet at a price of \$ 19.61 per square footage and the additional 4,800 square feet of office space will be charged at a market rate of \$20.00 per square foot. In 2026, the final year of the lease, the rent will increase to \$240, 731.52 annually, of which 16,800 rentable square feet will pay at the discounted rate of \$6.15 annually per square foot, 700 rentable square feet will be charged \$25.96 per square footage and the additional 4,800 square feet of office space will be charged \$24.82 per square foot. Although this lease ends in February 2026, NAD bank will have the option of extending this lease agreement to April, 2033.

All revenue collected from this lease will be deposited into the City's General Fund.

**RECOMMENDATION:**

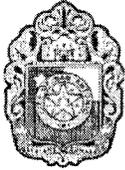
Staff recommends approval of this ordinance authorizing the execution of a lease with the North American Development Bank for 22,300 rentable square feet of office space at the International Center under a term that will expire February 28, 2026 at the initial annual rate of \$202,215.48 increasing to \$240,731.52 in the final year of the lease.

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2406

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**Agenda Item Number:** 11.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Lease Renewal - SAPD (ReACT)

**SUMMARY:**

This ordinance approves the 6<sup>th</sup> Renewal and Extension of Lease Agreement with Burkhardt, Shannon and Holmes, dba Washington Place, for approximately 6,050 square feet of office space located at 215 South San Saba, in Council District 1, for the continued use by the San Antonio Police Department's (SAPD) Regional Auto Crime Team (ReACT) program.

**BACKGROUND INFORMATION:**

The SAPD ReACT program is a multi-jurisdictional task force comprised of City, County, and State personnel trained in the detection of altered vehicles, vehicle identification number recognition, and obliterated vehicle identification number restorations. The mission is to reduce the automobile theft rate. This program has been located at 215 South San Saba Street since November 1997 with the most recent lease renewal authorized by City Council on November 3, 2011.

This ordinance will renew and extend the lease agreement for a five-year term commencing May 1, 2016, for the initial monthly rental amount of \$8,416.00 during the first year escalating to \$9,472.00 during the fifth year, with the option to terminate anytime after the first year with 30-days notice to Landlord and the option to renew the lease for one, additional five-year term.

**ISSUE:**

The current lease term expired on March 31, 2016. The current location of the SAPD ReACT program is conveniently located in the central business district which is essential for the continued, efficient implementation of the program's mission. This action is consistent with the City's policy to support the space needs of the San Antonio Police Department.

**ALTERNATIVES:**

The City may elect not to amend and extend the lease and continue on a month to month basis. The City would need to procure a new lease space and incur relocation expenses, therefore, the action may not result in a cost savings.

**FISCAL IMPACT:**

Under the proposed terms of the 6<sup>th</sup> Renewal and Extension of Lease Agreement, the City will pay rent as follows:

Year	Monthly Rent	Annual Rent
1	\$8,416.00	\$100,992.00
2	\$8,668.00	\$104,016.00
3	\$8,928.00	\$107,136.00
4	\$9,196.00	\$110,352.00
5	\$9,472.00	\$113,664.00

Additionally, the City will be responsible for its pro-rata share of property tax increases over and above the actual property taxes assessed during 2016, which would be included in monthly rental expenses. All rental expenses are fully grant-funded by the Texas Automobile Theft Prevention Authority.

**RECOMMENDATION:**

Staff recommends approval of the 6<sup>th</sup> Renewal and Extension of Lease Agreement with Washington Place to extend the term for an additional five years.

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2539

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**Agenda Item Number:** 12.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Human Services

**DEPARTMENT HEAD:** Melody Woosley

**COUNCIL DISTRICTS IMPACTED:** City-wide

### **SUBJECT:**

Early Head Start - Child Care Partnership Continuation Application

### **SUMMARY:**

The Department of Human Services (DHS) requests authorization of the following budgetary, grant and associated actions related to a continuation application to the U.S. Department of Health and Human Services (HHS) for the Early Head Start - Child Care Partnership (EHS-CCP) program:

- a) submission of a continuation application to HHS, and acceptance upon award, of \$2,656,800.00 for the period of August 1, 2016 to July 31, 2017;
- b) an EHS-CCP program budget of \$3,321,000.00, which includes an in-kind match of \$664,200.00 and a personnel complement of 20 positions for DHS;
- c) approval for the Director of DHS to execute any and all documents related to acceptance of this grant, to include acceptance of additional grant funds, if awarded and matching funds are available in the City's budget

### **BACKGROUND INFORMATION:**

DHS manages Head Start programs and Child Care Services programs. These programs provide early care and education and support services to more than 11,000 children and their families on a daily basis.

In April 2015, through City Council Ordinance No. 2015-04-02-0232, DHS accepted funds from HHS to establish an EHS-CCP, an HHS-funded early childhood education and development program for low-income families with infants and toddlers (ages 6 weeks to 35 months). EHS provides children with safe and enriching

learning environments to promote physical, cognitive, social, and emotional development while supporting parents and families by addressing social and economic needs through customized case management and supports.

The EHS - CCP supports a two-generation strategy by allowing parents to work or engage in training or education, while providing access to high-quality early childhood education and care for very young children. As grantee, DHS provides program management, oversight, governance, family support and mental wellness services.

During the 2016-2017 program year, DHS will execute contracts with five or more child care center partners to provide early education and care in order to fully enroll the 216 funded slots. Upon grant award, DHS will seek City Council authorization to enter into agreements with the identified child care center partners, as well as the San Antonio Metropolitan Health District (Metro Health) and University Health System (UHS) to provide health and dental services to enrolled children.

#### **ISSUE:**

On March 11, 2016, the City received notification from HHS to apply for a continuation application to provide EHS-CCP services for the 216 inner-city children.

This ordinance authorizes the submission of a grant application and accepts upon award, \$2,656,800.00 from HHS for the period of August 1, 2016 to July 31, 2017, and authorizes an in-kind match of \$664,200.00. The 2016-2017 personnel complement will allow for two additional Management Analyst positions to enhance environmental health and safety monitoring and improve ongoing compliance monitoring program requirements. If authorized by council, the application will be submitted to HHS on May 1, 2016.

#### **ALTERNATIVES:**

If this ordinance is not approved, HHS would need to identify an alternate grantee to provide EHS-CCP services for the 216 inner-city children.

#### **FISCAL IMPACT:**

This ordinance authorizes acceptance of a grant award from HHS in the amount of \$2,656,800.00 for the period of August 1, 2016 to July 31, 2017; authorizes an in-kind match of \$664,200.00 which will be provided by the City and contracted providers. Contractual funding will be allocated from the Early Head Start - Child Care Partnership Grant.

There is no anticipated impact to the general fund as a result of these actions.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance which requests authorization of budgetary, grant and associated actions related to a grant award for the EHS-CCP Grant Award from HHS.

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# City of San Antonio

## Agenda Memorandum

**File Number:**16-2379

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**Agenda Item Number:** 13.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** SAPD

**DEPARTMENT HEAD:** Chief William P. McManus

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Auto Burglary & Theft Prevention Authority ReACT Grant 2016

**SUMMARY:**

An ordinance authorizing the submission of a grant application and acceptance of funds upon award, not to exceed \$865,211 from the Texas Automobile Burglary & Theft Prevention Authority (ABTPA) for the grant year September 1, 2016 to August 31, 2017; authorizing an Interlocal Agreement between the City of San Antonio and the Bexar County Sheriff's Office to fund one (1) deputy; approving a cash match of \$555,002; and an in-kind match of \$2,136,945; and establishing a budget and personnel complement.

**BACKGROUND INFORMATION:**

The mission of ABTPA is to lower the automobile theft and burglary rate by instituting innovative enforcement and theft prevention techniques. The funds from ABTPA are attained through a \$2.00 surcharge to insured motorists.

The grant proposal requests continued funding for the current ABTPA Grant. The grant project is called Regional Auto Crimes Team (ReACT) and continues the Police Department's efforts at combating vehicle crimes. ReACT is a multi-jurisdictional unit composed of City and County. The San Antonio Police Department (SAPD) Auto Theft Unit will work as part of the task force, and its General Fund budget will contribute to the in-kind portion of the grant. The Bexar County Sheriff's Office (BCSO) will work in conjunction with SAPD to assist with these efforts.

Proposed grant funded positions will include the following: one (1) Police Sergeant; six (6) Police Detective Investigators; one (1) Administrative Assistant II; one (1) Administrative Assistant I; and one (1) Bexar County Sheriff Detective Investigator. In-kind positions include the following: one (1) Bexar County Sheriff Sergeant; and one (1) Bexar County Sheriff Detective Investigator.

Fiscal Year 2017 is the twenty-fourth (24) year this grant will be awarded to the San Antonio Police Department. For FY 2017, the total grant funding request is \$865,211. The grant serves the San Antonio metropolitan area.

**ISSUE:**

This ordinance continues City Council's policy of seeking intergovernmental financial assistance for City crime prevention and enforcement programs addressing vehicle crime activity. The program from ABTPA will enhance the City's efforts in dealing with vehicle theft and related property crimes by continuing to recover stolen vehicles and other property through intensified enforcement.

**ALTERNATIVES:**

An alternative to acceptance of the grant would require the General Fund to absorb one (1) Police Sergeant; and six (6) Police Detective Investigator positions.

**FISCAL IMPACT:**

This ordinance authorizes a program budget of \$3,740,106, including \$2,319,893 of in-kind contributions. Of the \$2,319,893.00 in-kind contributions, the City will contribute \$2,136,945.00 and the Bexar County Sheriff's Office \$182,948.00. Of the \$555,002.00 cash match, the General Fund will contribute \$511,148.00 and the Confiscated Property Fund will contribute \$43,854.00. The cost of non-city positions funded by the grant will be reimbursed to the appropriate organization in accordance with the interlocal agreement.

**RECOMMENDATION:**

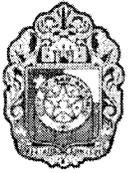
Staff recommends that City Council approve the grant application and acceptance upon award. This approval will help enhance efforts to decrease vehicle crime in the San Antonio Metropolitan Area.

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:**16-2327

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**Agenda Item Number:** 14.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Noel T. Jones

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Air Traffic Control Tower Project at Stinson Municipal Airport

### **SUMMARY:**

Consideration of two Ordinances related to the Air Traffic Control Tower project at Stinson Municipal Airport:

A. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation (TXDOT) to \$573,990.00 for the design of the project; increasing the local matching share from \$53,763.00 to \$135,115.00; and, appropriating an additional \$81,351.20 from the Airport Capital Improvement Fund.

B. An Ordinance authorizing an amendment increasing the total amount to a grant with TXDOT to \$4,337,740.18 for the construction of the project; increasing the local matching share from \$2,135,649.00 to \$2,776,615.18; and, appropriating an additional \$640,966.18 from the Airport Capital Improvement Fund.

The amendments to the grants, totaling an additional \$722,317.38, will allow the design elements of the competition winner of an American Institute of Architects (AIA) sponsored contest to be incorporated into the design and construction of the Air Traffic Control Tower at Stinson Municipal Airport.

### **BACKGROUND INFORMATION:**

The Aviation Department has coordinated with the Texas Department of Transportation (TXDOT) in the development of a new air traffic control tower at Stinson Municipal Airport. This project plans, designs and constructs a new tower to eliminate anticipated line-of-sight issues that will occur with future development. This project is part of a grant program in which TXDOT provides 90% of the total project cost and the City

provides the remaining 10%, up to a total project cost of \$2,000,000.00. All project costs, including design and construction, exceeding \$2,000,000.00 is the responsibility of the City.

#### Previous Council Action

In August 2011, through Ordinance 2011-08-18-0666 and required as a condition of the grant, City Council authorized TXDOT as its agent for the purpose of administrating all funds for these improvements, selecting the consultants and contractors and administering the contracts necessary for the implementation of these improvements. As such, TXDOT must receive the matching funds prior to implementation of the various work efforts. As part of the grant program, TXDOT provided for 90% of the project costs, up to \$2,000,000.00.

The August 2011 City Council ordinance authorized the submittal and acceptance of a grant for the design of the Tower with a subsequent amendment. In October 2014, City Council authorized a grant for the construction phase of the project through Ordinance 2014-10-16-0794. With the grant for the construction phase, the share for TXDOT exceeded \$2,000,000.00 and the City was required to pay for all remaining costs. The total construction grant amount totaled \$3,683,500.00, of which the City contributed its match of \$2,135,649.00 and TXDOT provided \$1,547,851.00.

In 2015, AIA San Antonio released the *Stinson Municipal Airport Air Traffic Control Traffic Replacement Design Enhancement Competition* which invited architects "to enhance the cultural history and identity of south San Antonio, and inspire civic pride while also honoring the legacy of Stinson Field." The competition was open to all AIA San Antonio professional members who met the qualification. Contest submittals were due in November 2015 and AIA announced the winning team on December 1, 2015. The team included Brantley Hightower of HiWorks, and Jay Loudon and Rebekah Perez of Work5hop. Their design "Wings Over Stinson" has been incorporated into the design by consultant, AJT Engineering, who was awarded the contract by TXDOT. The costs for the additional design and associated construction total \$722,317.38 and will be funded by the City.

Following approval of this ordinance, the design work will be completed and submitted to the Historic and Design Review Commission for approval. TXDOT will release the solicitation for construction for this project. Following the review of the construction bids, TXDOT will then take the contract for the recommended firm to the Texas Transportation Commission for approval.

#### **ISSUE:**

Approval to accept the TXDOT award in support of various airfield projects is consistent with City Council's policy of improving facilities at Stinson Municipal Airport and utilizing other funding when available.

#### **ALTERNATIVES:**

City Council could elect not to approve the amendments to the grants; however, this would result delaying the project or possibly cancelling the project and reimbursing TXDOT for their share of the grants. Additionally, rejection of the grant may negatively impact the City's ability to receive future grant funding for future development and expansion of the airports' facilities.

#### **FISCAL IMPACT:**

The total fiscal impact for these two amendments is \$722,317.38. This action will amend the FY 2016 Aviation Capital Budget and the funds will be appropriated from the Airport Capital Improvement Fund.

- A. This ordinance will appropriate an additional \$81,351.20 to increase the design grant for the tower.
- B. This ordinance will appropriate an additional \$640,966.18 to increase the construction grant for the tower.

**RECOMMENDATION:**

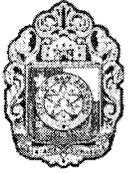
Staff recommends amendments to the design and construction grants with TXDOT to increase the total project costs in the amount of \$722,317.38 to incorporate the design enhancement elements for the Stinson Municipal Airport Air Traffic Control Tower.

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2838

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**Agenda Item Number:** 14A.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Noel T. Jones

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Air Traffic Control Tower Project at Stinson Municipal Airport

### **SUMMARY:**

Consideration of two Ordinances related to the Air Traffic Control Tower project at Stinson Municipal Airport:

A. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation (TXDOT) to \$573,990.00 for the design of the project; increasing the local matching share from \$53,763.00 to \$135,115.00; and, appropriating an additional \$81,351.20 from the Airport Capital Improvement Fund.

B. An Ordinance authorizing an amendment increasing the total amount to a grant with TXDOT to \$4,337,740.18 for the construction of the project; increasing the local matching share from \$2,135,649.00 to \$2,776,615.18; and, appropriating an additional \$640,966.18 from the Airport Capital Improvement Fund.

The amendments to the grants, totaling an additional \$722,317.38, will allow the design elements of the competition winner of an American Institute of Architects (AIA) sponsored contest to be incorporated into the design and construction of the Air Traffic Control Tower at Stinson Municipal Airport.

### **BACKGROUND INFORMATION:**

The Aviation Department has coordinated with the Texas Department of Transportation (TXDOT) in the development of a new air traffic control tower at Stinson Municipal Airport. This project plans, designs and constructs a new tower to eliminate anticipated line-of-sight issues that will occur with future development. This project is part of a grant program in which TXDOT provides 90% of the total project cost and the City

provides the remaining 10%, up to a total project cost of \$2,000,000.00. All project costs, including design and construction, exceeding \$2,000,000.00 is the responsibility of the City.

