

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, April 7, 2016

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. [16-2445](#) Invocation by Pastor Janie Rose Alejandro, Divine Grace United Methodist Church, guest of Councilmember Shirley Gonzales, District

- 5.
2. [16-2446](#) Pledge of Allegiance
3. [16-2447](#) Approval of Minutes for the Regular City Council Meetings of
February 17 - 18, 2016

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

ACTION ITEMS FOR STAFF BRIEFING

4. [16-2403](#) A Briefing by the San Antonio Water System (SAWS) on the Vista
Ridge Project to include but not be limited to the following topics:
[Robert R. Puente, President and CEO, San Antonio Water System]
- A. Vista Ridge Project
- B. Meter Estimation
- C. Rate Structure
- D. Rate Challenge Petition

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [15-6184](#) An Ordinance authorizing a contract with Vroozi, Inc., to provide the
City with an integrated vendor hosted electronic catalog management
solution for an amount not to exceed \$994,275.00, funded from the
Purchasing and General Services Fund, with an initial contract term of
three years with two, one-year renewal options. [Ben Gorzell, Chief
Financial Officer; Troy Elliott, Director, Finance]
6. [16-2068](#) An Ordinance accepting the offer from Doggett Freightliner of South
Texas, LLC to provide up to three replacement and two additional
aerial trucks to the City's Transportation & Capital Improvements
Department for a total cost of \$750,818.86, funded from the
Transportation and Capital Improvements Stormwater Operations
Fund and the Equipment Renewal and Replacement Fund. [Ben
Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. [16-2071](#) An Ordinance accepting the offer from Century Industries to provide
one replacement 32' Show Trailer to the City's Parks & Recreation
Department for a total cost of \$115,327.00, funded from the

Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Acquisition, Sale or Lease of Real Property

8. [16-1972](#) An Ordinance authorizing an amendment to a lease agreement with HH Aviation, LLC at the San Antonio International Airport to extend the term to April 30, 2021. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

9. [16-2169](#) An Ordinance authorizing a no cost five-year lease agreement with the San Antonio Early Childhood Education Municipal Development Corporation ending June 30, 2021 for a 4.476 acre parcel of land located at 1243 Enrique M. Barrera Parkway (State Highway 151) to be utilized for additional playground area and staff parking for the Pre-K 4 SA West Education Center. [Peter Zanoni, Deputy City Manager; Kathleen Bruck, CEO, Pre-K 4 SA]

Street Closures and Traffic Control Procedures

10. [16-1804](#) An Ordinance closing, vacating and abandoning 0.076 acres of unimproved Public Right of Way known as First Street, located between Gabriel Street and Douglas alley in Council District 2, as requested by Citybuild Community Development Corporation, for a fee of \$2,500.00. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

City Code Amendments

11. [16-1750](#) An Ordinance approving revisions to Chapter 37 of the Municipal Code which governs the acquisition, use of, and disposition of city real property, including the correction of clerical and formatting items; clarifying items; combining various sections; and amending definitions. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Boards, Commissions and Committee Appointments

12. [16-2407](#) Appointing Steven B. Hussain and Patricia Y. Rodriguez for the remainder of unexpired terms of office to expire December 31, 2016; and reappointing Lester Bryant and Carl A. Morgan for the remainder of unexpired terms of office to expire December 31, 2017 to the VIA

Metropolitan Transit Authority Board of Trustees. [Leticia M. Vacek, City Clerk]

