

City of San Antonio



AGENDA City Council A Session

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

Thursday, May 1, 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. [14-1001](#) Invocation by Reverend Raymond Judd, Trinity University Chaplain Emeritus, guest of Councilmember Ron Nirenberg, District 8.

2. [14-1002](#) Pledge of Allegiance

3. [14-1003](#) Approval of Minutes for the March 5 - 6, 2014 City Council Meetings.

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

CONSENT AGENDA

Purchase of Equipment and Supplies

4. [14-769](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,590,000.00: (A) SAT Radio Communications, LTD d/b/a Industrial Communications for SAPD enhanced vehicle chargers, (B) J.R. Ramon & Sons, Inc. for demolition services and (C) Casa Verde Farms for bedding plants. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Capital Improvements

5. [14-674](#) An Ordinance authorizing the negotiation and execution of five separate On-Call Civil Engineering Services Agreements with Camacho-Hernandez and Associates, L.L.C., Ford Engineering, Inc., Maestas & Associates, Inc., R.J. Rivera Associates, Inc., and San Antonio Design Group, Inc., each in the amount not to exceed \$750,000.00 per year, to provide as-needed On-Call Civil Engineering Services for Capital Improvement projects throughout the City. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

6. [14-743](#) An Ordinance awarding a task order construction contract with D&G Energy Corporation, in an amount not to exceed \$967,312.50, to perform construction work associated with the FY 2014 – FY 2015 Task Order Contract for Traffic Signal Equipment Modifications for projects Program located City wide included within the City Council approved Infrastructure Management. [Peter Zaroni, Deputy City Manager, Mike Frisbie, Director, Transportation and Capital Improvements]

Acquisition, Sale or Lease of Real Property

7. [14-415](#) An Ordinance declaring as surplus an unimproved 0.155 acre tract of City owned property located at 221 Stark Street and described as the East part of Lots 5, 6 and 7, Block 3, NCB 2572 in Council District 1 and authorizing its sale to KIPP Cevallos, Inc. for \$10,100.00 and authorizing the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way, located adjacent to NCB 2572, in Council District 1, as requested by KIPP Cevallos, Inc. for a fee of \$5,141.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Eastpoint & Real Estate Services Office]

Grant Applications and Awards

8. [14-764](#) An Ordinance authorizing the submission of a \$12,000.00 grant application to the Texas A&M Forest Service for a Texas Intrastate Fire Mutual Aid System Grant Program grant to fund San Antonio Fire Department training; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Assistant City Manager; Charles N. Hood, Fire Chief]
9. [14-870](#) An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2014 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
10. [14-924](#) An Ordinance ratifying the submittal of a grant application to the U.S. Department of Transportation for funding in the amount of \$3,750,000.00 for the City's Strategic Transportation Plan; and authorizing the acceptance of the funds, upon award. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Boards, Commissions and Committee Appointments

11. [14-918](#) 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 Alvaro Briseno (District 8) to the Transportation Advisory Board.
- B) Appointing Magdalena B. Alvarado (District 5) to the Affirmative Action Advisory Committee.
- C) Appointing Jovanna Lopez (District 5) to the SA2020 Commission on Strengthening Family Well-being.
- D) Appointing Frank G. Fonseca (District 7) to the Parks and Recreation Board.
- E) Appointing Teresa S. Cleghorn (District 7) to the Disability Access Advisory Committee.
- F) Appointing Kenneth Cleghorn (District 7) to the City Commission on Veterans Affairs.
- G) Reappointing C. Sue Calberg (District 2) to the Linear Creekway Parks Advisory Board.

12. [14-958](#) Consideration of the following appointments to boards, commissions and committees, as requested by Mayor Julian Castro: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember Ivy R. Taylor (District 2), Councilmember Rebecca J. Viagran (District 3), Councilmember Shirley Gonzales (District 5), and reappointing Councilmember Diego Bernal (District 1), and Councilmember Rey Saldaña (District 4) to the San Antonio Housing Trust Finance Corporation for the remainder of an unexpired term of office to expire December 9, 2015.

B) Appointing Councilmember Rey Saldaña (District 4) to the San Antonio Housing Trust Public Facility Corporation for the remainder of an unexpired term of office to expire December 9, 2015.