#### Previous Council Action

In August 2011, through Ordinance 2011-08-18-0666 and required as a condition of the grant, City Council authorized TXDOT as its agent for the purpose of administering all funds for these improvements, selecting the consultants and contractors and administering the contracts necessary for the implementation of these improvements. As such, TXDOT must receive the matching funds prior to implementation of the various work efforts. As part of the grant program, TXDOT provided for 90% of the project costs, up to \$2,000,000.00.

The August 2011 City Council ordinance authorized the submittal and acceptance of a grant for the design of the Tower with a subsequent amendment. In October 2014, City Council authorized a grant for the construction phase of the project through Ordinance 2014-10-16-0794. With the grant for the construction phase, the share for TXDOT exceeded \$2,000,000.00 and the City was required to pay for all remaining costs. The total construction grant amount totaled \$3,683,500.00, of which the City contributed its match of \$2,135,649.00 and TXDOT provided \$1,547,851.00.

In 2015, AIA San Antonio released the *Stinson Municipal Airport Air Traffic Control Traffic Replacement Design Enhancement Competition* which invited architects "to enhance the cultural history and identity of south San Antonio, and inspire civic pride while also honoring the legacy of Stinson Field." The competition was open to all AIA San Antonio professional members who met the qualification. Contest submittals were due in November 2015 and AIA announced the winning team on December 1, 2015. The team included Brantley Hightower of HiWorks, and Jay Loudon and Rebekah Perez of Work5hop. Their design "Wings Over Stinson" has been incorporated into the design by consultant, AJT Engineering, who was awarded the contract by TXDOT. The costs for the additional design and associated construction total \$722,317.38 and will be funded by the City.

Following approval of this ordinance, the design work will be completed and submitted to the Historic and Design Review Commission for approval. TXDOT will release the solicitation for construction for this project. Following the review of the construction bids, TXDOT will then take the contract for the recommended firm to the Texas Transportation Commission for approval.

#### **ISSUE:**

Approval to accept the TXDOT award in support of various airfield projects is consistent with City Council's policy of improving facilities at Stinson Municipal Airport and utilizing other funding when available.

#### **ALTERNATIVES:**

City Council could elect not to approve the amendments to the grants; however, this would result delaying the project or possibly cancelling the project and reimbursing TXDOT for their share of the grants. Additionally, rejection of the grant may negatively impact the City's ability to receive future grant funding for future development and expansion of the airports' facilities.

#### **FISCAL IMPACT:**

The total fiscal impact for these two amendments is \$722,317.38. This action will amend the FY 2016 Aviation Capital Budget and the funds will be appropriated from the Airport Capital Improvement Fund.

- A. This ordinance will appropriate an additional \$81,351.20 to increase the design grant for the tower.
- B. This ordinance will appropriate an additional \$640,966.18 to increase the construction grant for the tower.

**RECOMMENDATION:**

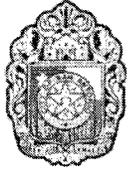
Staff recommends amendments to the design and construction grants with TXDOT to increase the total project costs in the amount of \$722,317.38 to incorporate the design enhancement elements for the Stinson Municipal Airport Air Traffic Control Tower.

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2839

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**Agenda Item Number:** 14B.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Noel T. Jones

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Air Traffic Control Tower Project at Stinson Municipal Airport

### **SUMMARY:**

Consideration of two Ordinances related to the Air Traffic Control Tower project at Stinson Municipal Airport:

A. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation (TXDOT) to \$573,990.00 for the design of the project; increasing the local matching share from \$53,763.00 to \$135,115.00; and, appropriating an additional \$81,351.20 from the Airport Capital Improvement Fund.

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The amendments to the grants, totaling an additional \$722,317.38, will allow the design elements of the competition winner of an American Institute of Architects (AIA) sponsored contest to be incorporated into the design and construction of the Air Traffic Control Tower at Stinson Municipal Airport.

### **BACKGROUND INFORMATION:**

The Aviation Department has coordinated with the Texas Department of Transportation (TXDOT) in the development of a new air traffic control tower at Stinson Municipal Airport. This project plans, designs and constructs a new tower to eliminate anticipated line-of-sight issues that will occur with future development. This project is part of a grant program in which TXDOT provides 90% of the total project cost and the City

provides the remaining 10%, up to a total project cost of \$2,000,000.00. All project costs, including design and construction, exceeding \$2,000,000.00 is the responsibility of the City.

Previous Council Action

In August 2011, through Ordinance 2011-08-18-0666 and required as a condition of the grant, City Council authorized TXDOT as its agent for the purpose of administering all funds for these improvements, selecting the consultants and contractors and administering the contracts necessary for the implementation of these improvements. As such, TXDOT must receive the matching funds prior to implementation of the various work efforts. As part of the grant program, TXDOT provided for 90% of the project costs, up to \$2,000,000.00.

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Following approval of this ordinance, the design work will be completed and submitted to the Historic and Design Review Commission for approval. TXDOT will release the solicitation for construction for this project. Following the review of the construction bids, TXDOT will then take the contract for the recommended firm to the Texas Transportation Commission for approval.

**ISSUE:**

Approval to accept the TXDOT award in support of various airfield projects is consistent with City Council's policy of improving facilities at Stinson Municipal Airport and utilizing other funding when available.

**ALTERNATIVES:**

City Council could elect not to approve the amendments to the grants; however, this would result delaying the project or possibly cancelling the project and reimbursing TXDOT for their share of the grants. Additionally, rejection of the grant may negatively impact the City's ability to receive future grant funding for future development and expansion of the airports' facilities.

**FISCAL IMPACT:**

The total fiscal impact for these two amendments is \$722,317.38. This action will amend the FY 2016 Aviation Capital Budget and the funds will be appropriated from the Airport Capital Improvement Fund.

- A. This ordinance will appropriate an additional \$81,351.20 to increase the design grant for the tower.
- B. This ordinance will appropriate an additional \$640,966.18 to increase the construction grant for the tower.

**RECOMMENDATION:**

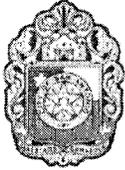
Staff recommends amendments to the design and construction grants with TXDOT to increase the total project costs in the amount of \$722,317.38 to incorporate the design enhancement elements for the Stinson Municipal Airport Air Traffic Control Tower.

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:**16-2591

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**Agenda Item Number:** 15.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Office of the City Clerk

**DEPARTMENT HEAD:** Leticia M. Vacek (OCC)

**COUNCIL DISTRICTS IMPACTED:**

Council District 3, Council District 9, and Council District 10

**SUBJECT:**

Board Appointments

**SUMMARY:**

- A) Appointing Frederick A. Andis (District 3) to the Building Standards Board for the remainder of an unexpired term of office to expire May 31, 2017.
- B) Appointing L.J. Cott (District 10) to the City/County Joint Commission on Elderly Affairs for the remainder of an unexpired term of office to expire May 31, 2017.
- C) Appointing Edward A. Garza (District 3) to the Historic and Design Review Commission for the remainder of an unexpired term of office to expire May 31, 2107.
- D) Reappointing Ruben J. De Leon (District 3) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2018.

**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:**

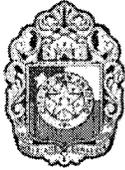
In order to proceed with the direction of the City Council, the Office of the City Clerk recommends approval of the Board Appointments.

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# City of San Antonio

## Agenda Memorandum

File Number: 16-2368

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**Agenda Item Number:** 16.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Janet A. Martin, Interim Director

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Edwards Aquifer Protection Program Real Estate Services

**SUMMARY:**

This ordinance authorizes the negotiation and execution of contracts with Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy not to exceed an aggregate of \$2,500,000.00 for real estate services under the 2015 Venue Sales Tax - Edwards Aquifer Protection Program, for an estimated period of five years.

**BACKGROUND INFORMATION:**

The purpose of the Edwards Aquifer Protection Program (EAPP) is to protect the quality and quantity of water recharging into the aquifer. In May 2015 Proposition 1 was placed on the election ballot in which voters approved the 1/8-cent venue sales tax generating \$100 million for continued expansion of the EAPP. Through Proposition 1 \$90 million will continue the program's efforts to obtain real estate interests by fee-simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer. The balance of \$10 million will incorporate new recharge and water quality protection projects within urbanized areas of Bexar County. The City utilized a discretionary public process to procure eligible real estate services agents to assist with identifying properties appropriate for acquisition and conservation over sensitive areas of the aquifer recharge zones.

The City issued a Request for Qualifications titled "Assistance with the Edwards Aquifer Protection Program" on December 14, 2015 with a submission deadline of January 15, 2016. Three proposal responses were

received, which were scored on January 28, 2016. The evaluation team consisted of representatives from the City Manager's Office, Parks and Recreation Department, Conservation Advisory Board and the Edwards Aquifer Authority. The proposals were evaluated based on the firm's experience, background, qualifications, proposed management plan, and experience with local real estate conditions including conservation and watershed strategies.

The evaluation of each proposal was based on a total of 100 points- 40 points allotted for experience, background, qualifications; 40 points for proposed management plan; and 20 points allotted for respondent's knowledge in local real estate market conditions and local aquifer conservation strategies. The Local Preference and Veteran-Owned Small Business Preference programs were not applicable. Additionally, the City's Small Business Economic Development Advocacy Program (SBEDA) does not apply and was not part of the scoring model.

After evaluation committee review and discussion, scores were finalized and the aggregate scores were presented to the committee. Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy Division received the highest rankings and was recommended for award by the evaluation committee.

The real estate services contracts will span the life of the 2015 venue sales tax election which is estimated at five years. Under each agreement the City will receive recommendations for acquisition through fee-simple purchase or conservation easement based on an established scientific ranking system including contract negotiation and property closing services.

**ISSUE:**

Proposition 1 as approved by the voters in May 2015 will generate approximately \$90 million for continued land conservation and protection of the sensitive recharge and contributing zones over the Edwards Aquifer. This ordinance continues the existing policy to protect the aquifer through real estate services by authorizing the negotiation and execution of two contracts with Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy not to exceed an aggregate of \$2,500,000.00 under the Edwards Aquifer Protection Program. The Conservation Advisory Board endorsed this approach at its March 2015 meeting in support of each real estate team's expertise in negotiations and due diligence for efficient and timely acquisition of properties or conservation easements.

**ALTERNATIVES:**

In lieu of approving the real estate services agreements foregoing industry expertise, City staff could perform the necessary due diligence to identify, negotiate, and secure properties over the Edwards Aquifer recharge zones. However, this would increase administrative program costs and the rate which properties are protected over the recharge zones would decrease.

**FISCAL IMPACT:**

There is no General Fund impact associated with this action. Funds of \$2,500,000.00 for the real estate services agreements will utilize 2015 Proposition 1 Parks Development & Expansion Funds available in the Edwards Aquifer Protection Program Project approved in the FY 2016-2021 Adopted Annual Capital Budget.

**RECOMMENDATION:**

Staff recommends approval of the proposed real estate services contracts with Bexar Land Trust, Inc. d/b/a Green Spaces Alliance of South Texas and The Nature Conservancy not to exceed an aggregate of \$2,500,000.00 under the Edwards Aquifer Protection Program.

Discretionary Contracts Disclosure Forms, as required by the Ethics Ordinance, are included herein as attachments.

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	<b>OFFICE USE ONLY CERTIFICATION OF FILING</b>
<b>1 Name of business entity filing form, and the city, state and country of the business entity's place of business.</b> Green Spaces Alliance of South Texas San Antonio, TX United States	Certificate Number: 2016-30153
<b>2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.</b> City of San Antonio	Date Filed: 03/23/2016  Date Acknowledged:

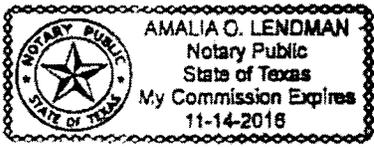
**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**

edwards aquifer protection pro  
 Arrange site visits to project areas, coordinating land owner contacts, coordinating and presenting potential acquisitions and providing additional information and

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
Elizabeth Gail Gallegos	San Antonio TX Bexar	✓	
Philip Bedford	San Antonio TX Bexar		✓

**5 Check only if there is NO interested Party.**  *na gg*

**6 AFFIDAVIT** I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*E. Gail Gallegos*  
 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said E. Gail Gallegos, this the 23<sup>rd</sup> day of March, 2016, to certify which, witness my hand and seal of office.

*Amalia O. Lendman*      Amalia O. Lendman      Notary Public  
 Signature of officer administering oath      Printed name of officer administering oath      Title of officer administering oath

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Nature Conservancy  
Austin, TX United States

Certificate Number:  
2016-21959

Date Filed:  
03/04/2016

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of San Antonio

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.

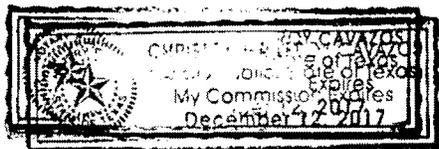
TCI 12142015CG Edwards Aquifer  
Conservation Services - Edwards Aquifer Protection Program

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Burget, Mark	San Francisco, CA United States	X	
Bedford, Charles	North Point North Point Hong Kong	X	
McPeck, Brian	Denver, CO United States	X	
Tercek, Mark	Arlington, VA United States	X	

5 Check only if there is NO interested Party.

### 6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*Justin G. Rice*  
Signature of authorized agent of contracting business entity  
Justin G. Rice, Asst. Secretary

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Justin G. Rice, this the 4 day of March, 2016, to certify which, witness my hand and seal of office.

*[Signature]*  
Signature of officer administering oath

C. LeRoy Galloway  
Printed name of officer administering oath

*[Signature]*  
Title of officer administering oath

**D. Discretionary Contracts Disclosure Form: Tab 3**

\* = 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: Elizabeth	MI: G	Last: Gallegos	Suffix:
*2. Contract information.			
a) Contract or project name:	Assistance with the Edwards Aquifer Protection Program		
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).			
Dexar Land Trust, Inc. db/a Green Spaces Alliance of South Texas			
*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.			
Adams Environmental, Inc. Sable Kitchen			
*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:			



# 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 those 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 7 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 cause a "conflict of interest" issue under sections 2-33 and 2-34 of the City Ethics Code for any City Council member or board/commission member that has or will not be raised by these city officials?

I am not aware of any conflicts of interest issues under Section 2-33 or 2-34 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 subcontractors 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 2-02 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 2-04 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 2-01 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

Required to file



# 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 2-399 of the Municipal Campaign 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: Elizabeth Gal Chalgor Title: Executive Director

Company Name or DBA: Bexar Land Trust, LLC, Delta Green Spaces Alliance of South Texas Date: 01/08, 2016

Please fill this form out online, print completed form and submit with proposal to or quoting department. All questions must be answered if necessary to mail, send to:

Purchasing  
P.O. Box 839966  
San Antonio, Texas 78283-9966

Required fields



# City of San Antonio Discretionary Contracts Disclosure

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 2.14.1.1, Article 11.01 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	MI: S.C	Last: Herron	Suffix:
-------------	---------	--------------	---------

**\*2. Contract information.**

a) Contract or project name: Assistance with the Edwards Aquifer Protection Program

b) Originating department: TCI

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

The Nature Conservancy

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

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

Names of partner, parent, or subsidiary business entities:

**\*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:

**\*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:

**\*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 4)
- 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.

\* Required fields



# City of San Antonio Discretionary Contracts Disclosure

Office of the  
City Clerk

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 remaining for 30 calendar days after the contract has been awarded.

### Notice Regarding Contribution Prohibitions for 'High-Profile' Contracts

Under Section 2-11 of the Municipal Charter, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of, or a 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.

### B. 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 the City Ethics Code for any City Council member, or a City Commissioner, that is a fact or entity not disclosed by these city officials?

- I am not aware of any conflict(s) of interest as a result of 2-44 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 of interest:

### Acknowledgements

#### 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 is the subject of action by the City Council, and no later than 3 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.

