

City of San Antonio



AGENDA City Council A Session

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

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Thursday, October 16, 2014

9:00 AM

Municipal Plaza Building

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

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

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

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

DISABILITY ACCESS STATEMENT

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

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

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

1. Invocation by Pastor Courtney Evans, God's Property Baptist Church, guest of Councilmember Diego Bernal, District 1.

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- 2. Pledge of Allegiance
- 3. Approval of Minutes for the Special City Council Meetings of August 26 - 27, 2014.

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

INDIVIDUAL ITEM FOR STAFF BRIEFING

- 4. Consideration of the following three items associated with an acquisition of a conservation easement of the Crescent Hills property totaling 1,521 acres over the Edwards Aquifer Contributing Zone. [Erik Walsh, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

- 4A. An Ordinance authorizing the acquisition of an aquifer-protection conservation easement over an approximately 1,521 acre tract of land located in Comal County and generally known as "Crescent Hills" for a contribution of \$5,000,000.00 of Proposition 1 funds through a Funding Agreement among the City, The Nature Conservancy, Bat Conservation International and Forestar (USA) Real Estate Group L.L.C. for the acquisition of Crescent Hills for a total of \$20,500,000.00.

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- 4B. An Ordinance authorizing the transfer of 86 impervious cover credits to Forestar (USA) Real Estate Group L.L.C through an Impervious Cover Credit Agreement.

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- 4C. An Ordinance authorizing the Third Amendment to the Declaration of Restrictive Covenants associated with the Amended and Restated Agreement for Services in Lieu of Annexation between the City and Forestar (USA) Real Estate Group L.L.C to allow for the use of up to 43 impervious cover credits on Cibolo Canyon.

2014 - 10 - 16 - 0788

- 5. An Ordinance approving the City's 2015 State Legislative Program for the 84th State Legislative Session and approving temporary, session-only contracts for State Representation Services. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

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CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. An Ordinance authorizing a professional services contract for an amount not to exceed \$82,270.00 with SAP Public Services, Inc. for the automation of the City's Monthly Financial Report for the City Operating Budget funded from the Information Technology Project Budget. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services] 2014 - 10 - 16 - 0790

7. An Ordinance accepting the offers from Grapevine DCJ, LLC and Silsbee Ford to provide ten vehicles for the San Antonio Police Department's Aggressive Driving Unit for a total cost of \$243,550.68, funded with the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance] 2014 - 10 - 16 - 0791

8. An Ordinance accepting the bid from McCombs HFC, Ltd. d/b/a Red McCombs Ford for Ford captive parts and service for an estimated annual cost of \$466,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance] 2014 - 10 - 16 - 0792

Capital Improvements

9. An Ordinance accepting the lowest responsive bid for the District 5 Senior Center and Normoyle Park Improvements projects and awarding a construction contract in the amount of \$1,692,000.00, to Amstar, Inc., a 2012-2017 General Obligation Bond funded Project, located in Council District 5 [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements] 2014 - 10 - 16 - 0793

Grant Applications and Awards

10. An Ordinance authorizing the submittal and acceptance of the grant application to the Texas Department of Transportation for the construction for a new air traffic control tower at Stinson Municipal Airport in an amount not to exceed \$3,683,500.00 with the City providing its match, \$2,135,649.00, from the Stinson Revolving Fund. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation] 2014 - 10 - 16 - 0794

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- 11. An Ordinance authorizing the submission of a Head Start grant refunding application to the U.S. Department of Health and Human Services and acceptance upon award of an amount up to \$22,090,151.00 for the period of February 1, 2015 to January 31, 2016; authorizing a budget, including an in-kind match up to \$5,522,538.00, and personnel complement; authorizing the negotiation and execution of four service provider contracts in a cumulative amount not to exceed \$16,048,799.00, associated amendments, and memoranda of understanding with community organizations. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

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Boards, Commissions and Committee Appointments

- 12. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, 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 John L. Fox (District 3), Michael R. Harris (District 3), and Michelle R. Krupa (District 3) to the Tax Increment Reinvestment Zone #16 Brooks City Base. **APPROVED**

B) Appointing Susan Blackwood (District 9) to the Mayor's Commission on the Status of Women. **APPROVED**

C) Appointing Bonnie G. Weed (District 6) to the Joint City/County Commission on Elderly Affairs. **APPROVED**

D) Appointing Carl C. Anderson (District 9) to the Animal Care Services Advisory Board. **APPROVED**

Miscellaneous

- 13. An Ordinance authorizing the execution of an Off-Site Mitigation Agreement with Mitigation Solutions USA, LLC for the purchase of mitigation credits in the amount of \$136,125.00 for the Runway 3/21 Extension project at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

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- 14. A Resolution to approve amendments to the Westside Development Corporation Articles of Incorporation and Bylaws; and approving appointments to the WDC Board of Directors. [Carlos Contreras, Assistant City Manager; Jim Mery, Deputy Director, Center City Development and Operations]

2014-10-16-0037R

- 15. An Ordinance rescheduling City Council Meetings in November and December 2014, and January 2015; and scheduling a Special City Council Meeting on November 18, 2014. [Leticia M. Vacek, City Clerk]

2014-10-16-0797

- 16. An Ordinance authorizing the extension of line-of-duty leave for Firefighter Kevin Williams. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2014-10-16-0798

- 17. A Resolution approving a financing by the Anson Education Facilities Corporation for the benefit of Great Hearts America – Texas for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Director of Finance]