Miscellaneous

13. [16-1849](#) An Ordinance approving the City of San Antonio Brownfield Redevelopment Policy and Program Guidelines to assist with identification, assessment, cleanup, and development of sites with potential environmental contamination. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development]
14. [16-2411](#) An Ordinance rescheduling the April 20-21, 2016 City Council Meetings. [Leticia M. Vacek, City Clerk]
15. [16-2096](#) An Ordinance authorizing a Third Amendment to the Tax Phase-In Agreement with Maxim Integrated Products, Inc. to provide for the acquisition of Maxim's interest by TJ Texas, Inc. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
16. [16-2144](#) An Ordinance authorizing an agreement with the Residential Energy Assistance Partnership, Inc. through December 31, 2018 for the issuance of utility assistance credits as part of the Residential Energy Assistance Partnership utility assistance program, in an amount of \$800,000.00 with two automatic annual renewals; and authorizing an agreement with CPS Energy through December 31, 2018 for the issuance of utility assistance credits as part of the Project Winter Assistance Relief Mobilization Program, in an amount of \$75,000.00 with two automatic annual renewals. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Department, Human Services]
17. [16-2158](#) An Ordinance authorizing an adjustment in Administrative Fees for the Inner City TIRZ and the Midtown TIRZ, payable beginning in Tax Year 2015, consistent with the Fee Schedule previously approved by City Council. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
18. [16-2190](#) An Ordinance approving the First Amendment to the Development Agreement with the Inner City Tax Increment Reinvestment Zone (TIRZ #11) Board of Directors and the Blue Star Contemporary Arts

Museum to revise the scope of work, extend the term, and increase funding from \$50,000.00 to \$100,000.00 to include the the facade of the Mosaic Student Artist Program and enhance the overall design. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

19. [16-1941](#) An Ordinance adopting Policy Guidelines for the Municipal Setting Designation Program which certifies designated groundwater at the designated property will not be used as potable water and will be prohibited from future use as potable water through deed restriction. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
20. [16-1304](#) An Ordinance authorizing a Funding Agreement with Esperanza Peace and Justice Center in an amount not to exceed \$500,000.00 for stabilization of the former Lerma Building located at 1612 North Zarzamora, including architectural and engineering design for necessary mechanical, electrical, and plumbing repairs; and authorizing a 20 year lease for the same building from the Esperanza Peace and Justice Center, for a total of \$10.00, and a 20 year lease-back of the property to the Esperanza Peace and Justice Center, for a total of \$10.00, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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.

21. [16-2272](#) A Resolution to initiate a rezoning of Lot 1, NCB 13965 located at 4802 Morey Avenue in Council District 4 to a zoning district consistent with the proposed development.
- Z-1. [16-1872](#) ZONING CASE # Z2016082 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's

Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units on 0.208 acres of land out of NCB 2962 located at 1123 South Presa Street. Staff and Zoning Commission recommend Approval.

- Z-2.** [16-1875](#) ZONING CASE # Z2016086 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on 0.289 acres of land out of NCB 7007 located 102 West Josephine Street. Staff and Zoning Commission recommend Approval.
- Z-3.** [16-1879](#) ZONING CASE # Z2016090 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Attached Homes on East 50 feet of Lot 5, Block 3, NCB 1738 located at 321 East Locust Street. Staff and Zoning Commission recommend Approval.
- Z-4.** [16-1889](#) ZONING CASE # Z2015004 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H S AHOD" Multi-Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935 located at 139 Cedar Street and 311 Pereida. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2016)
- Z-5.** [16-2117](#) ZONING CASE # Z2016025 CD (Council District 1): An Ordinance

amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval. (Continued from March 3, 2016)

- Z-6.** [16-2121](#) ZONING CASE # Z2016096 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 5, Block 85, NCB 3254 located at 1330 West Mulberry Avenue. Staff and Zoning Commission recommend Approval.
- P-1.** [16-1873](#) PLAN AMENDMENT # 16024 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.999 acres of land out of NCB 678 and 7057 and Lots 11, 12, 13, 21, 22, and 23, Block 23, NCB 671, generally located 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street from "Light Industrial" to "Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016085)
- Z-7.** [16-1874](#) ZONING CASE # Z2016085 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel on 6.999 acres of land out of NCB 678 and NCB 7057 and Lots 11,12,13, 21, 22 and 23, Block 23, NCB 671 located at the 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16024)

