

# City of San Antonio



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CITY OF SAN ANTONIO  
CITY CLERK

2014 FEB 28 PM 4: 28

## AGENDA City Council A Session

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

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Thursday, March 6, 2014

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) 207-7245 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 Reverend Mignon Jones-Spann, M.Div, Minister of ADE (Adult, Discipleship, and Evangelism), Antioch Missionary

Baptist Church, guest of Councilmember Ivy R. Taylor, District 2.

- 2. Pledge of Allegiance
- 3. Approval of Minutes for the January 8 - 9, 2014 City Council Meetings

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

**ACTION ITEMS FOR STAFF BRIEFING**

- 4. An Ordinance approving a process, strategy and future steps for the development of a comprehensive master plan for Alamo Plaza and the surrounding area, to include the establishment of a 21 member Alamo Plaza Advisory Committee. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

2014-03-06-0127

**CONSENT AGENDA**

**Capital Improvements**

- 5. An Ordinance for construction of the City's Solid Waste Services Rigsby Bulky Waste Residential Drop-Off Center, located at 2755 Rigsby Road, accepting the lowest qualified responsive bid and awarding a construction contract in the amount of \$1,953,635.00 to Vertex Corporation, a Solid Waste Contingency Fund funded project, located in Council District 2. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2014-03-06-0131

- 6. An Ordinance authorizing the execution of an Interlocal Agreement with Bexar County in the amount not-to-exceed \$1,090,912.50 for the City to manage, design and construct the Bexar County's Jones Maltsberger at Elm Creek Project (SC-28) simultaneously with the City's Redland Road South (Loop 1604 to Jones Maltsberger Road) Project, a \$10.04 million 2012 General Obligation Bond funded project located in Council District 10; and, authorizing the acceptance of funds in the amount not-to-exceed \$1,090,912.50 from Bexar County to complete the Projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-03-06-0132

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

7. An Ordinance declaring a change in use of an approximately 0.95 acre parcel of parkland located at 600 East Cesar Chavez and authorizing a real property exchange and agreement whereby the City transfers to the San Antonio Housing Authority the 0.95 acre parcel in exchange for an approximately 1.95 acre parcel located at 440 Labor Street to be used as parkland. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office] 2014-03-06-0133
8. An Ordinance authorizing an amendment to a lease agreement with Ocotillo Aviation, LLC to extend the term for two additional years to June 30, 2030 at Stinson Municipal Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation] 2014-03-06-0134
9. An Ordinance authorizing an amendment to the Fiesta Event at Market Square License Agreement with El Consejo Real de Reyes Feos Anteriores dba Rey Feo Consejo Educational Foundation in order to remove a conflict between the first day of Fiesta and Good Friday. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office] 2014-03-06-0135
10. An Ordinance authorizing a five-year lease agreement with Cutter Aviation San Antonio, Inc for 26,902 square feet of building space in two hangars and 108,769 square feet of ground space, generating \$105,677.12 in annual revenue, at San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation] 2014-03-06-0136
11. An Ordinance authorizing a lease agreement with Stinson Aviation Corporation for 2,488 square feet of hangar space and 5,800 square feet of ground space, generating \$5,563.76 in annual rental at Stinson Municipal Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation] 2014-03-06-0137

**Grant Applications and Awards**

12. An Ordinance authorizing the submission of 15 grant renewal applications and the acceptance of funds upon award in an amount up to \$11,729,656.00 from the Texas Department of State Health Services

for public health functions of the San Antonio Metropolitan Health District for the period of September 1, 2014 through September 30, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2014 - 03 - 06 - 0138

13. An Ordinance ratifying the submission of a grant application to the Texas Department of State Health Services and authorizing the acceptance of funding of up to \$130,000.00 for one full time epidemiologist to augment the San Antonio Metropolitan Health District's epidemiological capacity for outbreak and disaster response with special emphasis on foodborne illness investigations for the period beginning April 1, 2014 through August 31, 2015. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

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**City Code Amendments**

14. An Ordinance amending the approved list of traffic control devices (Traffic Control Devices Schedules) for the City of San Antonio, established in Chapter 19, Section 68 of the City Code, to include new traffic control devices (speed limit signs) and remove previous entries from the schedules that are in conflict with current traffic code regulations and providing for criminal and civil penalties for violations. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014 - 03 - 06 - 0128

**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, 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 Noralyn P. Ripps (District 3) to the SA2020 Commission on Strengthening Family Well-being.