#### 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 in 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 awarded as a City Council agent. If contact is required with city officials or employees, the contact will take place only on-site with or pursuant to an invitation into the solicitation documents. Violation of this prohibition or this provision set forth in the City Ethics Code may result in the respondents or their agents being disqualified and their offer from consideration.

\* Required fields



# City of San Antonio Discretionary Contracts Disclosure

Office of the  
City Clerk

### \*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 176.001(b) of the Local Government Code, Campaign Finance Code.

### \*Conflict of Interest Questionnaire (CIQ)

- Section 176 of the Local Government Code requires contractors and vendors to submit a Conflict of Interest Form (CIQ) to the Office of the City Clerk.
- 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 Discretionary Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: John S.C. Herron *John S.C. Herron* Title: Director of Conservation Programs

Company Name or DBA: The Nature Conservancy Date: 01/06/2015

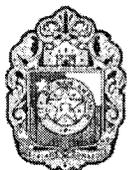
Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered. If necessary to mail, send to:  
 Purchasing  
 P.O. Box 839966  
 San Antonio, Texas 78283-3966

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2354

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**Agenda Item Number:** 17.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Janet A. Martin, Interim Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Edwards Aquifer Protection Program Interlocal Agreement with San Antonio River Authority

### **SUMMARY:**

This ordinance authorizes the execution of an Interlocal Agreement in the amount of \$476,901.00 with the San Antonio River Authority (SARA) for project management and evaluation of the Edwards Aquifer Protection Program's \$10 million earmarked for recharge and water quality initiatives in Bexar County.

### **BACKGROUND INFORMATION:**

The purpose of the Edwards Aquifer Protection Program (EAPP) is to protect the quality and quantity of water recharging into the aquifer. In May 2015 Proposition 1 was placed on the election ballot in which voters approved the 1/8-cent venue sales tax generating \$100 million for continued expansion of the EAPP. Proposition 1 included \$10 million for incorporation of new recharge and water quality protection projects within urbanized areas of Bexar County. The balance of \$90 million will continue the program's efforts to obtain real estate interests by fee-simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer.

The Parks and Recreation Department is proposing to enter into an Interlocal Agreement (ILA) with SARA to perform project development and management as well as program evaluation services over the life of the 2015 venue sales tax election which is estimated at five years. As the City of San Antonio's project manager, SARA will collaborate with consultants and existing aquifer stakeholders to develop the methodology and strategy to identify and/or develop projects for implementation with the earmarked funds. As individual projects are

identified and come forward for recommendation through this toolkit approach. City Council would have final approval authority for project implementation. The proposed ILA was presented to the Transportation, Technology, and Utilities Committee on March 9, which endorsed moving the item forward to the full Council for consideration.

**ISSUE:**

The 2015 Proposition 1 Edwards Aquifer Protection Program includes \$10 million earmarked for recharge and water quality initiatives within Bexar County over the recharge and contributing zones of the Edwards Aquifer. The Parks and Recreation Department recommends entering into an ILA with SARA over the duration of the sales tax for identification of eligible program through stakeholder engagement and project implementation and evaluation.

In addition to the approximate \$476,901.00 in project management costs, SARA has agreed to absorb an additional \$43,500.00 in hard costs to help fund initial project planning sessions with a contracted facilitation team.

**ALTERNATIVES:**

In lieu of the ILA City staff could go through the deliberative process to define projects for implementation. This alternative course of action would not realize the efficiency in utilizing SARA's expertise in watershed management and improving the quality of water in San Antonio.

**FISCAL IMPACT:**

There is no General Fund impact associated with this action. Funds of \$476,901.00 for this ILA will utilize 2015 Proposition 1 Parks Development & Expansion Funds available in the Edwards Aquifer Protection Program Project approved in the FY 2016-2021 Adopted Annual Capital Budget.

**RECOMMENDATION:**

Staff recommends approval of the proposed Interlocal Agreement with the San Antonio River Authority for project management of the Edwards Aquifer Protection Program's \$10 million earmarked for recharge and water quality initiatives in Bexar County.

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

File Number: 16-2560

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**Agenda Item Number:** 18.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** Bridgett White, Interim Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Preparation of a Voluntary Annexation Service Plan for the Nabors Property, 202.79 acres located along Old Corpus Christi Highway and South IH 37.

**SUMMARY:**

This Resolution would authorize the Department of Planning and Community Development to prepare a Service Plan regarding the annexation, as requested by II Southfork Development, LTD, (Owners) of the Nabors Property approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, adjacent to the City limits and generally located in southeast part of San Antonio's Extraterritorial Jurisdiction and Bexar County.

**BACKGROUND INFORMATION:**

The owner of II Southfork Development, LTD requested full purpose annexation by the City of San Antonio of approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37. Presently, the subject property is adjacent to the City limits and within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). The subject property consists of two tracts of vacant land, 128.87 acres at 11625 Old Corpus Christi Highway and 73.92 acres located at South IH 37. The two tracts are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use. The City of San Antonio approved development agreements with the Owners for the two tracts (Ordinance No. 2014-01-09-0002) which are related to the January 2014 Limited Purpose Annexation of South San Antonio. The development agreements guaranteed the continued extraterritorial status of properties pursuant to Section 43.035 of the Texas Local Government Code. The agreements automatically terminate with the filing of a subdivision plat or related development document and

include the owner's agreement to consensual annexation.

The existing owner is selling the property to Nabors Drilling USA, LP and intends to develop the property for industrial use. Nabors Drilling USA, L.P. plans to construct and develop a centrally located facility to repair existing rig assets and manufacture rig components. The existing and proposed Owners have requested to terminate the development agreements and request full purpose annexation by the City of San Antonio. After annexation, the property would be located in City Council District 3.

The Heritage South Sector Plan designated the subject property as Agribusiness/RIMSE (*Research, Industrial, Manufacturing, Sport and Entertainment*) Tier land use, which recommends a variety of uses and intensities including neighborhood commercial, agribusiness, and light industrial uses. The property owners have submitted a plan amendment for Specialized Center land use and associated zoning change to Heavy Industrial District (I-2). The Specialized Center land use designation accommodates heavy industrial, business parks and offices including manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

#### **ISSUE:**

This resolution will authorize the Department to prepare the Service Plan as required by Texas Local Government Code, Section 43.065(a). State law requires that prior to the publication of the notice of the first required public hearing, the City Council must authorize its planning department or other appropriate municipal department to prepare a service plan.

Generally, the intent of a Service Plan is to provide specifics on the required municipal services after an area has been annexed. The proposed annexation will expand San Antonio's municipal boundaries and the public service area. The Annexation Service Plan will address the public services to be implemented and their associated costs. Below is a proposed schedule for the voluntary annexation of the Nabors Property.

April 2016

- City Council's Authorization to Prepare Service Plan
- Provide written notice on service plan (*30 days before public hearing*)
- Publish notice for Public Hearing (*11 to 20 days before each public hearing*)

May 2016

- Planning Commission hearing and consideration
- Neighborhood and Livability City Council Committee consideration
- First City Council Public Hearing (*40 to 21 days before Council Action*)
- Second City Council Public Hearing (*40 to 21 days before the Council Action*)
- Publish the Ordinance (*30 days before approval of ordinance*)

June 2016

- City Council's Consideration and Action on Annexation Ordinance

July 2016

- Date Annexation Ordinance is Effective (*complete within 90 days after City Council initiation of annexation - approval of the Annexation Ordinance*).

#### **ALTERNATIVES:**

A denial of the resolution would result in the subject property remaining within San Antonio's ETJ.

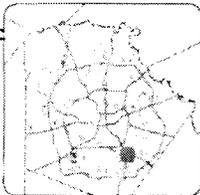
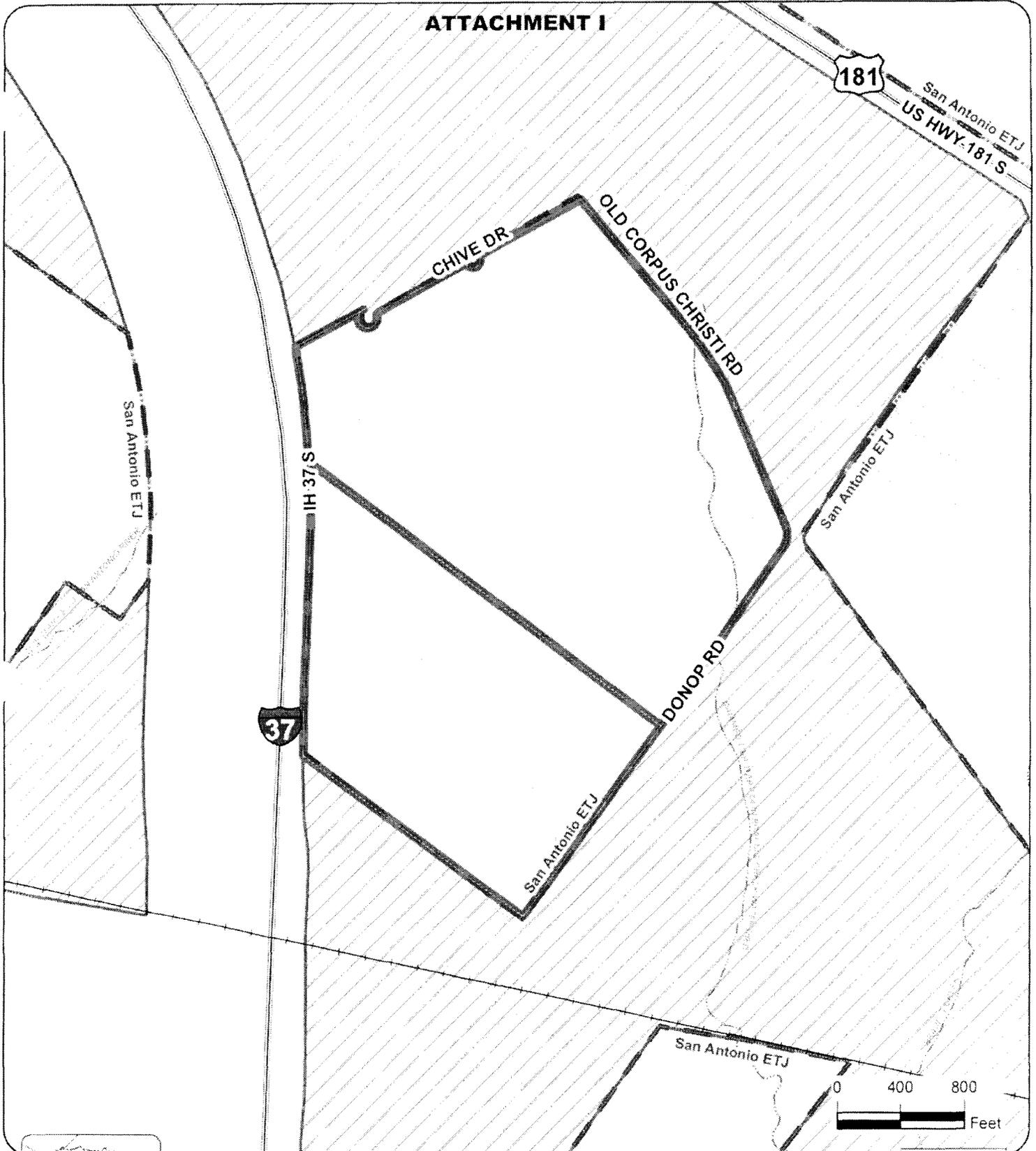
**FISCAL IMPACT:**

There is no fiscal impact associated with directing the Department to prepare an Annexation Service Plan for the Nabors Property. The Annexation Service Plan will include an analysis of the fiscal impact of extending public safety services.

**RECOMMENDATION:**

Staff recommends approval of the Resolution authorizing the Department of Planning and Community Development to prepare a Service Plan regarding the annexation, as requested by the Owners of the Nabors Property, approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, which is adjacent to the City limits and generally located in San Antonio's Extraterritorial Jurisdiction and Bexar County.

**ATTACHMENT I**



-  Nabors Property
-  City of San Antonio
-  Extraterritorial Jurisdiction Line
-  Expressways
-  BCAD Parcels
-  Limited Purpose Annexations



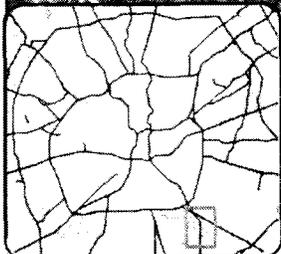
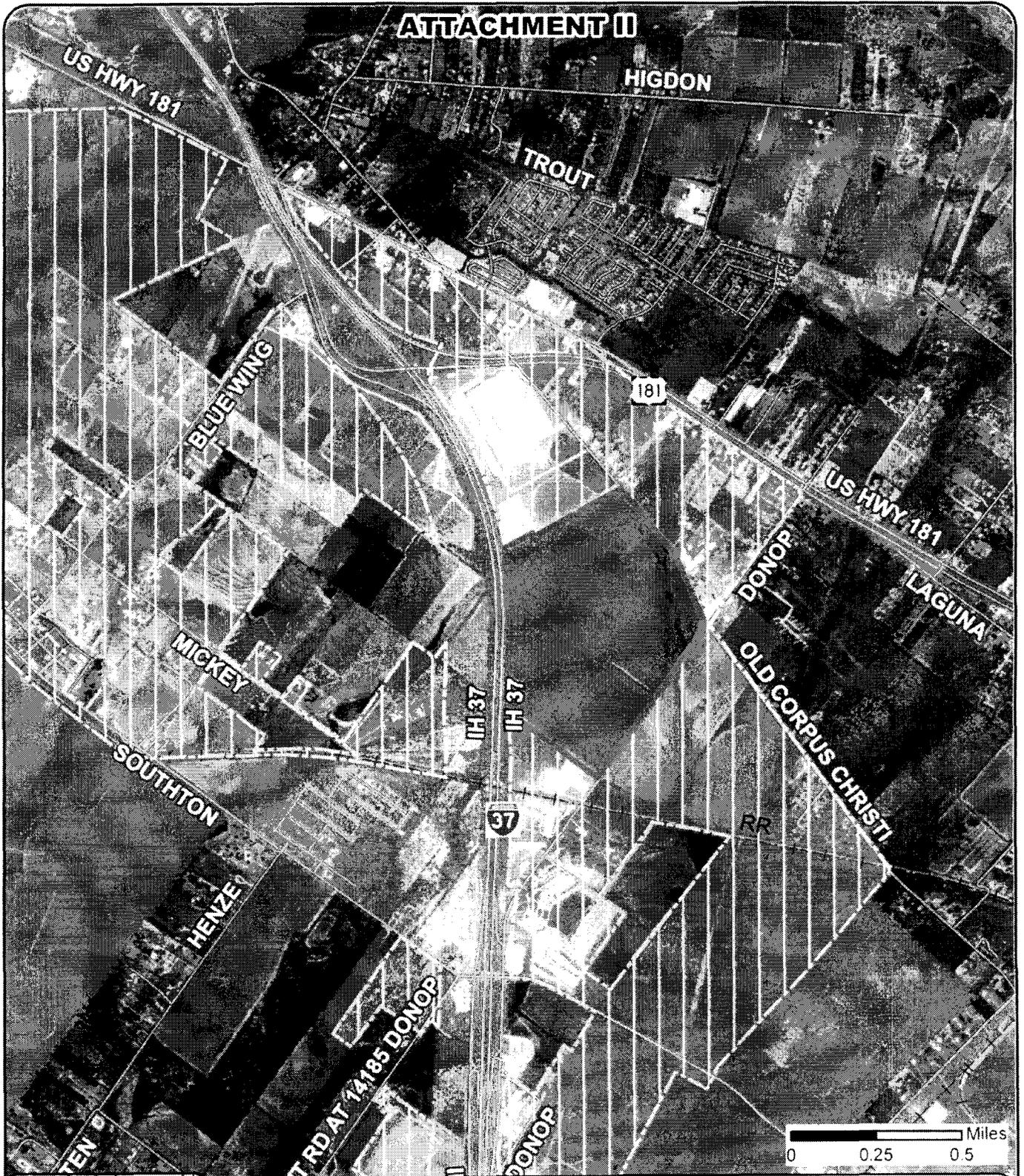
**City of San Antonio**  
**Voluntary Annexation of the**  
**Nabors Property**

**City of San Antonio**  
 Information Technology Services Department  
 GIS Public Services Division  
 Riverview Towers  
 111 Sautter St., 10th Floor  
 San Antonio, TX 78205



Map prepared by GIS Services Department, City of San Antonio, on 11/11/2014. The map is for informational purposes only. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities resulting from the use of this map.

