

**INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, MAY 20, 2015  
11:30 PM  
PLAZA ROOM B, MUNICIPAL PLAZA BUILDING**

<b>Members Present:</b>	Councilmember Rey Saldaña, Chair, <i>District 4</i> Councilmember Ron Nirenberg, <i>District 8</i> Councilmember Mike Gallagher, <i>District 10</i>
<b>Members Absent:</b>	Councilmember Shirley Gonzales, <i>District 5</i> Councilmember Cris Medina, <i>District 7</i>
<b>Staff Present:</b>	Peter Zaroni, <i>Deputy City Manager</i> ; John M. Dugan, <i>Director, DPCD</i> ; Felix Padron, <i>Director, DCCD</i> ; Mike Frisbie, <i>Director, TCI</i> ; Marion Gee, <i>Assistant Director, Finance</i> ; Arthur Reinhardt, <i>Assistant Director, TCI</i> ; John Jacks, <i>Assistant Director, DSD</i> ; Terry Bellamy, <i>Assistant Director, TCI</i> ; Christie Chapman, <i>Assistant to Director, TCI</i> ; Tony Felts, <i>Senior Planner, DSD</i> ; Ruby Webb, <i>Contract Administrator, DCCD</i> ; Paul Jimenez, <i>District 10</i> ; Mario Hune, <i>District 10</i> ; Errol Reid, <i>Office of the City Manager</i> ; Alexander J. Pytel, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Rafael Castillo, <i>Windcrest City Manager</i>

**Item 1. Citizens to be Heard**

No citizens were present to speak.

**Item 2. Approval of the Minutes for the March 18, 2015 Infrastructure and Growth Council Committee Meeting**

Councilmember Gallagher moved to approve the minutes of the March 18, 2015 Infrastructure and Growth Council Committee Meeting. Councilmember Nirenberg seconded the motion. The motion carried unanimously by those present.

**Briefing and Possible Action on:**

**Item 3. Briefing and Consideration of a Municipal Boundary Adjustment of approximately 0.86 acre of real property from the City of San Antonio to the City of Windcrest located adjacent to the northbound Interstate Highway 35 access road beginning at Walzem Road and extending approximately 541.74 feet north of Crestwind Drive, in northeast San Antonio.**

Mr. John Dugan reported that the consideration of a municipal boundary adjustment was related to a proposal received from the City of Windcrest located in the north east side of the greater metropolitan area. He noted that the area in question is a small strip of land less than an acre in size and is currently within the San Antonio City Limits but is being served by the City of Windcrest. He stated that city staff recommends the Infrastructure & Growth Council Committee forward the item to the full City Council for consideration and possible action. He noted some resident concerns including moving the entire Water District under responsibility of the City of Windcrest.

Mr. Rafael Castillo, Windcrest City Manager, stated that the City of Windcrest has no intent to take control of the Water District as a self-governing body. He noted that they are currently housed in a City of Windcrest Facility. He further noted the difficulties associated with businesses moving into the area and having to seek approval from multiple municipal entities.

Councilmember Gallagher stated the importance of having the City Attorney's Office review the proposal due to the complexity of the issue. He moved to table said item until the next meeting. Councilmember Nirenberg seconded the motion. The motion carried unanimously by those present.

**Item 4. Briefing on an ordinance to amend the "GC1" Hill Country Gateway Corridor Site Development Standards to make minor modifications to the corridor for clarity and to create a major highway node to modify certain requirements in the vicinity of the intersection of IH-10 and Loop 1604 in response to a request from District 8 Councilmember Ron Nirenberg for an analysis and update of the IH-10 Hill Country Gateway Corridor Overlay District.**

Mr. John Jacks reported that the Overlay District was adopted in 2003 by City Council and originally added new design guidelines to the areas along 1,000 feet of either side of the Interstate 10 Corridor. He added that the proposal was brought forward by Councilmember Nirenberg to address current development patterns that were not originally anticipated at the time of adoption. He stated that the proposed amendment includes clarification of language and allow the use of primary colors, including black, to be up to 40% of aggregate wall space for corporate buildings. He added that the amendment would also allow for glass curtain walls.

Councilmember Nirenberg noted that the Interstate 10 Corridor and Loop 1604 Intersection is one of the identified growth nodes of the City and one of the fastest growing areas in the region. He stated that the Comprehensive Plan will address growth nodes to allow for more coherent development, better planning, and better transportation as the area continues to expand. He explained that there were two major goals: 1) To encourage growth in the area; and 2) To update the entire gateway corridor for long-term development. He added that the Gateway Corridor has moved north since the time of adoption. He asked if addressing colors was necessary as part of the proposed amendment. Mr. John Jacks reported that the proposed color provision was meant to accommodate large corporate campuses. He added that the original intent was to maintain natural surfaces and colors in building construction as part of the Hill Country Image but has since become a barrier to business development in the area.