Miscellaneous

13. [14-830](#) An Ordinance scheduling and rescheduling City Council and Council Committee Meetings. [Leticia M. Vacek, City Clerk]

14. [14-878](#) An Ordinance approving the Third Amendment to the WSA Partnership Agreement; and approving an appointment to the WSA Board of Directors. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

15. [14-695](#) An Ordinance authorizing the purchase of Aircraft Hull and Liability Insurance from Commerce and Industry Insurance Company, a subsidiary of American International Group, for a one year term beginning May 1, 2014 for a cost of \$133,093.00, from the FY 2014 Liability Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

16. [14-853](#) An Ordinance authorizing the San Antonio Metropolitan Health District to waive the temporary food establishment permit requirement, including fees and required inspections, for local children and youth participating in Lemonade Day on May 4, 2014. [Gloria Hurtado, Assistant City Manager, Dr. Thomas L. Schlenker, Director of Public Health]

17. [13-623](#) An Ordinance approving amendments to the Mission Del Lago TIRZ Development Agreement, the Project and Financing Plan, and the Interlocal Agreements with Participating Taxing Entities; and a Developer Participation Agreement for the reconstruction of streets in the subdivision boundaries to be performed by the Developer, initially funded by the City with up to \$1,700,000.00 in Tax Notes, but paid with projected incremental property tax revenue to carry out the terms of an agreement with the Developer Mission Del Lago, Ltd. to resolve matters in dispute; and authorizing the extension of the TIRZ by two years until September 20, 2027. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

18. [14-876](#) A Resolution stating Support for the 4% Texas Department of Housing and Community Affairs Housing Tax Credit Program for the Dawson Marie Terrace Apartments, located in Council District 5. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

19. [14-820](#) An Ordinance approving the Blanco Road Business Utility Assistance Pilot Program and associated Economic Development Loan Agreement. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

20. [14-875](#) Consideration of the following items relating to an economic development project in the Toyota Supplier Park located in Council District 3: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
- 20A. [14-1008](#) A Public Hearing and an Ordinance establishing the Arvin Sango Reinvestment Zone, located near the intersections of Watson Road, Applewhite Road, and 1 Lone Star Pass, on a leased 3.038 acre site in the Toyota Supplier Park located in Council District 3.
- 20B. [14-1009](#) An Ordinance authorizing a 10-year, 100% Tax Abatement Agreement with Arvin Sango, Inc.
21. [14-951](#) Consideration of the following financial matters related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
- 21A. [14-1010](#) An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2014C (the Series 2014C Bonds)", in an amount not to exceed \$38,260,000 to be sold to the Texas Water Development Board through the Clean Water State Revolving Fund Program; and,
- 21B. [14-1011](#) An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2014D (the Series 2014D Bonds)", in an amount not to exceed \$22,400,000 to be sold to the Texas Water Development Board through the Drinking Water State Revolving Fund Program.
22. [14-1012](#) City Manager's Report
 A. Historic Preservation 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.

- Z-1. [14-812](#) ZONING CASE # Z2014115 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential**

Single-Family Tobin Hill Historic Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District on the east 25 feet of Lot 6 and the west 13.29 feet of Lot 7, Block 5, NCB 1752 located at 415 East Park Avenue. Staff and Zoning Commission recommend approval.

- Z-2.** [14-832](#) ZONING CASE # Z2014104 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887 located at 8051 Broadway and 1718 West Lawndale Drive. Staff and Zoning Commission recommend approval.
- Z-3.** [14-855](#) ZONING CASE # Z2014105 (District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 29 and 30, NCB 12025 located at 202 Birchleaf. Staff and Zoning Commission recommend approval.
- Z-4.** [14-816](#) ZONING CASE #Z2014109 S (District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "L S EP-1" Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts on 1.168 acres out of Tract 7A, NCB 10234 located at 3363 East Commerce Street. Staff and Zoning Commission recommend approval.
- Z-5.** [14-833](#) ZONING CASE #Z2013130 CD S (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2" Commercial District, "O-2" High-Rise Office District, "C-3R" General Commercial Restrictive Alcohol Sales District, "C-3" General Commercial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Communication Tower and "I-1" General Industrial District to "RE" Residential Estate District, "R-20" Residential Single-Family District, "NP-15" Neighborhood Preservation District, "NP-10" Neighborhood Preservation District, "NP-8" Neighborhood Preservation District, "R-6" Residential

Single-Family District, "O-1" Office District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted), "C-1 CD" Light Commercial District with a Conditional Use for Plumbing Fixtures – Retail, "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales, "C-1 CD" Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor, "C-1 CD" Light Commercial District with a Conditional Use for Limousine Service – Dispatch And Office Use Only No Servicing Of Vehicles Onsite, "C-1 CD" Light Commercial District with a Conditional Use for Self Service Storage, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, "C-2 CD" Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal and "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on approximately 341 acres located in the Comanche Community and Lower Southeast Side neighborhoods; generally bound by Roland Avenue and Salado Creek to the west, Rigsby Avenue to the north, South WW White Road to the east, and the intersection of Roland Avenue and South WW White Road to the south. Staff and Zoning Commission recommend approval.

