

# 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 17, 2013

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 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.

### 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. 13-812 Invocation by Sister Veronica Cahill, Sisters of the Holy Spirit, guest of Councilmember Ivy R. Taylor, District 2.
2. 13-813 Pledge of Allegiance

- 3.     13-814     Approval of Minutes for the August 28 - 29, 2013 City Council meetings.

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

**ACTION ITEMS FOR STAFF BRIEFING**

- 4.     13-786     An Ordinance authorizing a restrictive covenant limiting hotel development for the Hemisfair Park site. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

2013 - 10 - 17 - 0711

**CONSENT AGENDA**

**Purchase of Equipment and Supplies**

- 5.     13-559     An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,435,000.00: (A) Vulcan Materials, Co. for asphalt and paving materials, (B) Voss Electric Supply d/b/a Voss Lighting for electrical and lighting parts and supplies and (C) Lutron Services Co., Inc. for Lutron lighting system for Convention Sports and Entertainment Facilities. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013 - 10 - 17 - 0712

**Capital Improvements**

- 6.     13-513     Consideration of the following actions related to the University of Texas at San Antonio (UTSA) Boulevard (Babcock Road to Edward Ximenes Drive) Project, a Metropolitan Planning Organization, Tax Notes and Certificates of Obligation funded project located in Council District 8: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013 - 10 - 17 - 0713

A) An Ordinance authorizing the negotiation and execution of an Engineering Design Services Agreement with Vickrey & Associates, in an amount not-to-exceed \$1,100,000.00, to provide engineering design and construction administration services for UTSA Boulevard (Babcock Road to Edward Ximenes Drive) Project.

- 13-819 B) An Ordinance authorizing an Advanced Funding Agreement between the City of San Antonio and the Texas Department of Transportation and authorizing payment in the amount not-to-exceed \$86,158.00 to TxDOT for direct oversight costs and accepting reimbursement in the estimated amount of \$10,266,608.00 from TxDOT related to construction costs for the UTSA Boulevard (Babcock Road to Edward Ximenes Drive) Project.

2013-10-17-0714

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

7. 13-491 An Ordinance authorizing the acceptance of approximately 7.25 acres from Sotano Partners for additional park land at Panther Springs Park in Council District 9. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2013-10-17-0715

8. 13-624 An Ordinance approving the following Market Square related contractual actions: a lease amendment with La Condesa in El Mercado; a lease amendment with Budweiser Souvenirs in Farmers Market; and a new lease agreement with Ana Corona dba Marmalade and Spice in Farmers Market. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**Grant Applications and Awards**

2013-10-17-0716

9. 13-681 An Ordinance authorizing submission of a grant application to the National Association of City and County Health Officials and the acceptance of funds in the amount of \$5,000.00 for the Alamo Area Medical Reserve Corps for a term beginning January 5, 2014 to July 31, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas Schlenker, Director of Public Health]

2013-10-17-0717

10. 13-710 An Ordinance authorizing the submission of a Head Start grant application to the U.S. Department of Health and Human Services and acceptance upon award of an amount up to \$20,671,248.00 for the period of February 1, 2014 – January 31, 2015; authorizing a budget, including an in-kind match of up to \$5,167,812.00, and a personnel complement of 87 positions for the Department of Human Services; authorizing the negotiation and execution of four service provider contracts for the grant award period in an amount up to \$14,753,712; authorizing the execution of contract amendments based on additional Head Start grant awards and/or program improvements; and

authorizing the negotiation and execution of Memorandums of Understanding with local education and early childhood intervention agencies, and other community organizations to collaborate as required by the Head Start Act. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Interim Director, Department of Human Services] **2013 - 10 - 17 - 0718**

11. 13-607 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 \$100,000.00, for Brooks Park located in Council District 3. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation] **2013 - 10 - 17 - 0719**

#### Boards, Commissions and Committee Appointments

12. 13-756 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 Paul B. Martin, Jr. (District 8) to the San Antonio Housing Trust. **APPROVED**

B) Reappointing David A. Armendariz (District 1) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2015. **APPROVED**

C) Appointing Rebecca Sibley (District 8) to the Citizens' Environmental Advisory Committee. **APPROVED**

D) Reappointing Frank A. Quijano, Jr. (District 1) to the Zoning Board of Adjustment. **APPROVED**

E) Appointing Edward E. Collins, III and Moises A. Cruz to the Joint City/County Citizen Bond Oversight Commission **APPROVED**

F) Appointing six members to the Municipal Golf Association-SA (MGA-SA). **APPROVED**

**Miscellaneous**

13. 13-684 An Ordinance rescheduling City Council Meetings in October, November, and December 2013, and January 2014. [Leticia M. Vacek, City Clerk] 2013 - 10 - 17 - 0720
14. 13-627 An Ordinance authorizing the Renewal Agreement and Third Amendment to the License Agreement with LS Talons SA LLC, owner of the San Antonio Talons Arena Football League team, to host its 2014 season home football games at the Alamodome. [Ed Belmares, Assistant City Manager; Michael J. Sawaya, Director, Convention and Sports Facilities] 2013 - 10 - 17 - 0721
15. 13-700 An Ordinance approving the Workforce Solutions Alamo Interim Annual Operating Budget and approving the Appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development] 2013 - 10 - 17 - 0722
16. 13-791 An Ordinance authorizing the issuance of "City of San Antonio, Texas Public Property Finance Contractual Obligations, Series 2013" in an amount not to exceed \$17,500,000, levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the contractual obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the contractual obligations; authorizing the execution of a Paying Agent/Registrar Agreement and a Purchase and Investment Letter; complying with the requirements imposed by the Letter of Representations previously executed with the Depository Trust Company; and providing an effective date. [Sheryl Sculley, City Manager, Ben Gorzell, Jr., Chief Financial Officer] 2013 - 10 - 17 - 0723
17. 13-716 An Ordinance authorizing an agreement with Urban Strategies, Inc. which will provide compensation in an amount not to exceed \$20,000.00 for a term ending on February 28, 2014, for the completion of a Health Impact Assessment for the Wheatley Choice Neighborhood Project. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health] 2013 - 10 - 17 - 0724
18. 13-703 An Ordinance authorizing an agreement with the Southwest Texas Regional Advisory Council to provide funding in an amount not to

exceed \$40,000.00 in support of a multiagency (Metro Health, Office of Emergency Management, STRAC, and Texas Department of State Health Services) funded license for Visual Dx Software from Logical Images Inc. for Bexar County. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Public Health Director]

