

# City of San Antonio

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

2016 AUG 12 AM 10: 57



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

Thursday, August 18, 2016

9:00 AM

Municipal Plaza Building

---

The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

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

Citizens may appear before the City Council to speak for or against any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

### DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building/ Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](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 Associate Pastor Jeff Gaffney, Community Connect Church, guest of Councilmember Ray Lopez, District 6.

2. Pledge of Allegiance
3. Approval of Minutes for the City Council Meetings of June 29 - 30, 2016

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. Presentation of the City of San Antonio 2017 Proposed Operating and Capital Budget for the Fiscal Year beginning October 1, 2016 and consideration of the following related Ordinances. [Sheryl Sculley, City Manager]
- 4A. An Ordinance setting the proposed tax rate for the Tax Year 2016.  
**2016-08-18-0602**
- 4B. An Ordinance setting the public hearings on the proposed Budget for FY 2017 and on the proposed tax rate for Tax Year 2016.  
**2016-08-18-0603**

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. An Ordinance authorizing contracts with Accu-Aire Mechanical, LLC, Air-Stream General Construction Co., Inc., Inoca Holdco II, LLC dba Fox Service Company, and The Brandt Companies, LLC to provide on-call HVAC maintenance and repair services for an estimated amount of \$480,000.00 annually, funded from FY2016 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance] **2016-08-18-0604**
6. **PULLED** An Ordinance accepting the offer from Silsbee Ford to provide the Police Department with two replacement 2017 Ford Transit 350 vehicles for a total cost of \$85,988.50, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,178,662.00: (A) TexDoor, Ltd. for overhead door preventive

maintenance, repairs and parts for the San Antonio Airport System, (B) Diio LLC, for airline business data subscription for the San Antonio International Airport, and (C) Honeywell Building Solutions for an amendment to the maintenance agreement for the Convention and Sports Facilities Enterprise Building Integrator (EBI) system. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance] **2016-08-18-0605**

0100-81-80-8105

## Capital Improvements

8. An Ordinance for Belford Area Drainage, a 2012-2017 Bond-funded project located in Council District 3, authorizing a utility-related change order in the amount not to exceed \$101,200.37, payable to Jordan Foster Construction and reimbursed by San Antonio Water System for relocating their water lines that are in conflict with proposed storm drain inlets. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

1100-81-80-8105

**2016-08-18-0606**

## Acquisition, Sale or Lease of Real Property

9. An Ordinance authorizing the acquisition of a 26.02 acre tract of land in NCB 17726 along Classen Road to expand Friesenhahn Park located in Council District 10 for a total amount of \$100,000.00 in Certificate of Obligation funds approved in the FY 2016-2021 Adopted Annual Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

8100-81-80-8105

**2016-08-18-0607**

10. An Ordinance approving the El Mercado lease assignments of Karlos Imports to Maria Trinidad Traylor dba Little Bit of Mexico #2 and Texas Star to Jose Robledo dba Memories of Mexico. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations Department]

8100-81-80-8105

**2016-08-18-0608**

11. An Ordinance authorizing the execution of a five-year lease agreement with Omninet Three GP, LLC for approximately 5,611 square feet of office space, located at 4606 Centerview Drive, in Council District 7, for use by the San Antonio Metropolitan Health District as a Women, Infants & Children Clinic for the initial monthly rental amount of \$8,182.70 and increasing to \$9,000.98 per month during the fifth year. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

4100-81-80-8105

**2016-08-18-0609**

12. An Ordinance authorizing a five-year renewal of a lease agreement with Pleasanton Partners, LP for the continued use by the San Antonio Metropolitan Health District of 5,670 square feet of clinic and office space located at 7452 Military Drive for a monthly rental rate of \$6,950.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-08-18-0610

#### Street Closures and Traffic Control Procedures

13. An Ordinance authorizing the closure, vacation and abandonment of a 0.110 acre improved portion of Arden Grove to improve security for the City's public safety radio communication shelter and related equipment in City Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0611

14. An Ordinance authorizing the closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way located between East Elmira Street and Newell Avenue in Council District 1 as requested by Broadway SA Investors GP, LLC, for a fee of \$411,524.00. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0612

#### Grant Applications and Awards

15. An Ordinance awarding a City Council Project Fund grant allocation in an amount not to exceed \$16,000.00 to support The Joci Awards Performing Arts Scholarship. [John Peterek, Assistant to the City Manager; Chris Callanen, Assistant to City Council]

2016-08-18-0613

16. An Ordinance authorizing the acceptance and appropriation of a grant in the amount up to \$391,863.00 from Southwest Texas Regional Advisory Council for Trauma for use by the Mobile Integrated Healthcare unit of the Emergency Medical Services Division of the San Antonio Fire Department to work with Pediatric Asthma Patients. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2016-08-18-0614

17. An Ordinance authorizing the acceptance of funds not to exceed \$15,675.00 from the Texas Department of State Health Services through Texas State University-San Marcos, for a Tobacco Compliance grant and establishing a budget for the grant period September 1, 2016 through August 31, 2017 [Erik Walsh, Deputy