Z-6. [14-937](#) ZONING CASE # Z2014099 (District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on 21.1981 acres out of NCB 10847 located on a portion of the 7200 Block of South WW White Road. Staff and Zoning Commission recommend approval.

Z-7. [14-844](#) ZONING CASE # Z2014124 (District 3): An Ordinance amending the Zoning District Boundary from "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Operative Truck Parking to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 37 and 38, Block 12, NCB 10894 located on a portion of the 200 Block of Esma. Staff and Zoning Commission recommend approval.

Z-8. [14-980](#) 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 of San Juan Road. Staff and Zoning Commission recommend approval. (Continued from April 17, 2014)

- Z-9.** [14-858](#) ZONING CASE # Z2014118 (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.569 acres out of Lot 5, Block 2, NCB 17431 located at 3006 Southwest Military Drive. Staff and Zoning Commission recommend approval.
- P-1.** [14-852](#) PLAN AMENDMENT #14027 (District 5): An Ordinance amending the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from Medium Density Residential to Low Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014097)
- Z-10.** [14-817](#) ZONING CASE #Z2014097 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family 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 on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16 located at 302 Clay Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 14027)
- Z-11.** [14-835](#) ZONING CASE # Z2014110 CD (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 16, Block 5, NCB 10605 located at 202 Adolph. Staff and Zoning Commission recommend approval, with conditions.
- Z-12.** [14-854](#) ZONING CASE # Z2014052 CD (District 5): An Ordinance

amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 11, 12 and 13, Block 21, NCB 2630 located at 920 Big Foot. Staff recommends denial. Zoning Commission recommends approval.

- Z-13.** [14-860](#) ZONING CASE # Z2014126 CD (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 9 and 10, Block 2, NCB 8086 located at 1720 Castroville Road. Staff and Zoning Commission recommend approval, with conditions.
- P-2.** [14-859](#) PLAN AMENDMENT #14031 (District 6): 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 approximately 29.575 acres out of NCB 11379, located at 259 South Acme Road, from Civic Center to Suburban Tier. Staff recommends approval and Planning Commission recommend approval. (Associated Zoning Case # Z2014114)
- Z-14.** [14-873](#) ZONING CASE # Z2014114 (District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 29.575 acres out of NCB 11379 located at 259 South Acme Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment # 14031)
- P-3.** [14-899](#) PLAN AMENDMENT #13047 (District 6): 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 a 48.842 acre tract of land out of Lot 10, NCB 34449, located in the 6000 Block of Leslie Road, from Suburban Tier land use to Civic Center land use. Staff and Planning

Commission recommend approval. (Associated Zoning Case # Z2013195)

- Z-15.** [14-846](#) ZONING CASE # Z2013195 (District 6): An Ordinance amending the Zoning District Boundary from "DR" Development Reserve to "I-1" General Industrial District on Lot 10, NCB 34449 located on a portion of the 6000 block of Leslie Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 13047)
- Z-16.** [14-851](#) ZONING CASE # Z2014038 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-2NA ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 located on a portion of the 19000 Block of Redland Road. Staff and Zoning Commission recommended approval. (Continued from April 3, 2014)
- P-4.** [14-733](#) PLAN AMENDMENT #14028 (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 approximately 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road from Neighborhood Commercial land use to High Density Residential land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014107)
- Z-17.** [14-645](#) ZONING CASE # Z2014107 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, NCB 11898 located at 1779 Nacogdoches Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14028)
- Z-18.** [14-818](#) ZONING CASE #Z2014117 (District 10): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD"

Residential Mixed Airport Hazard Overlay District on 0.65 of an acre out of Tract 12, Block A, NCB 8695 located at 301 Rainbow Drive. Staff and Zoning Commission recommend approval.

- Z-19.** [14-982](#) ZONING CASE # Z2014091CD (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family 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 Lots 12 and 13, Block 1, NCB 14947 located at 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard). Staff recommends approval. The Zoning Commission twice held a public hearing and was unable to reach a majority vote; such action shall be deemed a recommendation of denial. (Continued from April 17, 2014)

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.