2014-10-16-0038R

- 18. An Ordinance authorizing an agreement with Baby Café USA for the San Antonio Metropolitan Health District's continued use of the Baby Café name, logo, and model to provide lactation services to the San Antonio community for a one year period with the option to renew for two additional one year terms. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Public Health Director]

2014-10-16-0799

- 19. An Ordinance authorizing an agreement with the University of Texas Health Science Center at San Antonio Dental School for an amount up to \$222,400.00 for the provision of dental services for the period beginning September 1, 2014 to August 31, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2014-10-16-0800

- 20. An Ordinance authorizing a two year professional service contract with TelResource, Inc. to provide telecommunications billing audit and correction services to the City for an annual estimated cost of \$87,000.00 with an option for two additional two-year terms. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

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21. An Ordinance amending the Master Interlocal Agreement with Bexar County to continue providing library services for the one-year period from October 1, 2014 through September 30, 2015, at a level funding amount to the City of \$3,784,028.95. [Gloria Hurtado, Assistant City Manager; Ramiro S. Salazar, Director, San Antonio Public Library]

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22. An Ordinance approving the allocation of \$2,080,822.86 in HOME Investment Partnership Program (HOME) funds for three multi-family rental housing development projects including \$393,500.00 for Cypress Cove Apartments; \$1,087,322.86 for Palo Alto Apartments; and \$600,000.00 for Merchant's Ice Lofts. [Peter Zanoni, Deputy City Manager; John M. Dugan, Director; Planning and Community Development]

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23. City Manager's Report
A. Human Resources Update
B. International City-County Management Association Award
C. Women in the World 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.

24. An Ordinance waiving the requirements of Sections 4-6(c), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 1, Block 61, NCB 18534 and Parcel 8, NCB 17636, located along the 7000 Block of West Loop 1604 North, for off-premise consumption within three-hundred (300) feet of WZ Burke Elementary School, a Northside Independent School District public educational institution located in Council District 6.

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25. An Ordinance waiving the requirements of Sections, 4-6(c)(1), 4-6(c)(2), 4-6(c)(3) and 4-6(d)(1) of the City Code and authorizing the sale of alcoholic beverages at 1017 North Flores Street, Suite 100, for on-premise consumption within three-hundred (300) feet of the Stephen F. Austin Academy, a San Antonio Independent School District public educational institution, located in Council District 1.

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Z-1. ZONING CASE # Z2014196 (District 1): An Ordinance amending the Zoning District Boundary from "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District on 0.14 of an acre out of Lots 9 & 10, Block 23, NCB 1831 located on a portion of 2919 North Flores Street. Staff and Zoning Commission recommend approval.

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Z-2. ZONING CASE # Z2014235 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 21, 22 and 23, Block 15, NCB 6437 located at 537 West Summit Avenue. Staff and Zoning Commission recommend approval.

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Z-3. ZONING CASE # Z2014234 (District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 30, Block 7, NCB 1020 located at 606 Culebra Road. Staff and Zoning Commission recommend approval.

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Z-4. ZONING CASE # Z2014243 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-6 CD UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 8, Block 1, NCB 6085 located at 215 East Magnolia Avenue. Staff and Zoning Commission recommend approval.

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Z-5. ZONING CASE # Z2014247 CD (District 1): An Ordinance amending the Zoning District Boundary from "H R-4 AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "H R-4 CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three

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Dwelling Units on Lot 13 and the West 13.5 Feet of Lot 14, Block 15, NCB 1837 located at 121 West Woodlawn Avenue. Staff and Zoning Commission recommend approval.

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Z-6.

ZONING CASE # Z2014244 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 UC-5 AHOD" General Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre on Lots 3, 4, 5, 6, & 14, Block 3, NCB 1726 located at 211, 215 & 219 East Courtland Place and 2003 & 2011 McCullough Avenue. Staff and Zoning Commission recommend approval.

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Z-7.

ZONING CASE # Z2014226 (District 3): An Ordinance amending the Zoning District Boundary from "RM-4" Residential Mixed District to "R-5" Residential Single-Family District on 9.064 acres out of NCB 10847 located on portions of the 8800 - 8900 Blocks of Southeast Loop 410. Staff and Zoning Commission recommend approval.

CONTINUED

Z-8.

ZONING CASE # Z2014182 (District 3): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 116, NCB 9483 located at 2804 and 2812 Pleasanton Road. Staff and Zoning Commission recommend approval.

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Z-9.

ZONING CASE # Z2014178 S (District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a HUD Code Manufactured Home on Lot 62, Block 4, NCB 15619 located on a portion of the 5200 Block of Fedora Drive (also known as 5218 Fedora Drive). Staff and Zoning

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Commission recommend approval.

Z-10. ZONING CASE # Z2014241 CD (District 5): 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 a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on Lots 9 and 10, Block 9, NCB 8297 located at 2836 Culebra Road. Staff and Zoning Commission recommend approval **2014 - 10 - 16 - 0 81 4**

Z-11. ZONING CASE # Z2014249 (District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District on Lot 13, NCB 6920 located at 1902 Cincinnati Avenue. Staff and Zoning Commission recommend approval.

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Z-12. ZONING CASE # Z2014170 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 17.626 acres out of NCB 14867 located on a portion of the 8600 and 8700 Blocks of North Loop 1604 West. Staff and Zoning Commission recommend approval. **2014 - 10 - 16 - 0 81 6**

Z-13. ZONING CASE # Z2014248 (District 10): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1 and 6, Block 1, NCB 16617 located at 8916 Perrin Beitel & 4203 Center Gate Drive. Staff and Zoning Commission recommend approval. **2014 - 10 - 16 - 0 81 7**

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.

