

City of San Antonio



AGENDA **City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, February 9, 2017

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. [17-1559](#) Invocation by Pastor Scott Olsen, Trinity Church, guest of Councilmember Mike Gallagher, District 10.

2. [17-1560](#) Pledge of Allegiance
3. [17-1561](#) Approval of Minutes for the Regular City Council Meetings of
December 14 - 15, 2016.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [17-1519](#) An Ordinance ordering a General Obligation Bond Election to be held
on May 6, 2017 in the City of San Antonio, Bexar County, Texas on a
proposed bond issue for Streets, Bridges, and Sidewalks
Improvements; Drainage and Flood Control Improvements; Parks,
Recreation, and Open Space Improvements; Library and Cultural
Facilities Improvements; Public Safety Facilities Improvements; and
Neighborhood Improvements; specifying that the Election shall be
held jointly with other participating local political subdivisions within
Bexar County; making provision for the holding of this election; and
providing for an effective date. [Peter Zanoni, Deputy City Manager;
Mike Frisbie, Director, Transportation & Capital Improvements]
5. [17-1141](#) An Ordinance ordering the General City Election to be held on
Saturday, May 6, 2017 and a Run-off Election to be held on Saturday,
June 10, 2017, if necessary; and setting election procedures. [Leticia
M. Vacek, City Clerk]

CONSENT AGENDA

Acquisition, Sale or Lease of Real Property

6. [17-1311](#) An Ordinance authorizing an amendment to the existing five year
Lease Agreement for the lease of 2,400 square feet of office space for
the Healthy Start Program, located at 102 W. White Street in Council
District 3. [Lori Houston, Assistant City Manager; John Jacks, Interim
Director, Center City Development & Operations Department]

Grant Applications and Awards

7. [16-5721](#) An Ordinance authorizing the acceptance of a grant in an amount up to
\$33,639.60 from the Southwest Texas Regional Advisory Council for
Trauma for use by the Emergency Medical Services Division of the

San Antonio Fire Department for training expenses and purchases of supplies and equipment. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

8. [17-1053](#) An Ordinance awarding City Council Project Fund grant allocations for the Musical Bridges Around the World: Kids to Concert Program in an amount not less than \$11,100.00; and for The Magik Theatre: Tickets to Literacy Program in an amount not less than \$15,500.00. [John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council]
9. [17-1188](#) An Ordinance authorizing the submission of two grant renewal applications to the Texas Commission on Environmental Quality and one grant renewal application to the Department of Homeland Security related to local air monitoring efforts and authorizing the acceptance of funds in an amount of totaling up to \$658,038.00 from TCEQ and DHS for a period beginning September 1, 2017 through August 31, 2018. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]
10. [17-1571](#) An Ordinance approving the submission of a Truancy Intervention and Prevention Program grant application of up to \$1,400,000.00 from the Criminal Justice Division of the Texas Governor's Office for the period of August 1, 2017 to July 31, 2018. [John Bull, Presiding Judge, Municipal Courts]

Boards, Commissions and Committee Appointments

11. [17-1007](#) A Resolution reappointing Edward B. Kelley (Northwest Quadrant) to the CPS Energy Board of Trustees for the remainder of an unexpired term of office to expire January 31, 2022. [Leticia M. Vacek, City Clerk]
12. [17-1564](#) A Resolution appointing Ed Fleming (Chief Financial Officer) and reappointing Mayor Ivy R. Taylor, Edward B. Kelley (Northwest Quadrant), Homer Guevara, Jr. (Southwest Quadrant), Derrick Howard (Southeast Quadrant), John T. Steen (Northeast Quadrant), Paula Gold-Williams (CPS Energy President & Chief Executive Officer) to the SA Energy Acquisition Public Facility Corporation for the remainder of terms of office to expire January 31, 2019. [Leticia M. Vacek, City Clerk]

