

City of San Antonio



AGENDA City Council A Session

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

Thursday, January 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) 207-7245 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. [14-116](#) Invocation by Rabbi Aryeh Scheinberg, Congregation Rodfei Sholom, guest of Councilmember Ron Nirenberg, District 8.

2. [14-117](#) Pledge of Allegiance
3. [14-118](#) Approval of Minutes for the October 16 - 17, 2013 City Council Meetings
4. [14-119](#) Councilmember Rebecca Viagran will be sworn-in as Mayor Pro-Tem, serving the term January 19, 2014 through March 30, 2014.

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

CONSENT AGENDA

Purchase of Equipment and Supplies

5. [13-1160](#) An Ordinance authorizing an Interlocal Agreement with VIA Metropolitan Transit and an Integration Agreement with Pinnacle Propane, LLC to provide the Building and Equipment Services Department and various City departments with HD-5 Propane Motor Fuel for an estimated annual cost of \$122,000.00, funded with the Building and Equipment Services Department adopted budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
6. [13-1105](#) An Ordinance accepting the offer from Shook Mobile Technology to provide repairs to the Major Incident Response Vehicle for the San Antonio Police Department for a total cost of \$63,600.00, funded with the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [13-1242](#) An Ordinance accepting the bid from Doggett Freightliner of South Texas, LLC, assignee of Freightliner of San Antonio, LTD. to provide the Solid Waste Management Department with ten brush tractors with horizontal, rear discharge brush trailers for a total cost of \$1,600,490.00, funded with the Equipment Renewal and Replacement Fund and the Solid Waste Management Department Operating Fund paid through a Municipal Lease. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Acquisition, Sale or Lease of Real Property

8. [13-1158](#) An Ordinance authorizing the City to negotiate and sign a lease with the Texas Department of State Health Services for the San Antonio

Metropolitan Health District to use and occupy up to 5,000 square feet of property located at 2303 SE Military Drive in Council District 3 for a twenty-year term, with annual rent of \$1.00 plus operating expenses and approving a \$200,000 expenditure to fund the renovation and onetime occupancy-related expenses. [Gloria Hurtado, Assistant City Manager; Dr. Thomas Schlenker, Director of Public Health]

Grant Applications and Awards

9. [13-1259](#) An Ordinance awarding City Council Project Funds in an amount not to exceed \$15,000.00 to San Antonio Sports for the Fit Family Challenge District 3 Fall 5K Fun Run Walk. [Edward Benavides, Chief of Staff; Chris Callanen, Assistant to City Council]

10. [13-1285](#) An Ordinance authorizing the submission of a grant application to the U.S. Department of Health and Human Services, Health Resources & Services Administration and the acceptance of grant funds in an amount up to \$10,000,000.00 for the Healthy Start Initiative for the period June 1, 2014 to May 31, 2019. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

Boards, Commissions and Committee Appointments

11. [14-100](#) 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 Council members Rey Saldaña and Ray Lopez to the Fire and Police Pension Fund Board of Trustees and Council members Shirley Gonzales and Ray Lopez to the Fire and Police Pre-Funded Health Trust Fund Board of Trustees.

 - B) Reappointing Evelyn Brown (District 2) to the Building Standards Board.

 - C) Appointing Gabriel Q. Velasquez (District 3) to the Zoning Board of Adjustment.

Miscellaneous

12. [13-1277](#) A Resolution to initiate a zoning change to Historic Landmark for 24 properties generally within the boundary of Woodlawn Avenue to the north, General McMullen Drive to the west, Highway 90 to the south and IH 37 to the east. [Carlos Contreras, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]
13. [14-153](#) City Manager's Report
A. Martin Luther King, Jr. Day Events

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.

14. [13-1321](#) An Ordinance waiving the requirements of Sections 4-6(C), 4-6 (D) (6) and portions of 4-6 (E) (1) of the city code and authorizing the sale of alcoholic beverages for a portion of Lot 13, NCB 11608, currently addressed as 6101 Callaghan Road for off-premise consumption within three-hundred (300) feet of St. Luke Catholic School located in Council District 7.
- Z-1.** [13-1238](#) ZONING CASE # Z2014036 S (District 1): An Ordinance amending the Zoning District Boundary from "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822 located at 610 Camden Street. Staff and Zoning Commission recommend approval with conditions.
- Z-2.** [13-1303](#) ZONING CASE # Z2014035 (District 1): An Ordinance amending the Zoning District Boundary from "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca

Historic Airport Hazard Overlay District to "C-2 IDZ H HS AHOD"
Historic Significant Commercial Infill Development Zone Lavaca
Historic Airport Hazard Overlay District on Lot A-47 and the south 12 feet of Lot A-44, NCB 903 located at 709 South Alamo Street. Staff and Zoning Commission recommend approval.