**ATTACHMENT II**



202.79 Acres

City of San Antonio

Limited Purpose Annexation



**Voluntary Annexation of  
202.79 Acres  
City of San Antonio**



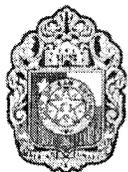
Prepared by  
Dept. of Planning &  
Community Development

**SUPPORTING DOCUMENT NOTICE**

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2431

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**Agenda Item Number:** Z-1.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016035

**SUMMARY:**

**Current Zoning:** "C-2 H HS AHOD" Commercial King William Historic Significant Airport Hazard Overlay District

**Requested Zoning:** "C-2NR IDZ H HS AHOD" Commercial Noise Restrictive Infill Development Zone King William Historic Significant Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Raymond R. Garcia

**Applicant:** Raymond R. Garcia

**Representative:** Jorge Canales

**Location:** 1036 South Alamo Street

**Legal Description:** 0.14 of an acre out of NCB 935

**Total Acreage:** 0.14

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** King William Neighborhood Association

---

**Applicable Agencies:** Office of Historic Preservation

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was zoned "Historic J" Historic Commercial District. In 1991 the subject property was rezoned to Historic "B-2" Historic Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2 H" Commercial Historic District. The subject property was developed in 1925 with a retail structure approximately 1,360 square feet. The subject property 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:** C-2

**Current Land Uses:** Office, Restaurant

**Direction:** East

**Current Base Zoning:** C-2, RM-4, MF-33

**Current Land Uses:** Single Family Residence

**Direction:** South

**Current Base Zoning:** C-3, RM-4

**Current Land Uses:** Office, Vacant

**Direction:** West

**Current Base Zoning:** C-2, RM-4, NC

**Current Land Uses:** Parking, Office

**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 King William Historic District, which was adopted in 1968. 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.

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark 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:** Alamo Street

**Existing Character:** Secondary Arterial, Type B; one lane each direction with parking lane and sidewalks on

both sides

**Proposed Changes:** None known

**Thoroughfare:** East Sheridan, Mission Street, Pereida Street

**Existing Character:** Local, Type A; one lane each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line to the subject property is the 51 and 54 which operate along South Alamo.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** "IDZ" Infill Development Zone waives minimum parking requirements.

**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 (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 Downtown Neighborhood Plan and is currently designated as Low Rise Mixed Use in the future land use component of the plan. The proposed use is consistent with the Downtown 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 "C-2" base zoning district is suitable as presently zoned.

**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 and enhance character, ambiance of mixed use with connection to downtown by transit

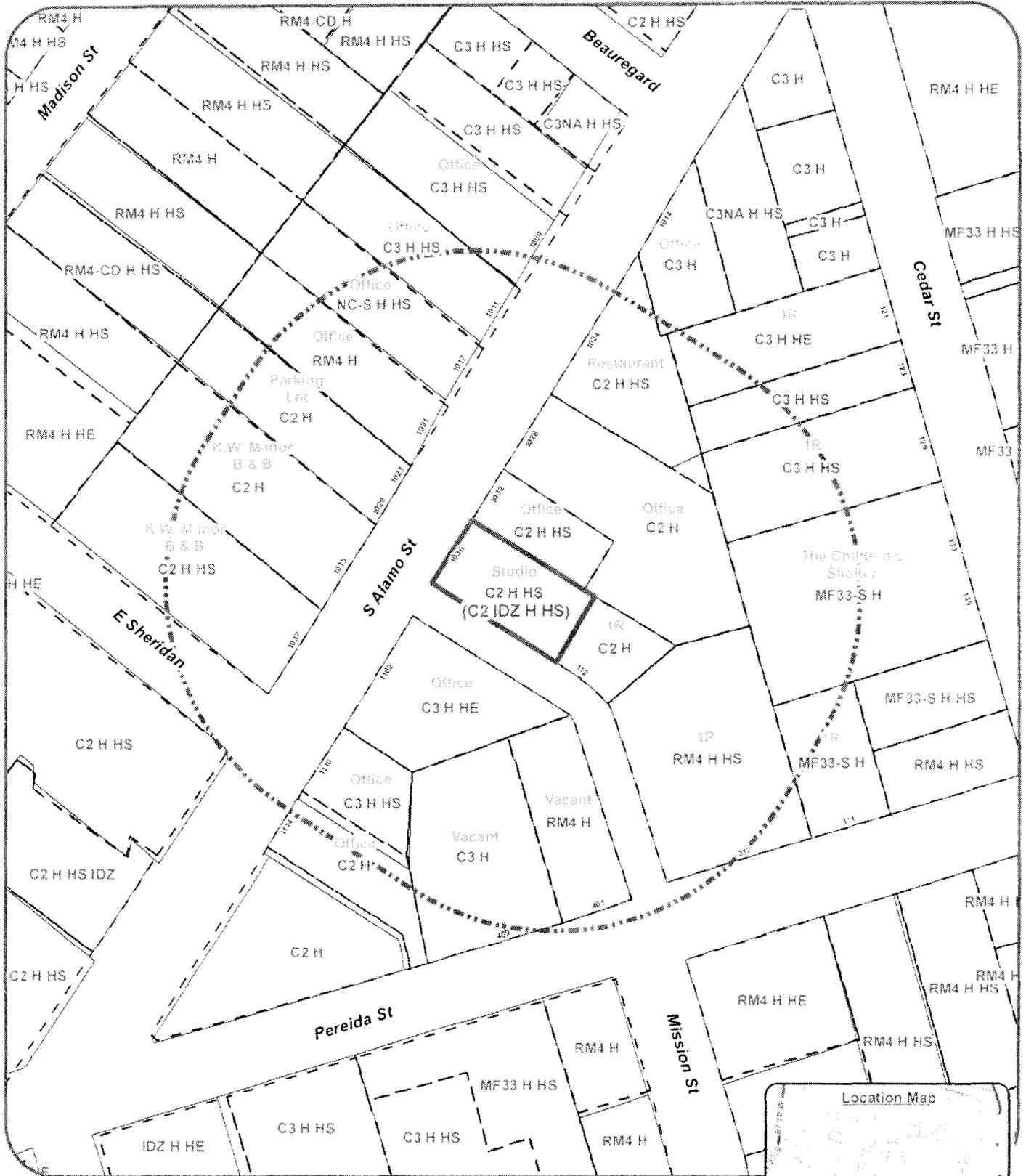
and pedestrian walk ability in accordance to the goals and objectives of the Downtown Neighborhood plan.

**6. Size of Tract:**

The subject property measures 0.14 of an acre tract and accommodates the existing development with limited parking.

**7. Other Factors:**

Staff recommends the "NR" Noise Restricted Overlay District to prohibit use of outdoor speakers.



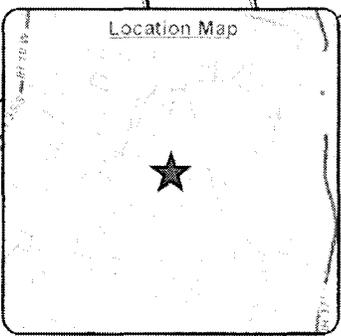
**Zoning Case Notification Plan**

**Case Z-2016-035**

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx = 100 Feet  
 Subject Property Legal Description(s): NCB 00935 - BLOCK A - LOT N IRR 107.8 ft of Lot 2

**Legend**

- Subject Properties (thick solid line) 10 138 Acres
- 200' Notification Area (dashed line)
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain (hatched pattern)
- Single Family Residential (IR)
- San Antonio City Limits (dotted pattern)



Development Services Dept  
 City of San Antonio  
 (210) 204-1111 R. K. Martinez

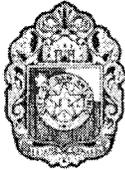
Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1927

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**Agenda Item Number:** P-1.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16025  
(Associated Zoning Case Z2016087)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Update History:** November 4, 2010

**Current Land Use Category:** Neighborhood Commercial

**Proposed Land Use Category:** High Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 10, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 1604 North Hackberry Street

**Legal Description:** 0.47 acres out of NCB 488

**Total Acreage:** 0.47 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Government Hill Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** North Hackberry Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

VIA bus route #20 runs along East Carson Street to the north with the nearest stop at the corner of North Hackberry Street and East Carson Street.

**ISSUE:**

**Plan Adoption Date:** September 20, 2001

**Update History:** November 4, 2010

**Goal:** Land Use/Revitalization

2.1 Redevelop and revitalize the neighborhood.

**Comprehensive Land Use Categories**

**Neighborhood Commercial:** Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

**Example Zoning Districts:** NC, C-1, O-1

**Comprehensive Land Use Categories**

**High Density Residential:** High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre. This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses. This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential.

**Example Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50; and less intense residential zoning districts

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Neighborhood Commercial

**Current Use**

Plants and Pottery Yard

North

**Future Land Use Classification**

Mixed Use

**Current Use**

Commercial Building and Single-Family Residential

East

**Future Land Use Classification**

Medium Density Residential and Neighborhood Commercial

**Current Use**

Multi-family Residential and Single-Family Residential

South

**Future Land Use Classification**

None

**Current Use**

I-35 Freeway

West

**Future Land Use Classification**

Mixed Use

**Current Use**

Culligan, Parking Lots, Vacant Land

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed thirty-three (33) units per acre. The subject property is currently not being used. It is surrounded by other commercial uses with residential uses on the property to the south. The requested High Density Residential classification supports the Government Hill Neighborhood Plan's objectives of establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable infill development and redevelopment.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The proposed High Density Residential land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "IDZ" zoning district. The proposed amendment to High Density Residential land use classification meets the goals of the Government Hill Neighborhood Plan by promoting infill development and redevelopment of vacant or

underutilized buildings.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016087

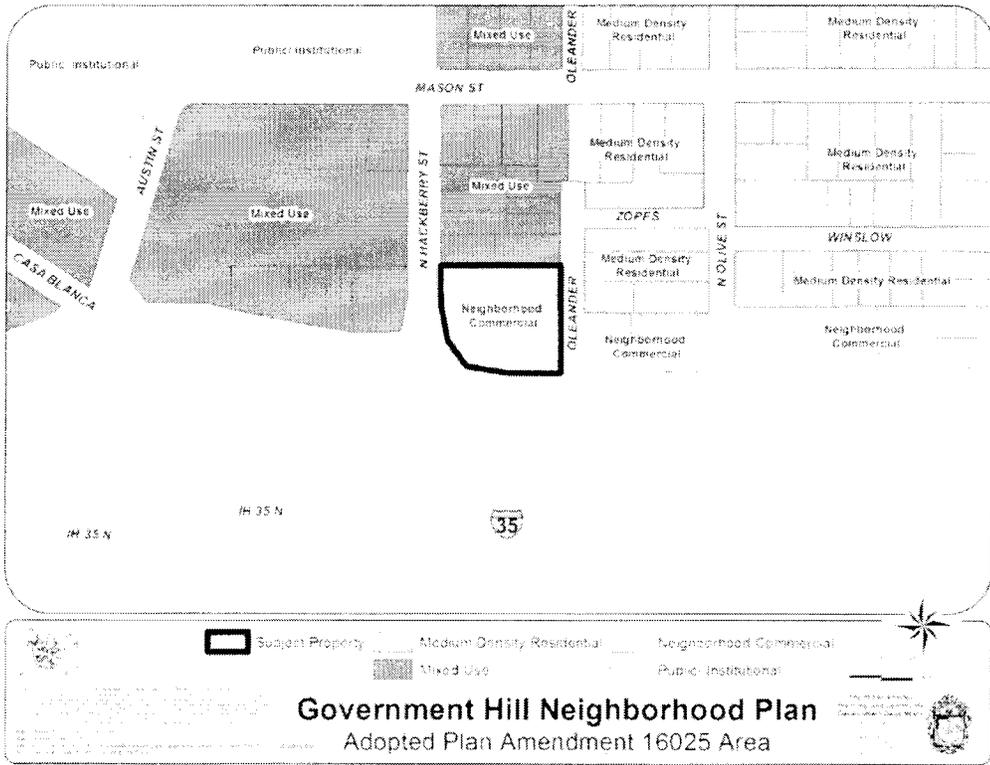
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed thirty-three (33) units per acre

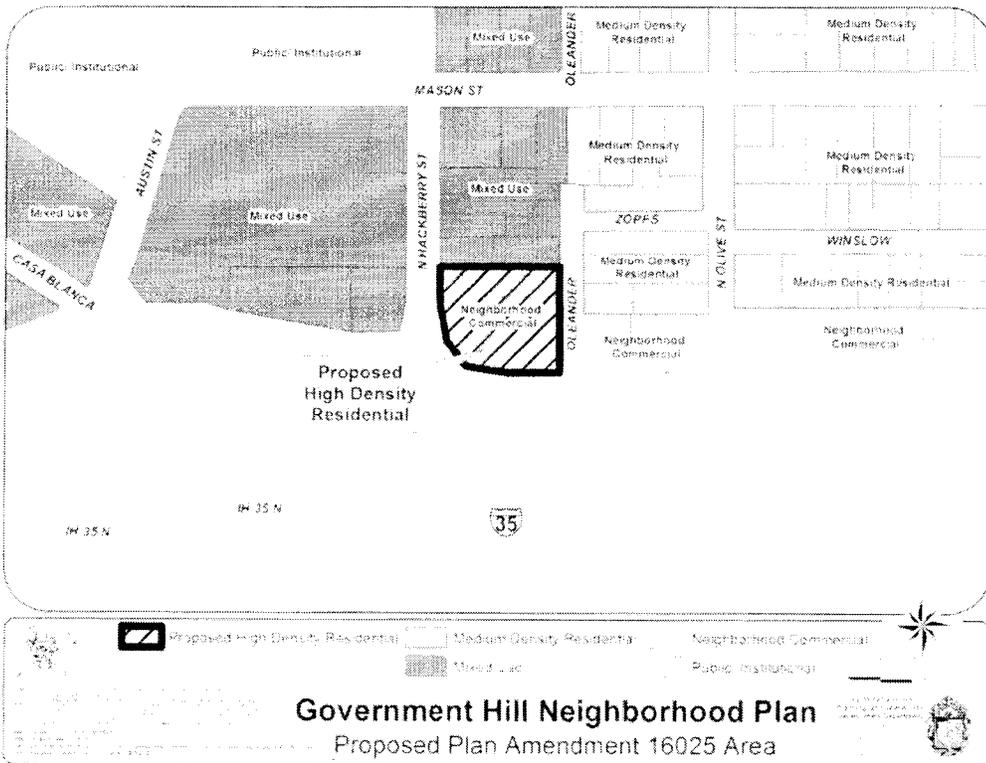
Zoning Commission Hearing Date: February 16, 2016

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:

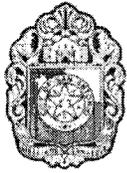


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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2303

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**Agenda Item Number:** Z-2.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016087  
(Associated Plan Amendment 16025)

**SUMMARY:**

**Current Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 1604 North Hackberry Street

**Legal Description:** 0.47 acres out of NCB 488

**Total Acreage:** 0.47

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Government Hill Neighborhood Alliance

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**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the base zoning district for the property was converted to "I-1" General Industrial District. A city-initiated area-wide 2010 zoning case was approved by City Council to change the zoning to the current "C-1" Light Commercial District. The property is currently vacant.

**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-1, RM-5

**Current Land Uses:** Commercial Building, Single-Family Residential

**Direction:** South

**Current Base Zoning:** Interstate Highway 35 Access Road

**Current Land Uses:** Freeway

**Direction:** East

**Current Base Zoning:** RM-5, R-6, MF-33

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** I-1, C-3 NA

**Current Land Uses:** Parking Lot, Culligan Water Company, Vacant Property, 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.