- Z-8.** [16-1876](#) ZONING CASE # Z2016088 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family attached homes not to exceed 25 units/acre on Lots 1, 2, and 21, Block 1, NCB 560 located 506 Nolan Street and 518 Cherry Street. Staff and Zoning Commission recommend Approval.
- Z-9.** [16-1877](#) ZONING CASE # Z2016089 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H HE AHOD" General Commercial Dignowity Hill Historic Exceptional Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre on 0.758 acres of land out of NCB 590 located at 402 and 406 Center Street, 126 Cherry Street, and 126, 130, 134 and 139 North Swiss Street. Staff and Zoning Commission recommend Approval.
- Z-10.** [16-2116](#) ZONING CASE # Z2016092 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District on the Northeast 160 feet of Lot 3, NCB 12172 located at 1950-1960 Austin Highway. Staff and Zoning Commission recommend Approval.
- Z-11.** [16-2119](#) ZONING CASE # Z2016093 (Council District 2): An Ordinance amending the Zoning District Boundary from "O-2 H AHOD" High-Rise Office Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on the South 89.21 feet of

Lot 25 and the West 10 feet of the South 89.21 feet of Lot 26, Block 2, NCB 1370 and North 89.21 feet of Lot 25 and the North 89.21 feet of the West 10 feet of Lot 26, Block 2, NCB 1370 located at 1833 East Houston Street. Staff and Zoning Commission recommend Approval.

- Z-12.** [16-1871](#) ZONING CASE # Z2016081 CD (Council District 3): 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 Conditional Use for a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff and Zoning Commission recommend Approval.
- Z-13.** [16-2127](#) ZONING CASE # Z2016031 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-14.** [16-1882](#) ZONING CASE # Z2016026 CD (Council District 6): 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 Conditional Use for a Moving Company on 0.510 acres of land out of NCB 34400 generally located in the 1800 Block of Loop 1604 North and Kilmarnoch. Staff and Zoning Commission recommend Approval.
- Z-15.** [16-1883](#) ZONING CASE # Z2016062 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 18, Block 14, NCB 8988 located at 718 Southwest 41st Street. Staff and Zoning Commission recommend Denial.
- P-2.** [15-6181](#) PLAN AMENDMENT # 16003 (Council District 8): 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 Lot 1, Block 1, NCB 17615 located at 13407 Western Oak Drive from "Suburban Tier" to "Regional

Center.” Staff and the Planning Commission recommend Approval.
(Associated Zoning Case Z2016013)

- Z-16.** [16-1881](#) ZONING CASE # Z2016013 CD S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District to "C-3NA CD S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Construction Trade Contractor Facility on Lot 1, Block 1, NCB 17615, located at 13407 Western Oak Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16003)
- Z-17.** [16-1916](#) ZONING CASE # Z2016078 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-50 MLOD" Multi-Family Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MLOD” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “MF-50 GC-1 MLOD” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 CD GC-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week and “C-2 CD MLOD” Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week on 3.500 acres of land out of NCB 15825 located at 5053 UTSA Boulevard. Staff and Zoning Commission recommend Approval.
- P-3.** [15-5944](#) PLAN AMENDMENT # 15089 (Council District 9): 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 Lot 11, Block 4, NCB 15671 located in the 1900 Block of East Sonterra Boulevard from "Regional Center" to "Mixed Use Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015311 ERZD)
- Z-18.** [16-1880](#) ZONING CASE # Z2015311 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting

Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15089)

Z-19. [16-2125](#) ZONING CASE # Z2016076 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Carwash on Lot 7, Block 10, NCB 18218 located at 3103 TPC Parkway. Staff and Zoning Commission recommend Approval.

Z-20. [16-1915](#) ZONING CASE # Z2016074 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Cloudhaven Drive, and 208, 210, 212, and 222 Rainbow Drive. 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.