2016-08-18-0615

City Manager; William P. McManus, Chief of Police]

18. An Ordinance authorizing the submission of a grant application and acceptance of funds upon award in an amount up to \$1,500,000.00 to the U.S. Department of Transportation for the Advanced Transportation and Congestion Management Technologies Deployment Initiative Grant for the San Antonio Traveler Resource Information Portal Project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-08-18-0616**

Miscellaneous

19. An Ordinance authorizing a Chapter 380 Economic Development Grant Agreement with Dialpad, Inc. in an amount up to \$100,000 for the retention of 6 full-time jobs, and the creation of 44 full-time jobs in the City's Central Business District. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2016-08-18-0617**

20. An Ordinance authorizing a professional services agreement with Unique Management Services for library book and material recovery, revenue collection and patron information notification services. [Maria Villagomez, Assistant City Manager; Ramiro Salazar, Library Director]

**2016-08-18-0618**

21. An Ordinance authorizing the execution of an Amendment to the Sports License Agreement with San Antonio Elite, a Youth Soccer Academy, to expand the licensed premises; no City funds are associated with this action. [Maria Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2016-08-18-0619**

22. An Ordinance authorizing the execution of an On-Call Building Systems Testing and Balancing Services agreement with TSI in an amount not to exceed \$500,000.00 per year, for a one-year term, with an option to renew the agreement for three one-year extensions, to provide as needed Heating Ventilation and Air-Conditioning (HVAC) systems testing, adjusting and balancing services for City-owned facilities located City-wide. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-08-18-0620**

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

P-1. PLAN AMENDMENT # 16054 (Council District 1): An Ordinance amending the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.17 acres of land out of NCB 395, located at 846 Erie Avenue from "Medium Density Residential" to "Low-Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016193) **2016-08-18-0621**

Z-1. ZONING CASE # Z2016193 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Five (5) Single-Family Units on 0.17 acres out of NCB 395, located at 846 Erie Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16054) **2016-08-18-0622**

Z-2. ZONING CASE # Z2016175 (Council District 1): 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 (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff and Zoning Commission recommend Approval. **2016-08-18-0623**

Z-3. ZONING CASE # Z2016186 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 R AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.678 acres out of NCB 1002, located at 908 East Elmira Street and 1726 North St. Mary's Street. Staff and Zoning Commission recommend Approval. **2016-08-18-0624**

Z-4. ZONING CASE # Z2016194 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. Staff and Zoning Commission recommend Approval.

2016-08-18-0625

Z-5. ZONING CASE # Z2016198 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff and Zoning Commission recommend Approval.

2016-08-18-0626

P-2. PLAN AMENDMENT # 16053 (Council District 3): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from "Low Density Residential" to "Neighborhood Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016189)

2016-08-18-0627

Z-6. ZONING CASE # Z2016189 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for a Self Storage Facility on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16053)

2016-08-18-0628

Z-7. ZONING CASE # Z2016192 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 2, NCB 7342, located at 614 Fair Avenue. Staff and Zoning Commission recommend Approval.

2016-08-18-0629

Z-8. ZONING CASE # Z2016188 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General

Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 3 & 7, Block 1, NCB 15249, located at 6333 Old Pearsall Road. Staff and Zoning Commission recommend Approval.

**2016-08-18-0630**

**Z-9.** ZONING CASE # Z2016190 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lot 37, Block 2, NCB 1669, located at 2112 South Presa Street. Staff and Zoning Commission recommend Approval.

**2016-08-18-0631**

**Z-10.** ZONING CASE # Z2016191 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, Block 13, NCB 16523, located at 6428 Marcum Drive. Staff and Zoning Commission recommend Approval.

**2016-08-18-0632**

**P-3.** PLAN AMENDMENT # 16052 (Council District 7): 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 4.15 acres out of NCB 13664, located at 7227 Lamb Road from "Mixed Use Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016184)

**2016-08-18-0633**

**Z-11.** ZONING CASE # Z2016184 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on 4.15 acres out of NCB 13664, located at 7227 Lamb Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment

**16052)** **2016-08-18-0634**

**P-4.** PLAN AMENDMENT # 16055 (Council District 7): An Ordinance amending the future land use plan contained in the West/Southwest

Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.00 acres of land out of NCB 15663, located at 10663 West Loop 1604 North from "Suburban Tier" to "Regional Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016197)

**2016-08-18-0635**

Z-12.

ZONING CASE # Z2016197 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-3" General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

**2016-08-18-0636**

P-5.

PLAN AMENDMENT # 16056 (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 114.2 acres of land out of NCB 14890, located in the 5600 Block of UTSA Boulevard from "Suburban Tier" to "Urban Core Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016196)

**2016-08-18-0637**

Z-13.

ZONING CASE # Z2016196 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16056)

**2016-08-18-0638**

#### 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.

5010-08-18-0035

5010-08-18-0036

5010-08-18-0037

5010-08-18-0038