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:** North Hackberry Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Interstate Highway 35 Access Road

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** VIA bus route #20 stops at the corner of Carson Street and North Hackberry Street two blocks, north of the subject property.

**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 waives off street vehicle parking requirements.

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the proposed zoning will result in the subject property retaining the "C-1" base zoning district.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**  
**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

**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 Government Hill Neighborhood Plan and is currently designated as "Neighborhood Commercial" in the future land use plan. The requested "IDZ" Infill Development Zone District with Single-Family Homes not to exceed 33 units per acre is not consistent with the current land use classification. The applicant has submitted a plan amendment request to amend the future land use designation to "High Density Residential." Staff and Planning Commission recommend approval of the Plan Amendment.

**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.

**3. Suitability as Presently Zoned:**

The property is suitably zoned. The proposed zoning request is also suitable and will bring additional housing stock to the surrounding area.

**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:**

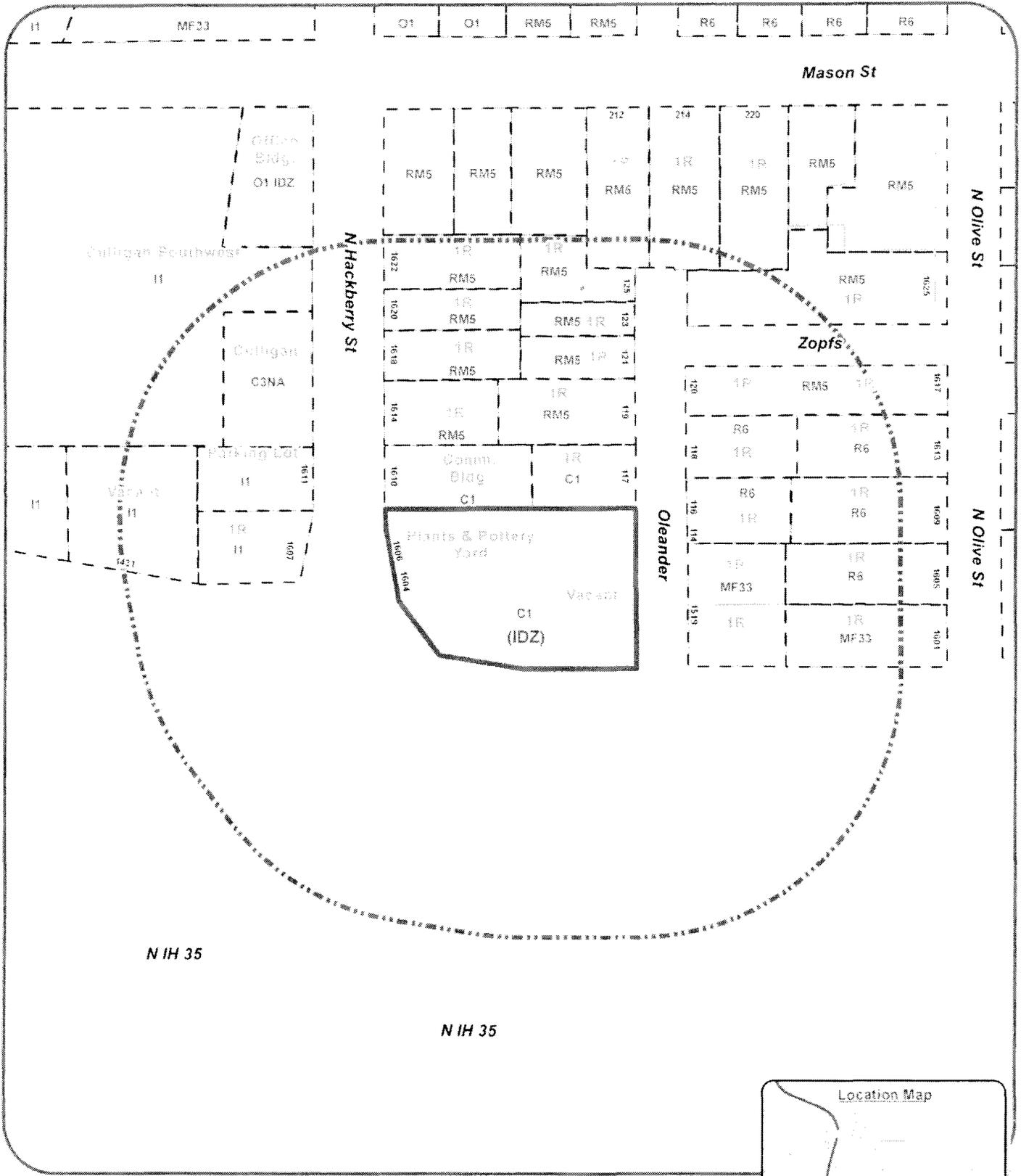
The proposed use meets the Government Hill Neighborhood Plan's goal of locating high density residential uses along collectors, arterials, or highways. It will also function as a compatible transition between lower-density residential uses to the north and east of the property and the higher intensity uses to the west.

**6. Size of Tract:**

The 0.47 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

The applicant is proposing thirteen (13) residential units on the subject property.

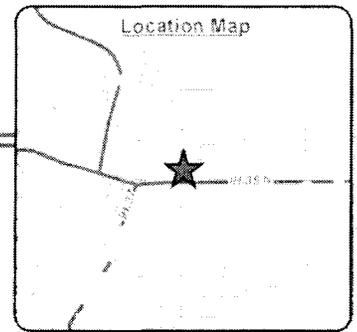


**Zoning Case Notification Plan**

**Case Z-2016-087**

Council District: 2  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 00488 - BLOCK 005 - LOT 4, 5 & 6

- Legend**
- Subject Properties (0.470 Acres) [Solid Line]
  - 200' Notification Area [Dashed Line]
  - Current Zoning [TEXT]
  - Requested Zoning Change [TEXT]
  - 100-year DFIRM Floodplain [Hatched Box]
  - Single Family Residential 1R [1R]
  - San Antonio City Limits [Dotted Line]



City of San Antonio - Development Services Dept.  
 10/2/2016 10:35 A.M. (R. R. Martinez)  
 Case Manager: Mary Morales-Sorcelles

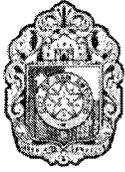
Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2302

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**Agenda Item Number:** Z-3.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016003 CD

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Sales, Service and Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016. This case is continued from December 1, 2015, November 17, 2015, January 19, 2016 and February 16, 2016 hearings.

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Javier Sarreon

**Applicant:** Javier Sarreon

**Representative:** Brown and Ortiz P.C. (Daniel Ortiz)

**Location:** 5315, 5319 and 5331 Sherri Ann Road

**Legal Description:** 5.421 acres of land out of NCB 13811

**Total Acreage:** 5.421

**Notices Mailed**

**Owners of Property within 200 feet:** 47

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** None  
**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on 2/18/1965 (Ordinance 33007) and was originally zoned "Temporary A" Temporary Single-Family Residence District. On December 19, 2015 Lot 25 was rezoned to "R-3" Multiple-Family Residence District. On September 6, 1984 the property was rezoned from "A" Single-Family District and "R-3" Multiple-Family Residence District to "R-4" Mobile Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "MH" Manufactured Home District. Finally On August 21<sup>st</sup> 2014 (Ordinance 2014-08-21-0628) rezoned the property to "C-2 AHOD" Commercial Airport Hazard Overlay District.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plan.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-5, R-6, & RM-4

**Current Land Uses:** Office Building, Single-Family Homes, Duplexes

**Direction:** East, South

**Current Base Zoning:** I-1, C-3NA, C-3R, R-5

**Current Land Uses:** Single-Family Home, Automobile Businesses, Parking Lot

**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:** Sherri Ann Road

**Existing Character:** Local, one lane each direction no sidewalks

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Oversize Vehicle Parking, Truck Repair and Maintenance.

Minimum Parking Requirement: 1per 500 square feet Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas.

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas.

**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 (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 not located within a Community Plan or Sector Plan, therefore a finding of consistency is not required. The requested "C-2 CD" Commercial District with Conditional Use for Oversized Vehicle Sales, Services and Storage is consistent with the established land use pattern of other many commercial and light industrial uses.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested "C-2 CD" Commercial District with Conditional Use for Oversized Vehicle Sales, Services and Storage base zoning district is appropriate for the subject property. The subject property is adjacent to similar uses. The proposed development will serve as a buffer for more intense uses. In addition, the proposed use with its proximity to interstate highway will contribute to the economy of scales for the transportation industry within 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 is 5.421 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

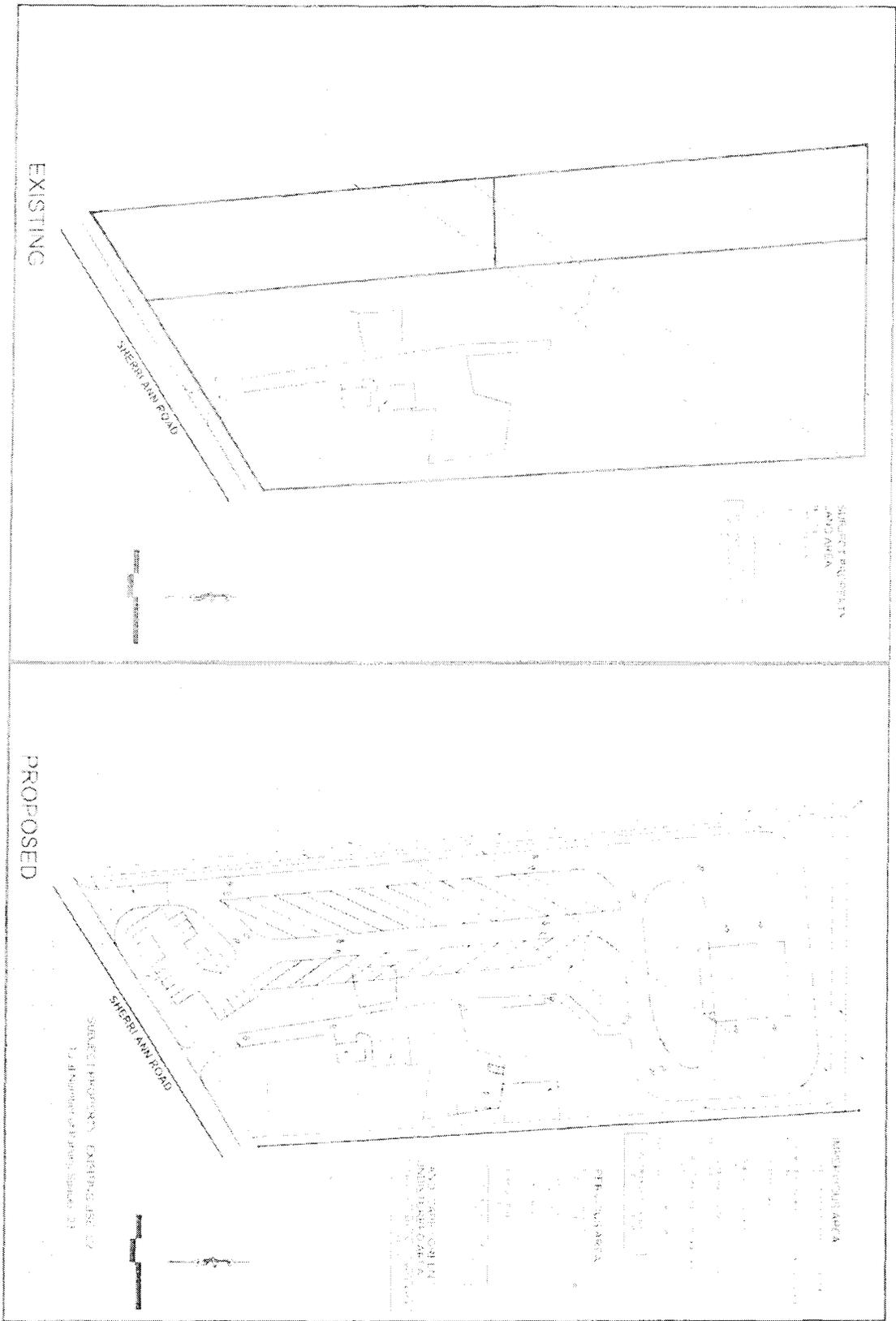
The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Staff recommends the following conditions if approved:

1. 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.
2. No outdoor speaker or amplification systems shall be permitted.
3. No trash pick-up is allowed between the hours of 7 p.m. and 7 a.m.
4. No delivery of construction materials and other inventory shall be permitted between the hours between 7 p.m. and 7 a.m.



2000-5000



EXISTING

PROPOSED

SHERIDAN ROAD

SHERIDAN ROAD

SUBJECT PROPERTY  
EXISTING

1:4000

SUBJECT PROPERTY  
EXISTING

SUBJECT PROPERTY  
PROPOSED

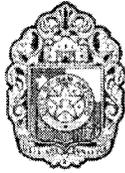
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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2414

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**Agenda Item Number:** Z-4.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016104

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** A.W. Rohde, III

**Applicant:** A.W. Rohde, III

**Representative:** Kaufman & Killen, Inc. (Ashley Farrimond)

**Location:** 7004 Walzem Road

**Legal Description:** Lot P-22, NCB 15894

**Total Acreage:** 0.8630 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in to the city limits on 12/31/1996 (Ordinance # 85087).

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According to available records, the subject property was zoned Temporary "R-1" Single Family Residential. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "R-6" Single-Family Residential.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** OCL

**Current Land Uses:** Gas Station, Vacant

**Direction:** East

**Current Base Zoning:** C-2, R-6

**Current Land Uses:** Convenience Store, Restaurant, Vacant

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Gas Station

**Direction:** West

**Current Base Zoning:** C-2, C-3

**Current Land Uses:** Wal-Mart Marketplace, Gas Station

**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:** Walzem Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Gibbs-Sprawl Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Branching Court

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA Bus Route 632 is located within close proximity to the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer for the project must be present at the zoning commission meeting.

**Parking Information:** The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The zoning application does not refer to a specific use. The number of required spaces cannot be determined at this time.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present "R-6 AHOD" zoning district 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 not within a Community Plan or Sector Plan, therefore a finding of consistency is not required. However, the requested "C-2" base zoning district is consistent with the nearby adopted Neighborhood Commercial 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 requested zoning will allow for commercial retail uses that are compatible with the surrounding area.