2013-10-17-0725

- 19. 13-750 An Ordinance authorizing an Interlocal Agreement to grant the San Antonio River Authority access to City property and/or rights-of-way for the installation of flood monitoring telemetry rain gauges to forecast flood conditions. [Peter Zanoni, Deputy City Manager, Anthony Chukwudolue, Interim Director, Public Works]

2013-10-17-0726

- 20. 13-668 An Ordinance selecting Texas Landfill Management, LLC, and awarding a contract for Mulch Transport and Reuse services, with an estimated \$55,000.00 in annual revenue to the Solid Waste Operating and Maintenance Fund, for an initial term of five years with two additional five-year renewal options. [Peter Zanoni, Deputy City Manager; David W McCary, Solid Waste Management Department]

2013-10-17-0727

- 21. 13-804 A Resolution acknowledging the resignation of Councilmember Elisa Chan, District 9, and initiating procedures to select an interim replacement Councilmember. [Leticia M. Vacek, City Clerk]

2013-10-17-0037R

**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):**

- 22. 13-745 City Council Presentation on SAWS Rate Design and the SAWS FY14 Rate Adjustments and other information requested by City Council. [Robert R. Puente, President and CEO, SAWS]

**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. Planning cases and Zoning cases presented by David Ellison, Assistant City Manager; Roderick Sanchez, Director, Development Services.**

- P-1. 13-649 PLAN AMENDMENT #13037 (District 1): An Ordinance amending the future land use plan contained in the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of multiple tracts of land totalling 1.66

acres of land located at 1310, 1316, 1322, 1326, 1334 West Ashby Place and 329 Cincinnati Avenue from Mixed Use and Low Density Residential to Public Institutional. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2013148 S)

2013 - 10 - 17 - 0728

- Z-1. 13-655 ZONING CASE # Z2013148 S (District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021 on Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021 located at 1310, 1318, 1322, 1326 and 1334 West Ashby Place. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13037)

2013 - 10 - 17 - 0729

- P-2. 13-661 PLAN AMENDMENT #13045 (District 1): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of an 0.7774 acre tract of land located at 9503 Lorene Street from Low Density Residential to Community Commercial. Staff recommended Denial. Planning Commission recommended approval. (Associated Zoning Case # Z2013193 CD)

2013 - 10 - 17 - 0730

- Z-2. 13-643 ZONING CASE # Z2013193 CD (District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 1, Block 4, NCB 11714 located at 9503 Lorene. Staff recommends denial. Zoning Commission recommends approval. (Associated Plan Amendment Case #13045)

2013 - 10 - 17 - 0731

- Z-3. 13-653 ZONING CASE # Z2012157 (District 1): An Ordinance amending the Zoning District Boundary from "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood

Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Block 4, NCB 732 located at 206 Sadie Street Staff and Zoning Commission recommend approval. **CONTINUED**

- Z-4.**    13-625    ZONING CASE # Z2013189 CD (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office allowing a fence up to six (6) feet in height along the front yard in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 0.0886 acres out of Lot 4, Block C, NCB 2875 located at 306 Forrest Avenue. Staff and Zoning Commission recommend approval with conditions.

2013 - 10 - 17 - 0732

- Z-5.**    13-702    ZONING CASE # Z2013159 CD (District 5): An Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales allowing a fence up to six (6) feet in height along the front yard in accordance with Section 35-514 (d)(2) (D) of the Unified Development Code on Lots 9 and 10, Block 49, NCB 7982 located at 906 Berlin Avenue. Staff and Zoning Commission recommend denial. (Continued from September 19, 2013) **CONTINUED**

- Z-6.**    13-612    ZONING CASE # Z2013194 CD (District 8): An Ordinance amending the Zoning District Boundary from "R-20 UC-1 GC-1 MSAO-1 MLOD-1" Residential Single-Family IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 CD UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and "C-2 CD GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis

Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales on 3.991 acres out of Lots 8A and 8B, NCB 35733 located at 6930 and 6910 Oak Drive. Staff and Zoning Commission recommend approval with one condition. **2013 - 10 - 17 - 0733**

**Z-7.** 13-512 ZONING CASE # Z2013183 (District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.965 of an acre out of Lot 25, NCB 12830 located at 8214 Wurzbach Road. Staff and Zoning Commission recommend approval.

**2013 - 10 - 17 - 0734**

**P-3.** 13-669 PLAN AMENDMENT #13046 (District 10): An Ordinance amending the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 2.308 acre tract of land located at southwest corner of Harry Wurzbach Road and Urban Crest Drive from High Density Residential to Medium Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2013171) **CONTINUED**

**Z-8.** 13-598 ZONING CASE # Z2013171 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "O-2 MC-3 AHOD" High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lot 13, Block 10, NCB 11851 located on a portion of the 3800 Block of Harry Wurzbach Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13046) **CONTINUED**

## 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.