**APPROVED****Miscellaneous**

16. An Ordinance authorizing a License Agreement with AFL Talons,

LLC, to host the Arena Football League Talons games in the Alamodome. [Ed Belmares, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

2014 - 03 - 06 - 0129

- 17. An Ordinance authorizing the renewal and extension of the Securities Lending Agreement with Frost Bank for the second and final one year renewal term, commencing April 1, 2014, under the same terms and conditions. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Director of Finance]

2014 - 03 - 06 - 0140

- 18. Consideration of two Ordinances related to the professional services agreements with THC, Inc. and Foster CM Group, Inc. in connection with the Residential Acoustical Treatment Program, which is 80% federally funded, at San Antonio International Airport: [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

- 18A. An Ordinance authorizing an amendment to the contract with THC in the amount of \$7,260,000.00 for on-going construction of acoustical treatments to reduce noise in qualifying homes and multi-family dwellings in aviation noise-impacted neighborhoods near the Airport.

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- 18B. An Ordinance authorizing an amendment to the contract with Foster CM Group in the amount of \$440,000.00 for design review, construction inspection and testing services for the Program.

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- 19. City Manager's Report
  - A. Library Update
  - B. Pre-K 4 SA 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.**

- 20. Appeal to the City Council of a decision by the Building-Related and Fire Codes Appeals and Advisory Board upholding the Director of Development Services decision denying issuance of certificates of occupancy to the Friedrich Lofts Building located at 1617 and 1631 East Commerce Street. [Erik Walsh, Deputy City Manager; Roderick

*Denied*

Sanchez, Director, Development Services]

21. Appeal to the City Council of a decision by the Building-Related and Fire Codes Appeals and Advisory Board in connection with the denial of a Residential Building Contractors Registration Application to Mr. Louis H. Perez III. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

**CONTINUED**

- Z-1. ZONING CASE # Z2014071 S (District 1): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 3A, 4A and 5A, NCB 11690 located at 4500, 4502, 4506, 4508 and 4510 West Avenue. Staff and Zoning Commission recommend approval.

2014 - 03 - 06 - 0143

- Z-2. ZONING CASE # Z2014067 (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "RM-5" Residential Mixed District on Parcel 9A and Parcel 10, NCB 10846 located at 4714 East Southcross Boulevard. Staff and Zoning Commission recommend approval.

2014 - 03 - 06 - 0144

- Z-3. ZONING CASE # Z2014045 S (District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 24, NCB 10946 save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas located at A portion of 2355 Goliad Road. Staff and Zoning Commission recommend approval.

2014 - 03 - 06 - 0130

- Z-4. ZONING CASE # Z2014049 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District on Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas located on a portion of the 100 Block

**CONTINUED**

of San Juan Road. Staff and Zoning Commission recommend approval. (Continued from February 20, 2014)

**Z-5.** ZONING CASE # Z2014066 CD (District 4): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 6, Block 4, NCB 8782 located at 1275 New Laredo Highway. Staff and Zoning Commission recommend approval. 2014 - 03 - 06 - 0145

**Z-6.** ZONING CASE # Z2014070 (District 5): 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 2, 3, 4 and 5, NCB 3839 located at 1119 and 1123 Nogalitos Street. Staff and Zoning Commission recommend approval. 2014 - 03 - 06 - 0146

**Z-7.** ZONING CASE #Z2014026 (District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single Family District to "C-1" Light Commercial District on Lot 11, 12, and 13, Block 3, NCB 17637 located at 5462, 5504, and 5514 Rogers Road. Staff and Zoning Commission recommend approval. (Continued from February 20, 2014) 2014 - 03 - 06 - 0147

**Z-8.** ZONING CASE # Z2014025 (District 7): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 54 through 60, Block 5, NCB 14513; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; Lots 1 through 6, Block 7, NCB 14515; and Lots 1 through 7, Block 8, NCB 14516, located on a portion of the 200 and 300 blocks of Dulce, a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield. Staff recommends approval. The Zoning Commission recommendation is pending the March 4, 2014 public hearing.

**P-1.** PLAN AMENDMENT #14020 (District 8): An Ordinance amending the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan 2014 - 03 - 06 - 0148

of the City, by changing the text to include "R-4" Residential Single-Family District as a related zoning district for the "Medium Density Mixed Use" land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014072) **2014 - 03 - 06 - 0149**

**Z-9.**

ZONING CASE # Z2014072 (District 8): An Ordinance amending the Zoning District Boundary from "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Offices and "C-2" Commercial District to "R-4" Residential Single-Family District and allowing a solid screen fence up to eight (8) feet in height along Southwell Road in accordance with Section 35-514(d)(2)(D) of the Unified Development Code on Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705 located on portions of the 10000 through 10500 Blocks of Southwell Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14020) **2014 - 03 - 06 - 0150**

**P-2.**

PLAN AMENDMENT #14015 (District 10): 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 a 25.951 acre tract of land out of NCB 14049 located southwest of the intersection of Lookout Road and Toepperwein Road from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014044) (Continued from February 20, 2014)

**2014 - 03 - 06 - 0151**

**Z-10.**

ZONING CASE # Z2014044 (District 10): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 25.951 acres out of NCB 14049 located on a portion of the 14200 Block of Toepperwein Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14015) (Continued from February 20, 2014)

**2014 - 03 - 06 - 0152**

## 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.