**3. Suitability as Presently Zoned:**

The existing "R-6" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of commercial uses. Furthermore, the subject property located near the intersection of two major thoroughfares making the property more suitable for higher volumes of traffic and 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:**

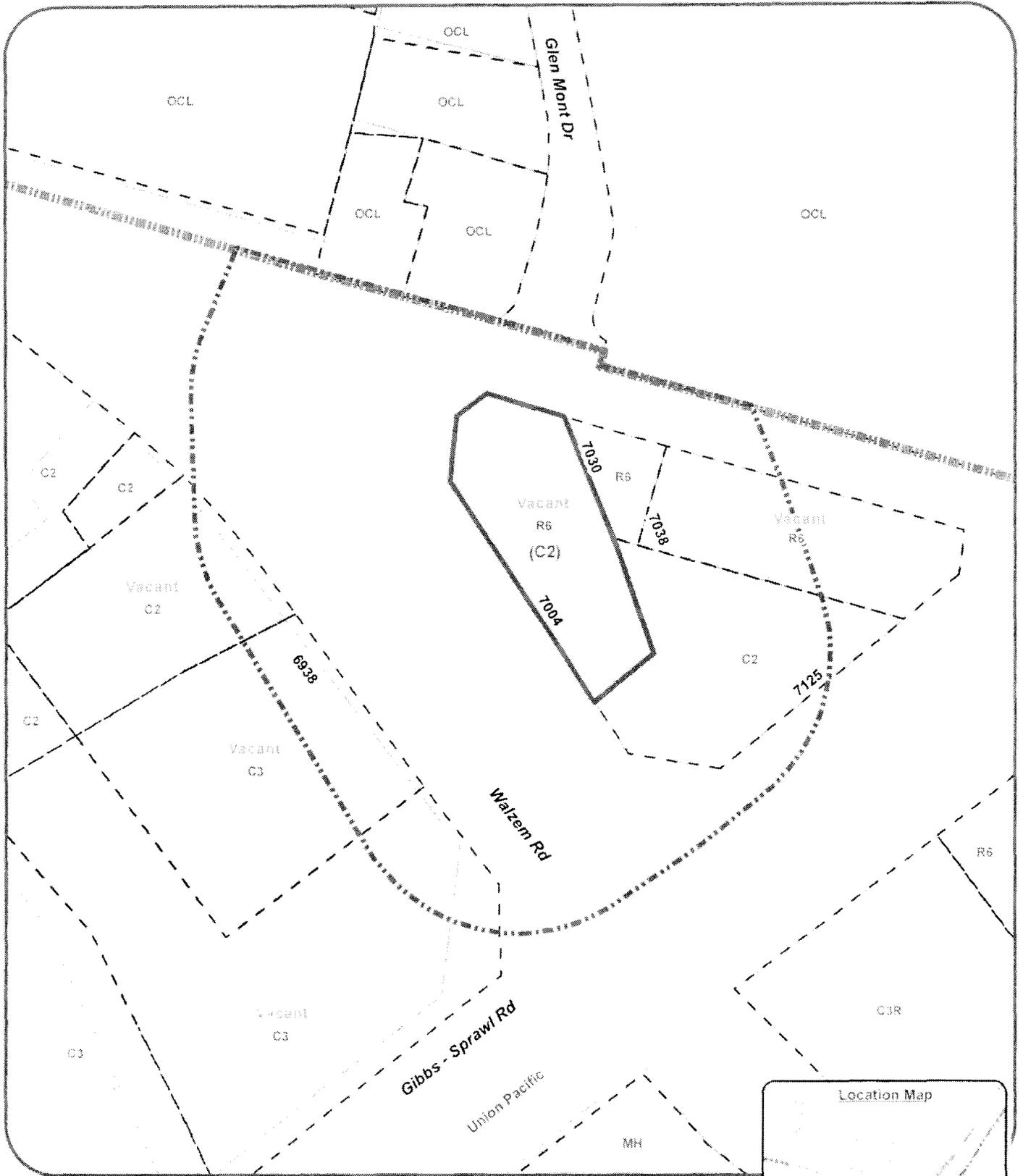
The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 0.8630 acres in size, which will accommodate commercial/retail uses.

**7. Other Factors:**

None.



# Zoning Case Notification Plan

## Case Z-2016-104

Council District 2

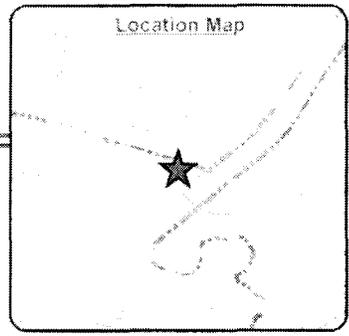
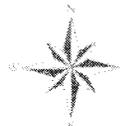
School District Judson ISD

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s) NCB 15894 - LOT P-22

### Legend

- Subject Properties (0.853 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **R6**
- San Antonio City Limits



City of San Antonio - Government Services Dept.  
02/19/2016 R. R. Marlowe  
Case Manager - Kristle M. Plouffe

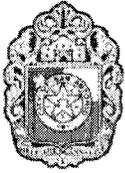
Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2410

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**Agenda Item Number:** Z-5.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016101

**SUMMARY:**

**Current Zoning:** "MR AHOD" Military Reservation Airport Hazard Overlay District

**Requested Zoning:** "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Brooks Development Authority

**Applicant:** Leo Gomez, Brooks Development Authority

**Representative:** Shauna Weaver

**Location:** 3800 Block of Lyster Road at the intersection of Goliad Road

**Legal Description:** 11.816 acres of land out of NCB 10879

**Total Acreage:** 11.816

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was first used as an airbase and served as an aviation training camp starting in 1918. The property was annexed by the City of San Antonio in 1952 and was originally zoned "MR" Military Reservation. In 2002, the property was conveyed to Brooks Development Authority, after the closure of the military base. The property is currently vacant and is adjacent to a 28,800 square foot school.

**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

**Current Base Zoning:** MR

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** MR

**Current Land Uses:** Brooks Park

**Direction:** East

**Current Base Zoning:** MH and Highway

**Current Land Uses:** Manufactured Homes and US Highway 37

**Direction:** West

**Current Base Zoning:** C-2NA

**Current Land Uses:** Brooks Academy of Science & Engineering

**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:** Goliad Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Lyster Road

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 20 and 34 are located to the north of the property at City Base Landing and Sidney Brooks Drive.

**Traffic Impact:** A new Traffic Impact Analysis (TIA) is not required; project has been approved under #2004-TIA-1001.

**Parking Information:** Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to an addition to an existing K-12 school.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "MR" Military Reservation zoning.

**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 Stinson Airport Vicinity Land Use Plan and is currently designated as "Regional Commercial." The application is a request to rezone the property to "C-2NA" Commercial Nonalcoholic Sales District and is consistent with the Plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Brooks City Base Campus is transitioning from the former military base and related uses to a regional residential, commercial and industrial mixed use center which will provide many beneficial housing, retail shopping and employment opportunities for the southeast side of San Antonio.

**3. Suitability as Presently Zoned:**

The "MR" district is meant to accommodate a range of land uses on military installations under federal authority. When ownership of the former Brooks Air Force Base transferred away from the military, the "MR" zoning district became inappropriate and rezoning has been needed to allow redevelopment of 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:**

In addition to the meeting the goals of upgrading and enhancing air-front commercial properties that are declining, currently vacant, or are underutilized within the Stinson Airport Vicinity Land Use Plan, the proposed rezoning request is consistent with the following Goals within the City's Master Plan:  
Economic Development Goal 5: Provide a labor force qualified to meet the needs of San Antonio's employers.  
Community Development Goal 3: Develop a formalized planning relationship among school districts, neighborhoods and the City to enhance the efficient and effective use of educational facilities.

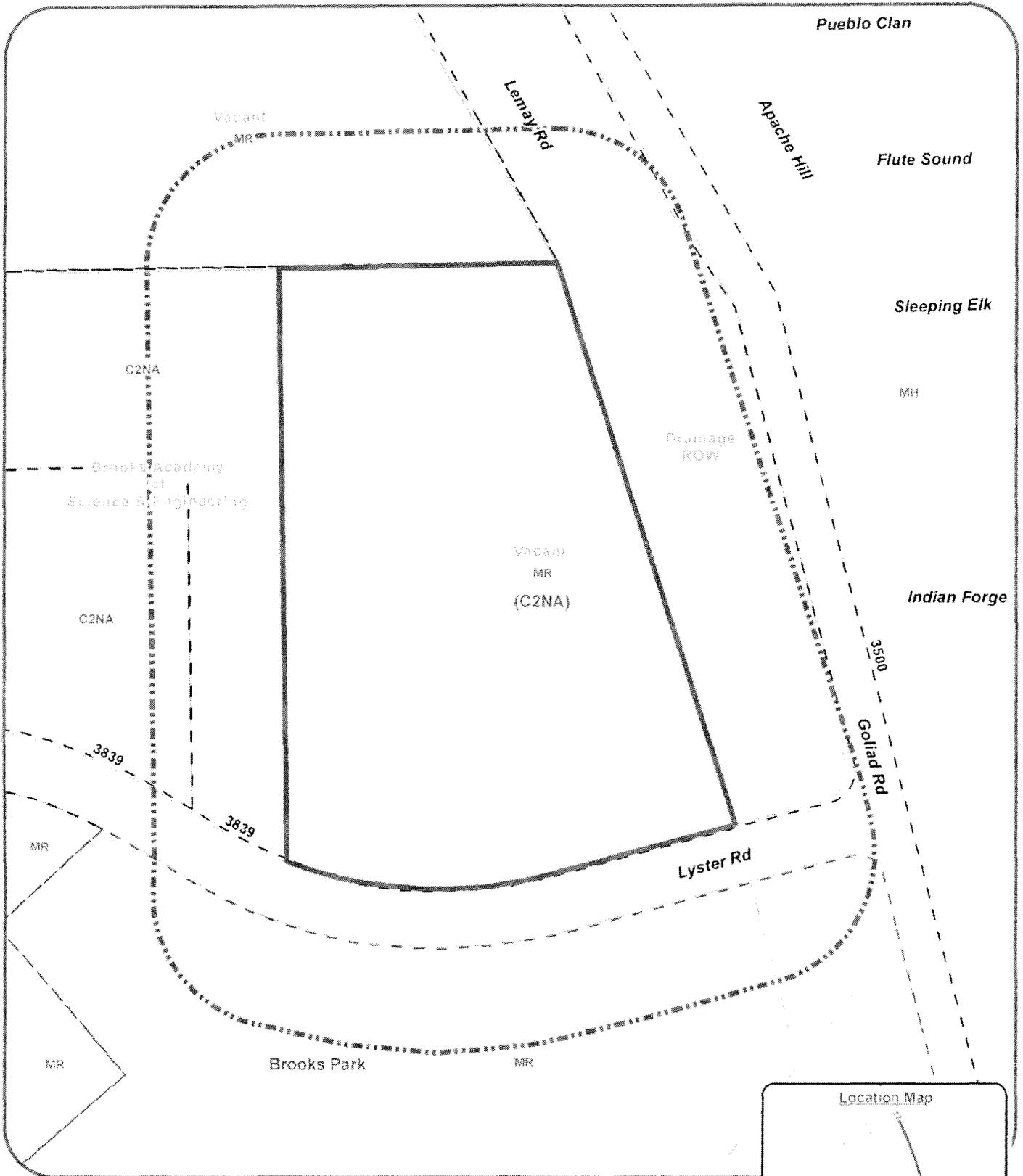
**6. Size of Tract:**

The subject property is of sufficient size to accommodate the proposed use, as well as all parking, setback and bufferyard requirements.

**7. Other Factors:**

Brooks City Base, in the last few years has undergone a transition from a military campus to an area with bioscience, biomedical, academic, environmental, research and technology centers and industries which bring more economic growth and redevelopment to the area. Brooks Development Authority continues to develop Brooks City Base into an area that will offer more multi-family residential, retail, commercial, and industrial uses which are vital to achieving redevelopment goals.



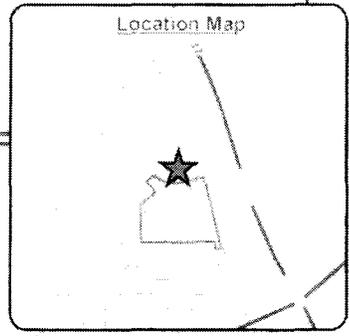
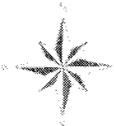


**Zoning Case Notification Plan**

**Case Z-2016-101**

Council District: 3  
 School District: East Central I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 10921 - LOT P-101D

Legend	
Subject Properties	(11.816 Acres)
200' Notification Area	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	-----
Single Family Residential	1R
San Antonio City Limits	-----



City of San Antonio - Development Services Dept  
 02/19/2016 - R.R. Martinez  
 Case Manager - Kristie M. Pines

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2413

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**Agenda Item Number:** Z-6.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016103 CD

**SUMMARY:**

**Current Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Health and Wellness Center

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** Edmundo Campos & Sylvia Duran

**Applicant:** Edmundo Campos & Sylvia Duran

**Representative:** Edmundo Campos & Sylvia Duran

**Location:** 527 Offer Street

**Legal Description:** Lot 7, Block 32, NCB 9642

**Total Acreage:** 0.1065

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was annexed in 1949 and was originally zoned Temporary "B" Residential District. The zoning converted to "R-7" with the adoption of the 1965 Unified Development Code. Upon the adoption of the 2001 Unified Development Code, the zoning district once again converted to the current "R-4" Residential Single-Family District. A 2006 zoning case rezoned the property to allow a Conditional Use for Health and Wellness Center.

**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

**Current Base Zoning:** R-4, O-2

**Current Land Uses:** Church and School, Single-Family Residences, Church Parking Lot

**Direction:** South

**Current Base Zoning:** R-4, O-2

**Current Land Uses:** Single-Family Residences, Vacant Property

**Direction:** East

**Current Base Zoning:** I-1, O-2

**Current Land Uses:** Bank, Drug Store, Single-Family Residence

**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:** Offer Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Southcross Boulevard

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known

**Public Transit:** VIA bus route #515 travels along Southcross Boulevard with the nearest stop at Southcross Boulevard and Goliad Road.

**Traffic Impact:** Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Professional Office: Minimum 1 space per 300 square feet of Gross Floor Area.

Maximum Parking Requirement: 1 space per 140 square feet of Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "R-4" Single-Family Residential base zoning.

**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 Highlands Community Plan denotes a Low Density Residential Land Use category for the subject property. This zoning request is consistent with this land use category, as there is no change in the base zone.

**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 requested R-4 CD zoning is an appropriate zoning classification given the character of the area surrounding the subject parcel.

**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 rezoning request meets Objective 1.4.3 of the Highlands Community Plan which seeks to preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood friendly businesses within walking distance of residences.

**6. Size of Tract:**

The subject property is of sufficient size to accommodate the proposed use.

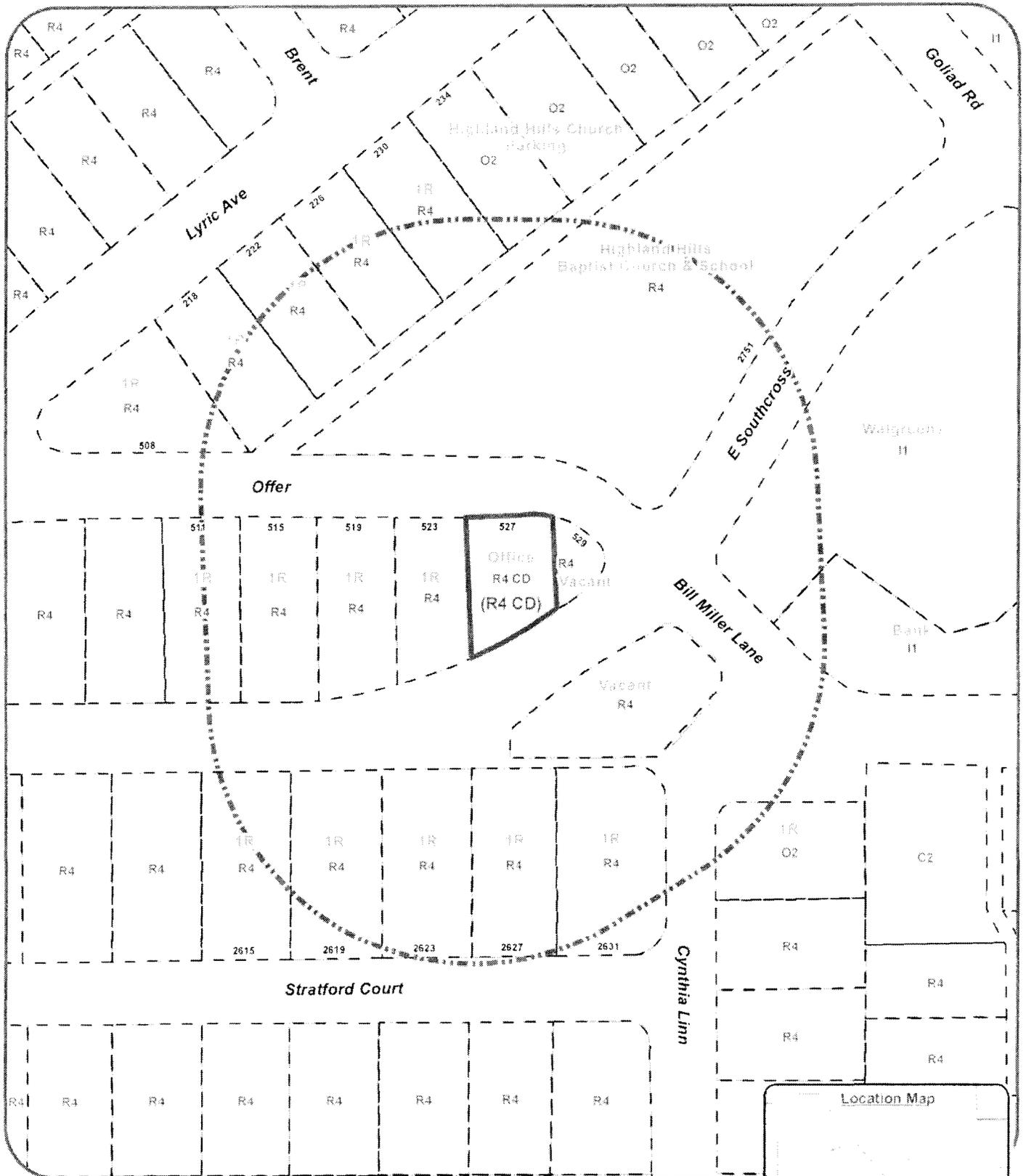
**7. Other Factors:**

The conditional 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 following conditions in addition to those in subsection (e)(2) above shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council.