Miscellaneous

13. [17-1258](#) An Ordinance authorizing a contract with aMAEzing, LLC to provide marketing and advertising services to Animal Care Services in the amount of up to \$150,000.00 per Fiscal Year for a term of February 1, 2017 through September 30, 2019 with a total value of \$420,000 with the option to renew two one-year terms. [Maria Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]
14. [17-1360](#) Consideration of the following Resolutions of Support for 5 multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs: [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]
- [17-1572](#) A. Bandera Apartments, located at 10715 Bandera Rd. in District 8
- [17-1573](#) B. Basila Apartments, located at 500 N. Zarzamora St. in District 5
- [17-1574](#) C. Rio Lofts, located at 319 W. Mitchell in District 3
- [17-1575](#) D. The Acacia, located near Guilbeau and Bandera roads in District 7
- [17-1576](#) E. The Bristol, located at Guilbeau and Old Tezel roads in District 7

City Manager's Report

15. [17-1562](#) City Manager's Report

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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services.

16. [17-1350](#) ALCOHOL VARIANCE # AV2017003 (Council District 10): An Ordinance granting a Variance to City Code 4-6(c)(1-4) and 4-6(d)(1)

of the City Code and authorizing the sale of alcoholic beverages on Lot 1, Block 30, NCB 17728, located at 5135 North Loop 1604 East for off-premise consumption within three-hundred (300) feet of the Trinity Christian Academy, a private education institution.

- P-1.** [17-1356](#) PLAN AMENDMENT # 17011 (Council District 1): An Ordinance amending the Tobin Hill Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on 0.082 acres out of NCB 1716, located at 640 East Evergreen Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017031)
- Z-1.** [17-1346](#) ZONING CASE # Z2017031 (Council District 1): 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 for a Duplex on 0.082 acres out of NCB 1716, located at 640 East Evergreen Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17011)
- Z-2.** [17-1337](#) ZONING CASE # Z2017045 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 12, Block 1, NCB 9665, located at 3102 West Avenue. Staff and Zoning Commission recommend Approval.
- Z-3.** [17-1338](#) ZONING CASE # Z2017046 S (Council District 1): An Ordinance amending the Zoning District Boundary from "FBZD T4-1 AHOD" Form Based Zone Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Based Zone Airport Hazard Overlay District with Specific Use Authorization for a Noncommercial Parking Lot on Lot A-7, Block 20, NCB 822, located at 616 Camden Street. Staff and Zoning Commission recommend Approval.
- Z-4.** [17-1386](#) ZONING CASE # Z2017017 (Council District 1 and 5): A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing "R-3 IDZ" Residential Single-Family Infill Development Overlay

District; "R-4" Residential Single-Family District; "R-6" Residential Single-Family District; "R-6 CD" Residential Single-Family with a Conditional Use for a duplex; "R-6 CD" Residential Single-Family with a Conditional Use for a triplex; "R-6 CD" Residential Single-Family with a Conditional Use for a convent; "R-6 CD" Residential Single-Family with a Conditional Use for a catering shop; "RM-4" Residential Mixed District; "MF-18" Multi-Family District; "MF-25 IDZ" Multi-Family Infill Development Overlay District; "MF-33 IDZ" Multi-Family Infill Development Overlay District; "D" Downtown District; "O-1.5" Mid-Rise Office District; "C-1" Light Commercial District; "C-1 IDZ" Light Commercial Infill Development Overlay District; "C-2" Commercial District, "C-2 IDZ" Commercial Infill Development Overlay District; "C-2 CD" Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); "C-2 CD" Commercial District with a Conditional Use for a Nightclub; "C-3" General Commercial District; "C-3 NA" General Commercial Nonalcoholic Sales District; "IDZ" Infill Development Zone District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification; "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-3" General Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; "IDZ" Infill Development Zone District with uses permitted in "O-1" Office District, "C-2" Commercial District and "MF-33" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "MF-25" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50 CD" Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre; "I-1" General Industrial District; "I-1 S" General Industrial

District with a Specific Use Authorization for Candle Manufacturing; "I-2" Heavy Industrial District; and "I-2 IDZ" Heavy Industrial Infill Development Overlay District on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Rail Road tracks to the south (located south of West Lachapelle Street), and properties generally following South Flores Street to the east. The existing "AHOD" Airport Hazard Overlay District, "H" Historic District, "HE" Historic Exceptional District, "HS" Historic Significance remain unchanged for all RIO-7 areas. Staff and Zoning Commission recommend Approval.
(Continued from January 19, 2017)