- Z-3.** [13-1313](#) ZONING CASE # Z2014030 CD (District 1): 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 on Lot 13, Block 1, NCB 3165 located at 341 University. Staff and Zoning Commission recommend approval with conditions.
- Z-4.** [13-782](#) ZONING CASE # Z2013180 S (District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867 located at 4818 Interstate Highway 10 East. Staff recommends approval. Zoning Commission recommends denial. (Continued from November 7, 2013)
- Z-5.** [13-1309](#) ZONING CASE # Z2014034 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NCD-6 AHOD" Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 24 units per acre on the east 135 feet of Lot 14, Block 14 and the east 150 feet of Lot 15, Block 15, NCB 1067 located at 150 Humphrey and a portion of the 100 Block of Brackenridge Avenue. Staff and Zoning Commission recommend approval.
- P-1.** [13-1305](#) PLAN AMENDMENT #13050 (District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City,

by changing the future land use of a 20.79 acre of land out of NCB 11156 located at the northeast corner of the intersection of Walhalla Avenue and Southeast Loop 410 from Low Density Residential and Community Commercial to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2013208)

Z-6 [13-1287](#) ZONING CASE # Z2013208 (District 3): 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 20.79 acres out of NCB 11156 located on a portion of the 12100 Block of Southeast Loop 410. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 13050)

Z-7. [13-1308](#) ZONING CASE # Z2014043 (District 3): An Ordinance amending the Zoning District Boundary from "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614, 4514 and 4518 South Presa Street. Staff and Zoning Commission recommend approval.

Z-8. [13-1310](#) ZONING CASE # Z2014045 CD (District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales 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 on a portion of 2355 Goliad Road. Staff recommends approval. Zoning Commission recommends denial.

P-2. [14-109](#) MAJOR THOROUGHFARE PLAN AMENDMENT 13002: An Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A

requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County. Staff and Planning Commission recommends approval. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

- P-3.** [13-1318](#) PLAN AMENDMENT # 14006 (District 5): An Ordinance amending the future land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.3076 acre tract of land located at 1721 Quintana Road from Community Commercial to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014019)
- Z-9.** [13-1307](#) ZONING CASE # Z2014019 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on the south 50 feet of Lot 42, NCB 11304 located at 1721 Quintana Road. Staff and Zoning Commission recommend approval. (Associated Plan Amendment Case 14006)
- P-4.** [13-1320](#) PLAN AMENDMENT # 14012 (District 5): An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 29.035 acre tract of land located at the southwest corner of Culberson Avenue and South Zarzamora from Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014046)
- Z-10.** [13-1319](#) ZONING CASE # Z2014046 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 29.035 acres out of NCB 8786 located at 4503, 4531 & 4719 South Zarzamora Street. Staff and Zoning Commission recommend approval pending

the plan amendment. (Associated Plan Amendment Case 14012)

- Z-11.** [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 October 17, 2013)
- Z-12** [13-1291](#) ZONING CASE # Z2013220 CD (District 5): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for an Office Warehouse on the south 75.6 feet of Lots 4 & 5, Block 1, NCB 2987 located at 215 Groveton. Staff and Zoning Commission recommend approval.
- Z-13.** [13-1315](#) ZONING CASE # Z2014031 (District 5): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 1 & 2, Block 8, NCB 2414 and "O-1 AHOD" Office Airport Hazard Overlay District on Lot 1, Block 7, NCB 2415; Lot A and the west 35 feet of Lot B, Block 1, NCB 2441 located at 918, 922, 921 and 1001 El Paso Street. Staff and Zoning Commission recommend approval.
- Z-14.** [13-1293](#) ZONING CASE # Z2014027 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.27 acres out of Parcel 4, NCB 18820 located on a portion of the 9500 Block of Westover Hills Boulevard. Staff and Zoning Commission recommend approval.
- Z-15.** [13-1306](#) ZONING CASE # Z2014042 (District 7): 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 3.472 acres out of Lot 30, Block 3, NCB 16733 located on a portion of the 5900 Block of Danny Kaye. Staff

and Zoning Commission recommend approval.

- Z-16.** [13-1273](#) ZONING CASE # Z2013217 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Business Uses to "MF-33 ERZD MLOD-1" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 9.654 acres out of Lots 2, 5 and 7, Block 4, NCB 15671 located on portions of the 1800 and 1900 Blocks of East Sonterra Boulevard, the 1800 Block of North Loop 1604 East, and the 18400 Block of North US Highway 281. Staff and Zoning Commission recommend approval.
- Z-17.** [13-1249](#) ZONING CASE # Z2014028 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 21, Block 13, NCB 12639 located at 2832 Nacogdoches Road. Staff and Zoning Commission recommend approval.
- Z-18.** [13-1314](#) ZONING CASE # Z2014048 S (District 10): An Ordinance amending the Zoning District Boundary from "C-2NA CD AHOD" Commercial Nonalcoholic Sales 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 to "C-3R S AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District with a Specific Use Authorization 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 Lot 21, NCB 11875 located at 8418 Broadway. 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.