- A. There shall be not 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-2016-103

Council District: 3

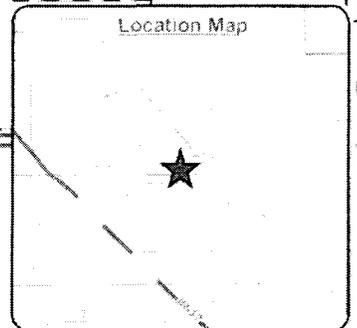
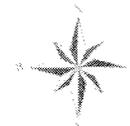
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09642 - BLOCK 032 - LOT 007

#### Legend

- Subject Properties 10 105 Acres)
- 250' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year OFIRM Floodplain
- Single Family Residential
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
02/19/2016 - R. R. Martinez  
Case Manager - Mary Noralez-Gonzales

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2588

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**Agenda Item Number:** Z-7.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016081 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 Conditional Use for a Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Acclaimed Insurance Strategies of Texas, Inc.

**Applicant:** Jose A. Martinez

**Representative:** Jose A. Martinez

**Location:** 646 East Rigsby Avenue

**Legal Description:** East half of Lot 11 and Lot 12, Block 48, NCB 3316

**Total Acreage:** 0.2583

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Highland Park NA

**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. Upon the adoption of the 2001 Unified Development Code, the previous base zoning was converted to the current "R-4" Single-Family Residential 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:** R-4

**Current Land Uses:** Elementary School, Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Apartment, Single-Family Residences

**Direction:** South

**Current Base Zoning:** R-4, R-6 S

**Current Land Uses:** Single-Family Residences, Daycare Center

**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:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** New Braunfels Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known.

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Connector Street

**Proposed Changes:** None known

**Thoroughfare:** Kayton Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop in front of the subject property at the corner of Rigsby Avenue and New Braunfels Avenue. Routes 230, 30 and 20 service 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:** Professional Office: Minimum 1 space per 300 sf. GFA. Maximum Parking Requirement: 1 space per 140 sf. GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "R-4" Residential Single Family District

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) 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 Highlands Community Plan and is designated as Low Density Residential 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 surrounding properties in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The proposed "R-4" zoning district is appropriate for the subject property's location due to its close proximity to other Single-Family Residential 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:**

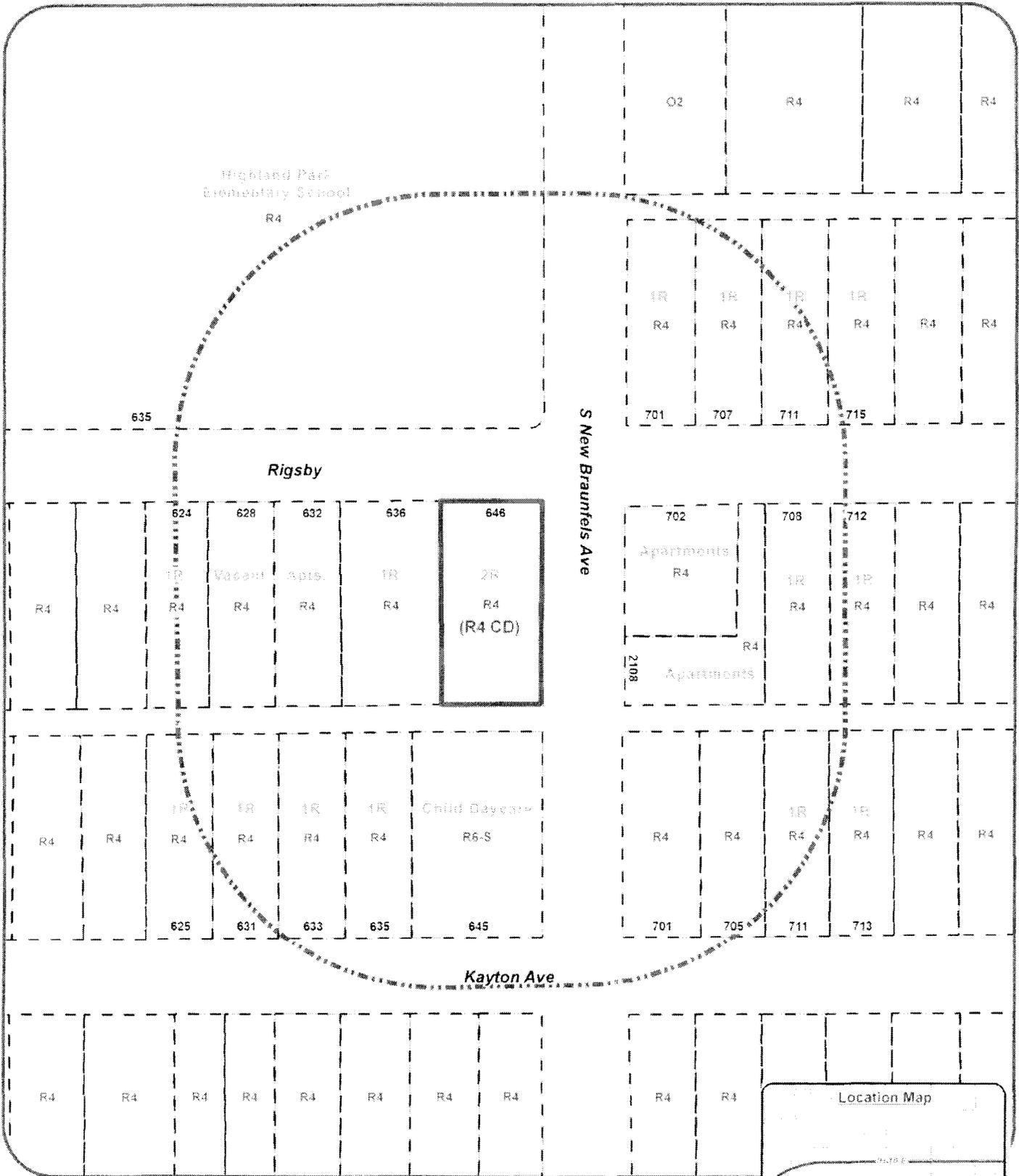
The subject property is 0.2583 acres in size.

**Other Factors:**

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council.

A. There shall be not 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.

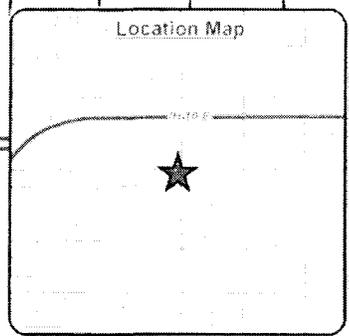
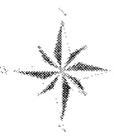


### Zoning Case Notification Plan

## Case Z-2016-081 CD

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx = 100 Feet  
 Subject Property Legal Description(s): NCB 03315 - BLOCK 043 - LOT 10 & E 1/2 of Lot 11

- Legend**
- Subject Properties: (0.258 Acres)
  - 200' Notification Area
  - Current Zoning: TEXT
  - Requested Zoning Change: (TEXT)
  - 100-Year DFIRM Floodplain
  - Single Family Residential: 1R
  - San Antonio City Limits



City of San Antonio - Development Services Dept.  
 (01/13/2016 - R. R. Martinez)  
 Case Manager: Robert Rogers

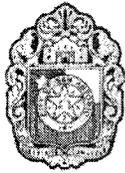
Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2191

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**Agenda Item Number:** P-2.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 16029  
(Associated Zoning Case Z2016097)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Future Land Use Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** Suburban Tier and Civic Center

**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 9, 2016

**Case Manager:** Logan Sparrow, Senior Planner

**Property Owner:** Babcock Riverwalk, LLC & United States of America c/o IRS per BCAD as of April 20, 2016

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 6400 block of Babcock Road and the 6300 block of Melissa Ann Street

**Legal Description:** 6.142 acres of land out of NCB 17204 and 29.711 acres of land out of NCB 14862

**Total Acreage:** 35.853

**Notices Mailed**

**Owners of Property within 200 feet:** 109

**Registered Neighborhood Associations within 200 feet:** Tanglewood Residents Association and Jade Oaks Homeowners Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial Type A, two lanes in each direction without sidewalks

**Proposed Changes:** None known.

**Thoroughfare:** Melissa Ann Street

**Existing Character:** Local Street, one lane in each direction without sidewalks.

**Proposed Changes:** None known.

**Public Transit:** VIA Bus Route 602 operates north of the subject property at the intersection of Babcock Road and Springtime Road.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Future Land Use Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

Goal LU 1.3: Locate buffers between high density/intensity land uses that are potentially incompatible.

Goal LU 3.1: Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

**Comprehensive Land Use Categories**

**Suburban Tier: RESIDENTIAL:** Low to Medium Density.

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

**NON-RESIDENTIAL:** Neighborhood and Community Commercial.

**LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets.

Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

**Related Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision)

**Comprehensive Land Use Categories**

**Civic Center: Residential:** Dormitories and/or student housing

**NON-RESIDENTIAL:** Office, Educational, Governmental, Religious

Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Suburban Tier/Civic Center

**Current Use**

Vacant

North

**Future Land Use Classification**

Suburban Tier

**Current Use**

Single-Family Residences, Duplex Residences, Church

East

**Future Land Use Classification**

Natural Tier/Suburban Tier

**Current Use**

Huebner Creek, Single-Family Residences

South

**Future Land Use Classification**

Suburban Tier

**Current Use**

Single-Family Residences, Vacant

West

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant Lot, Single-Family Residential

**LAND USE ANALYSIS:**

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The current land use designation, under the North Sector Plan, is Suburban Tier and Civic Center. The Suburban Tier Land Use Classification is appropriate for the subject property. The Civic Center designation, however, is inconsistent with the use of the property. Civic Center land use allows for office, educational, governmental, and religious facilities. The proposed suburban tier is more aligned with adjacent land uses, including single-family homes, duplex dwellings, and commercial activities.

The existing Civic Center Land Use on a portion of the property inadequately provides appropriate options for the area. Amendment of the entire property to Suburban Tier will allow for commercial development on a portion of the property and "RM-4" Residential Mixed District on the remainder of the property.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.

- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The amendment will not adversely impact the planning area; it provides a compliment and transition to the area. The North Sector Plan notes that commercial uses in the Suburban Tier are to serve the neighborhood and community. The proposed "RM-4" Residential Mixed District and "C-2" Commercial District are permitted in the Suburban Tier land use and support the North Sector Plan goal for "buffers between high density/intensity land uses that are potentially incompatible" with existing and surrounding zoning. The amendment allows for appropriate transitional zoning and buffering for the existing and surrounding low density residential zoning and land uses. Thus, the proposed amendment to Suburban Tier is an improvement to the Plan and upholds the vision of the North Sector Plan for consistency and compatibility with land uses and appropriate zoning. Additionally, Camp Bullis is not affected by this amendment; nor is it significantly altering existing or future amenities in the area.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Future Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends Approval. The proposed land use change will assign a future land use classification that is consistent with adjacent development.

**PLANNING COMMISSION RECOMMENDATION:** Denial (6-2).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016097

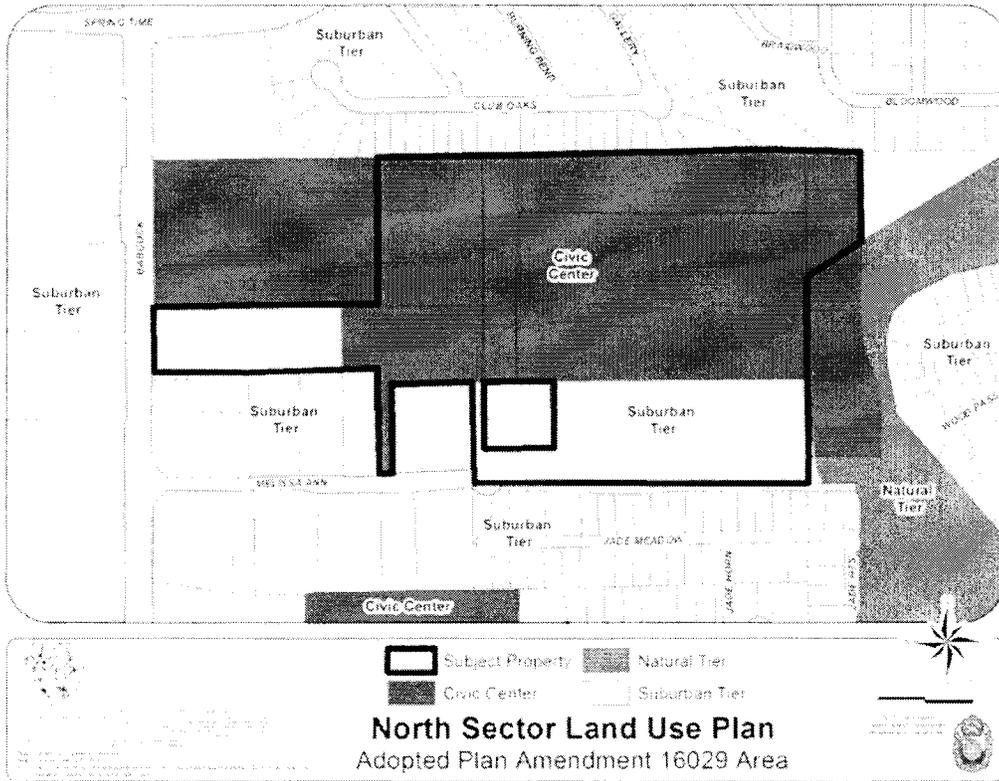
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

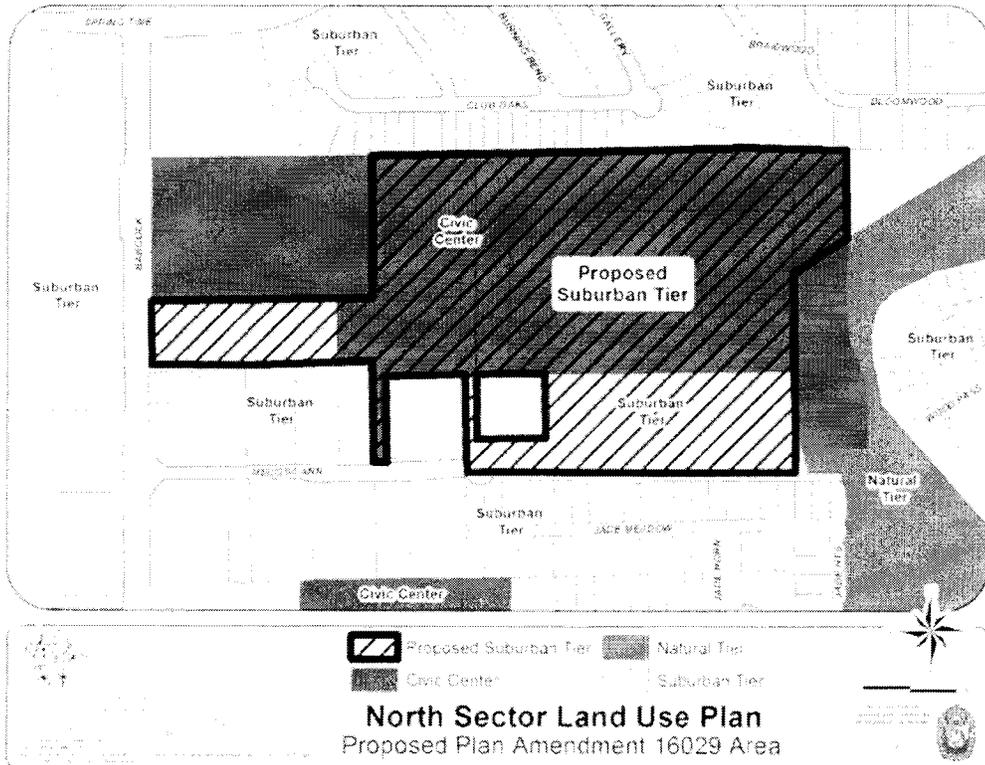
Zoning Commission Hearing Date: March 15, 2016