- P-2.** [17-1358](#) PLAN AMENDMENT # 17013 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" to "Industrial" on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017043)
- Z-5.** [17-1348](#) ZONING CASE # Z2017043 (Council District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17013)
- Z-6.** [17-1345](#) ZONING CASE # Z2017029 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 EP-1" Residential Single-Family Facility Parking/Traffic Control District to "IDZ EP-1" Infill Development Zone Facility Parking/Traffic Control District for an Urban Farm on 4.111 acres out of NCB 1467, 1468, 1476, and 1477, located at 400 Garcia Street. Staff and Zoning Commission recommend Approval.
- P-3.** [17-1389](#) PLAN AMENDMENT # 17004 (Council District 3): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to

"Mixed Use" on the North 100 Feet of Lot 4, Block 14, NCB 3232, located at 116 East Malone Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017009) (Continued from January 19, 2017)

- Z-7.** [17-1390](#) ZONING CASE # Z2017009 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Welding Shop on the North 100 feet of Lot 4, Block 14, NCB 3232, located at 116 E. Malone Street. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 17004) (Continued from January 19, 2017)
- P-4.** [17-1357](#) PLAN AMENDMENT # 17012 (Council District 5): An Ordinance amending the Lonestar Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" to "High Density Mixed Use" on 0.429 acres out of NCB 2986, located at 1915 South Presa Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017038)
- Z-8.** [17-1336](#) ZONING CASE # Z2017038 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family not to exceed 70 units per acre on 0.429 acres out of NCB 2986, located at 1915 South Presa Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17012)
- Z-9.** [17-1333](#) ZONING CASE # Z2017028 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Auto and Light Truck Repair on Lot 41, Block 8, NCB 8508, located at 2008 West Southcross Boulevard. Staff and Zoning Commission recommend Approval.

- P-5.** [16-5686](#) PLAN AMENDMENT # 16085 (Council District 7): An Ordinance amending the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential Estate" and "Community Commercial" to "High Density Residential" on 13.061 acres out of NCB 11545, located in the 4800 Block of Callaghan Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016273)
- Z-10.** [17-1344](#) ZONING CASE # Z2016273 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16085)
- P-6.** [17-1355](#) PLAN AMENDMENT # 17010 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "Mixed Use Center" on 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017030 CD)
- Z-11.** [17-1334](#) ZONING CASE # Z2017030 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment on 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17010)
- Z-12.** [17-1335](#) ZONING CASE # Z2017036 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-5"

Residential Single-Family District, and "C-2" Commercial District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3" General Commercial District on 6.86 acres out of NCB 13663, located in the 8500 Block of Fredericksburg Road at Hamilton Wolfe. Staff and Zoning Commission recommend Approval.

- P-7.** [16-3914](#) PLAN AMENDMENT # 16048 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 2, Block 13, NCB 17701, located at 4035 North Loop 1604 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016174 ERZD)
- Z-13.** [16-4610](#) ZONING CASE # Z2016174 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 15.85 acres out of NCB 17701, located at 4035 N. Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 16048)
- Z-14.** [17-1343](#) ZONING CASE # Z2017010 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on 1.103 acres out of NCB 19219, located at 20118 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.
- P-8.** [17-1391](#) PLAN AMENDMENT # 16081 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Regional Center" on 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016267 ERZD)

- Z-15.** [17-1392](#) ZONING CASE # Z2016267 ERZD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16081)
- Z-16.** [17-1332](#) ZONING CASE # Z2017003 CD (Council District 10): 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 Conditional Use for a Reception Hall on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff and Zoning Commission recommend Approval.
- Z-17.** [17-1347](#) ZONING CASE # Z2017037 CD (Council District 10): 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 Conditional Use for an Assisted Living Facility for up to 12 Residents on Lot 41, Block 26, NCB 15105, located at 12119 San Miguel Street. Staff and Zoning Commission recommend Denial.

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.