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

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# City of San Antonio

## Agenda Memorandum

**File Number:**16-2192

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**Agenda Item Number:** Z-8.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2016097

(Associated Plan Amendment 16029)

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family District

**Requested Zoning:** "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Logan Sparrow, Senior Planner

**Property Owner:** Babcock Riverwalk, LLC & United States of America e/o IRS per BCAD as of April 20, 2016

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 6400 block of Babcock Road and the 6300 block of Melissa Ann Street

**Legal Description:** 6.142 acres of land out of NCB 17204 and 29.711 acres of land out of NCB 14862

**Total Acreage:** 35.853

**Notices Mailed**

**Owners of Property within 200 feet:** 109

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**Registered Neighborhood Associations within 200 feet:** Tanglewood Residents Association and Jade Oaks Homeowners Association

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is currently vacant. The area was annexed into the City of San Antonio on December 26, 1972, following the adoption of Ordinance 41426. The property was assigned "Temp R-1" Temporary Residence District zoning after annexation. Ordinance 43327, dated September 21, 1973 rezoned a portion of the property from "Temp R-1" to "R-3" Multiple Residence District. Ordinance 44860, dated January 28, 1975, rezoned approximately 18 acres of the property from "Temp R-1" to "R-3". Following the adoption of the 2001 Unified Development Code, the property converted to "R-6" and "MF-33". On December 04, 2008 City Council passed Ordinance 2008-12-04-1119 which rezoned the remaining portion of the property from "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Topography:** Huebner Creek is located to the immediate east of the subject property.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-4

**Current Land Uses:** Single-Family Homes, Duplexes

**Direction:** East

**Current Base Zoning:** R-4 PUD

**Current Land Uses:** Single-Family Homes, Huebner Creek

**Direction:** South

**Current Base Zoning:** R-4 PUD

**Current Land Uses:** Single-Family Homes

**Direction:** West

**Current Base Zoning:** C-2, C-2NA, C-3NA, MF-33

**Current Land Uses:** Church, Single-Family Homes, Plant Nursery, Animal Shelter

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial Type A, two lanes in each direction without sidewalks

**Proposed Changes:** None known.

**Thoroughfare:** Melissa Ann Street

**Existing Character:** Local Street, one lane in each direction without sidewalks

**Proposed Changes:** None known.

**Public Transit:** VIA Bus Route 602 operates north of the subject property at the intersection of Babcock Road and Springtime Road.

**Parking Information:** Any development must comply with the parking requirements for that use. Residential Single-Family dwellings must provide a minimum of one parking space per unit. Triplexes and quadplexes must provide a minimum of 1.5 parking spaces per unit and a maximum of two parking spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning change would result in the property retaining the present “MF-33” zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment. Zoning Commission (8-2, 1 Abstain) recommends Denial.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is within the North Sector plan and designated as Suburban Tier and Civic Center in the future land use component of the plan. The proposed “C-2” Commercial District is consistent with the current future land use designation of Suburban Tier. The remainder of the property has a land use classification of Civic Center which is not appropriate as these are reserved for church and educational organizations. The proposed “RM-4” is not consistent with the Civic Center land use designation. A Plan Amendment for Suburban Tier is more appropriate with adjacent land uses and potential development. Staff recommends approval. Planning Commission recommends denial.

**2. Adverse Impacts on Neighboring Lands:**

The proposed zoning is consistent with adjacent and nearby development, and is unlikely that there will be adverse impacts on adjacent properties. The rezoning will create conditions where nearby properties are less affected by traffic. The proposed “C-2” zoning district for the property along Babcock Road is consistent with other commercially zoned and developed properties along Babcock Road. The proposed “RM-4” zoning district is more appropriate adjacent to other “RM-4” zoning and development to the north and the PUD single family residential zoning and development to the south.

**3. Suitability as Presently Zoned:**

The current “MF-33” zoning is not consistent with the current future land use designation. The density and development standards for “MF-33” would permit density at a scale that is incompatible with adjacent land uses.

**4. Health, Safety and Welfare:**

Staff has been unable to identify any negative effects on the public health, safety, or welfare in relation to this rezoning case.

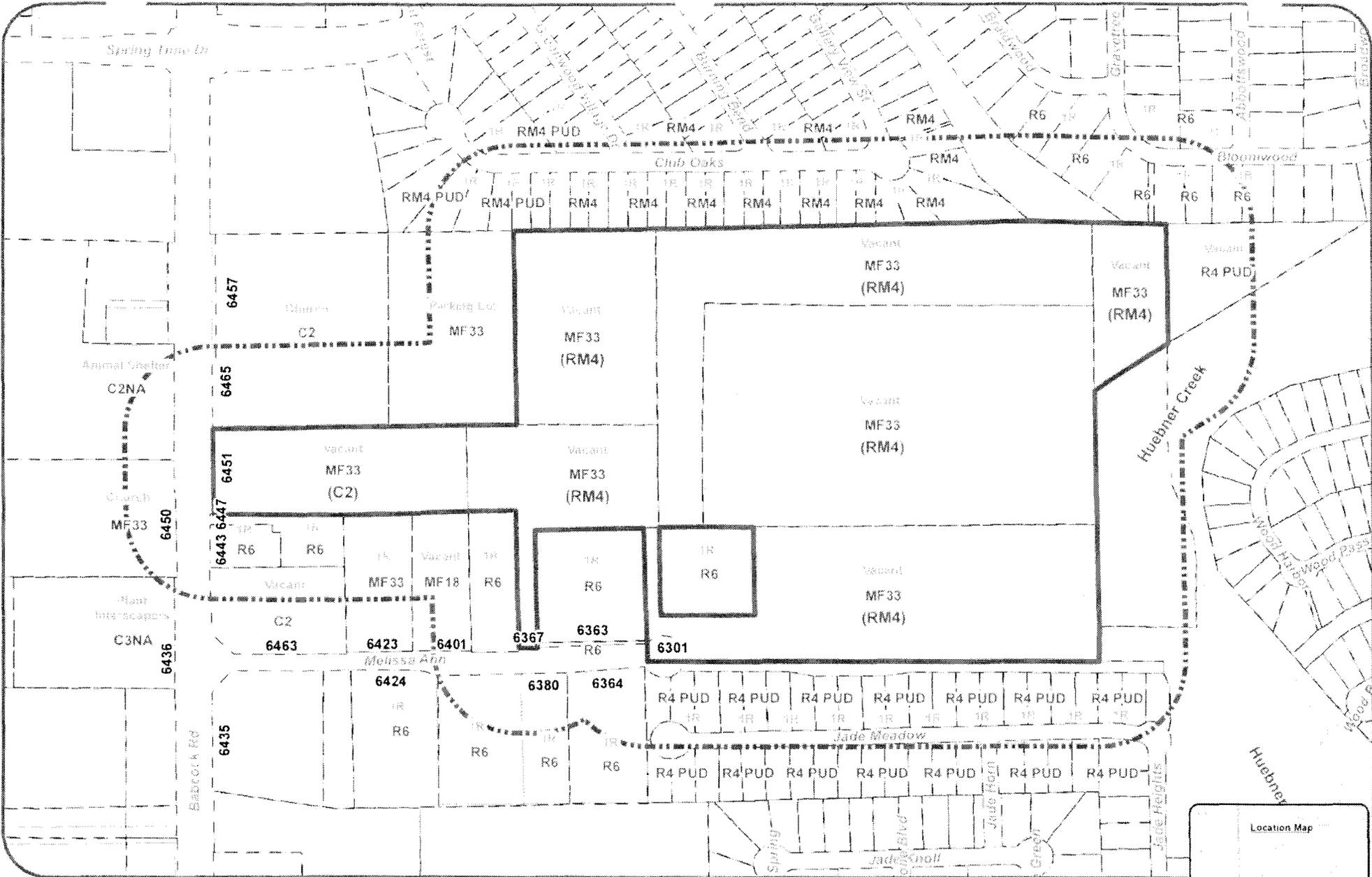
**5. Public Policy:**

The proposed rezoning does not appear to conflict with any stated public policy objective.

**6. Size of Tract:**

The 35.853 acre parcel of land is of sufficient size for the proposed rezoning.

**7. Other Factors:**  
None.

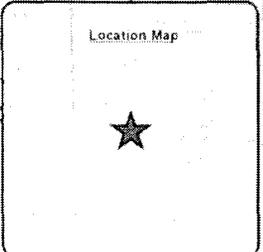
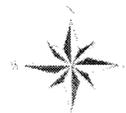


**Zoning Case Notification Plan**  
**Case Z-2016-097**

Project Address: 6301  
 Subject District: Northside CSD  
 Scale: 1" approx. = 15' on map  
 Subject Property Legal Description: NCB 14452 (PT) RCK V01 & L01 (PT) & F-55B F-102 F-154 P-01 R-04 P-05 A-05 B-04 E-06 R-02 (PT) R-01 R-04B R-04C ABS V-01 P-006

**Legend**

- Subject Properties (103,259 acres)
- 200 Ft. Buffer
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- Single Family Residential
- 100-Year DFRM Floodplain
- San Antonio City Limits



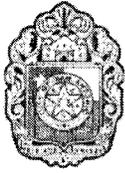
City of San Antonio - Development Services Dept.  
 REVISED: 04/02/2016 - P. R. Martinez  
 Issue: Meeting Logon 09/16/16

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# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2306

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**Agenda Item Number:** Z-9.

**Agenda Date:** 4/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2016100 S

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Convenience Store with Gasoline and Carwash

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 15, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Lookout Real Estate

**Applicant:** Sia Sayyadi

**Representative:** Sia Sayyadi

**Location:** 15311 Lookout Road

**Legal Description:** Lot P-3B, NCB 16592

**Total Acreage:** 2.301

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

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**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1965 case zoned the subject property as "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

**Topography:** The property does include abnormal physical features such as inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** Right of Way (ROW)

**Current Land Uses:** 1604 Loop

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant- City of Live Oak

**Direction:** East

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant- City of Live Oak

**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:** Lookout Road

**Existing Character:** Street

**Proposed Changes:** None

**Thoroughfare:** E Loop 1604

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:** There is not a bus route located near 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:** Retail: Convenience Store w/gas sales 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 "C-2 AHOD" Commercial Airport Hazard Overlay District.

**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 property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Commercial 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-2" base zoning district is appropriate for the subject property's location. The properties to the north are zoned "C-2" and to the east are zoned "C-2".

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

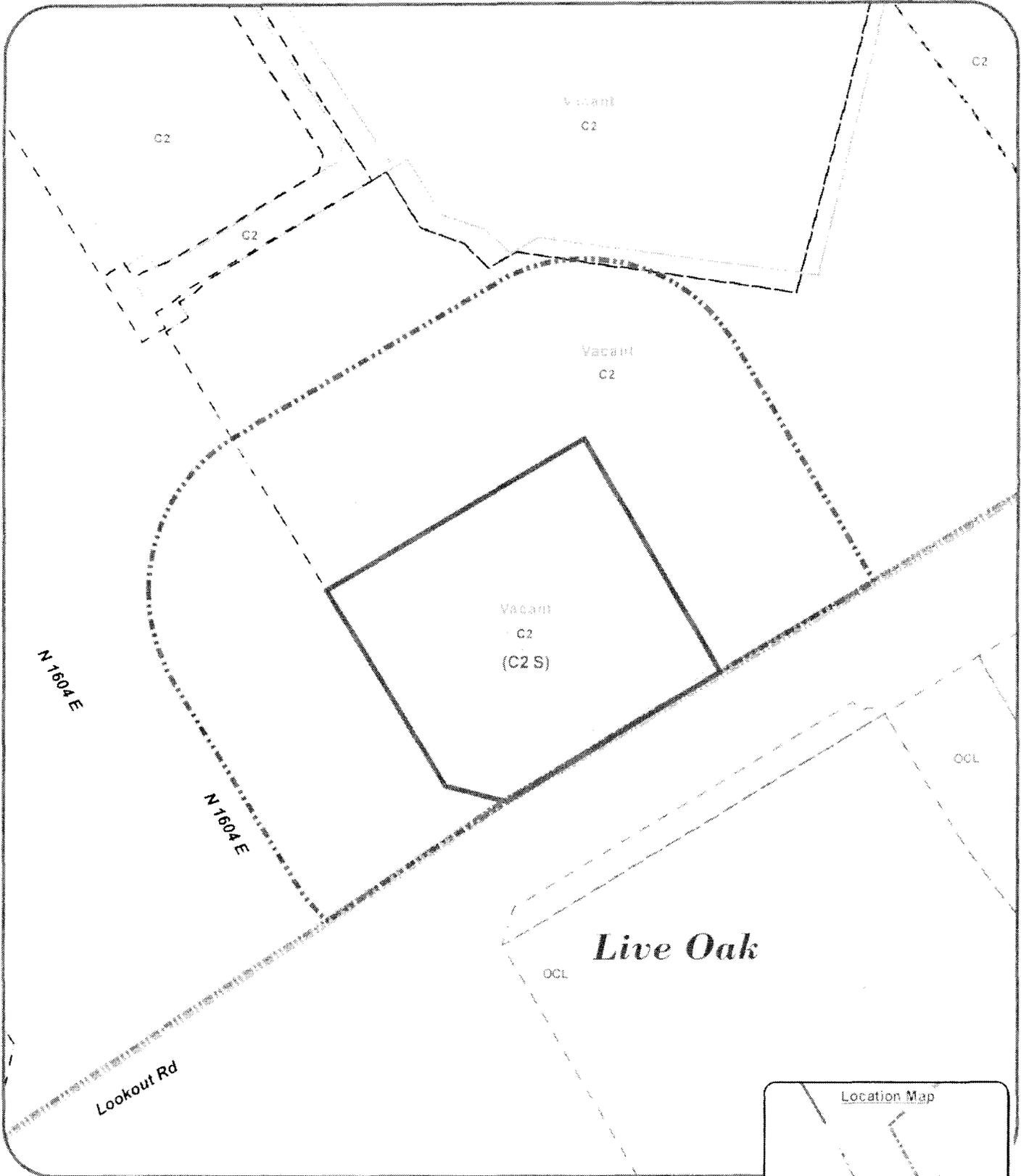
The rezoning request does not appear to conflict with the land use goals and strategies of the North Sector plan to encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

**6. Size of Tract:**

The subject property totals 2.301 acres in size, which should reasonably accommodate the uses permitted in "C-2 S" Commercial District with Specific Use Authorization for Convenience Store with Gasoline and Carwash.

**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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.



**Zoning Case Notification Plan**

**Case Z-2016-100**

Council District 10

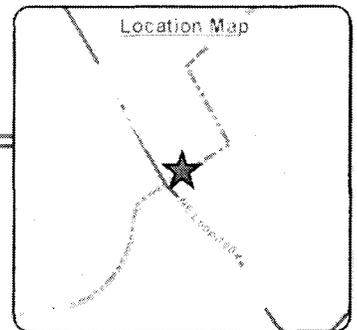
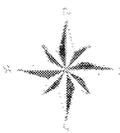
School District Judson I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15592 - LOT P-3B

**Legend**

- Subject Properties (2.301 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)