Councilmember Nirenberg moved to forward said item to the full City Council with specific deliberation of recommendations endorsed by the Zoning Commission. Councilmember Gallagher seconded the motion. The motion carried unanimously by those present.

**Item 5. Briefing on the Maverick Wall and Entrance Enhancement Project at La Villita Historic Arts Village**

Mr. Felix Padron reported that the goal of the project is to restore and enhance the physical conditions of La Villita to make the area more attractive and accessible for tenants and visitors. He detailed a number of capital improvements including the Arneson River Theatre, the restoration of historic buildings, plaza lighting, and improvements to the Maverick Wall and Entrance. He noted that efforts were currently underway to present City Council with a marketing plan to promote La Villita.

Mr. Padron further explained that the Maverick Wall has not been designated Historical by the Texas Historical Commission and stated that the project aims to widen the Alamo Street Entrance, make Maverick Wall more porous, as well as install an additional entrance from Nueva Street. He stated that the entire projected cost was \$450,000 which included \$200,000 previously allocated for improvements to La Villita in the General Budget, \$125,000 contributed by the Conservation Society, and a \$125,000 match fund from the Community and Visitor's Facilities Fund. He detailed the following timeline:

- City Council Consideration on June 18, 2015
- Construction commencement in July 2015
- Project completion in late October 2015

Councilmember Nirenberg moved to forward said item to the full City Council. Councilmember Gallagher seconded the motion. The motion carried unanimously by those present.

#### **Item 6. Briefing on transportation grant submittals for Federal Transportation Investment Generating Economic Recovery and Highway Safety Improvement Programs Funds**

Mr. Terry Bellamy reported that the Highway Safety Improvement Program project is administered by the Texas Department of Transportation from the Federal Highway Administration. He reported that the Texas Department of Transportation opened the application on April 20, 2015 and requirement criteria included crash data from the last 3 years in order to qualify for program funds. He stated that the City had applied for \$2 million of potential funding which included \$1 million for flashing school beacons at 13 locations and \$1 million for traffic signals at 4 locations. He explained that the 13 flashing school beacon locations were situated throughout the city and were examined without geographic limitation. He cited 4 locations that warranted traffic signals estimated to cost approximately \$250,000 per location.

Mr. Bellamy stated that the school zones identified were located throughout the entire city and included Edgewood ISD, San Antonio ISD, Southwest ISD, Northside ISD, and North East ISD. He noted that traffic signal locations include Ingram Road and Richland Hills Drive; Ingram Road and Vista West Drive; Silicon Drive; and Stone Oak Parkway and Arrow Hill.

Mr. Bellamy reported that the Transportation Investment Generating Economic Recovery Program Funding Request by the Federal Department of Transportation was issued on April 16, 2015. He stated that the City had applied for approximately \$30 million which included \$15 million for Presa Street Ramps at Highway 90 and \$15 million for the revitalization of the Broadway Corridor. He explained that awarding of the Transportation Investment Generating Economic Recovery Program Funds was anticipated in October 2015 and award of the Highway Safety Improvement Program was expected in December 2015.

Councilmember Nirenberg moved to forward said item to the full City Council. Councilmember Gallagher seconded the motion. The motion carried unanimously by those present.

#### **Item 7. Briefing on the Storm Water Utility Fee Comprehensive Study**

Mr. Art Reinhardt stated that the Storm Water Utility Fee entailed three goals: 1) To recover operating costs; 2) Perform operations in a more equitable manner; and 3) Promote Storm Water Best

Management Practices. He reported that a previously proposed rate structure was removed from the budget process due to major concerns over the high monthly fees as a result of the removal of the rate cap. He noted that the current payment structure has a cap of three acres for commercial properties in which small locally owned businesses and large manufacturers pay the same amount. He noted that a revised rate structure was developed and included an incentive program for water quality improvements.

Mr. Reinhardt stated that another major concern of the original proposal was revenue requirements. He noted that realignments and readjustments were made to increase efficiencies and reduce revenue requirements for fee increases. He detailed methodology as a third major concern and noted that the best way to measure the necessity of Storm Water Utilities was by measuring the amount of impervious area on a piece of land.

Mr. Reinhardt provided examples of new rates for properties compared to their current payments based on new concepts. He stated that there were 10 accounts that were expected to have significant increases in fees. He provided SeaWorld and the Toyota Plant as examples of how their original anticipated payments will be significantly reduced than projected. He noted that the rate increase would be utilized to develop a pipe televising program and pipe condition index which would enable proactive efforts in maintaining the City's Infrastructure. He mentioned additional installation of flashing beacons at low water crossings throughout the City and a new service center for Storm Water Facilities.

Mr. Reinhardt reported that the proposed revenue of \$45 million would be divided into two major categories: Residential Class, and Non-Residential Class. He noted that the uniformity of residential areas allows them to be considered as a group while the Non-Residential Classes that differ significantly from location to location are considered on a case-by-case basis. He added that this item would be presented as part of the Fiscal Year 2016 Budget and would be presented to City Council in August.

Councilmember Nirenberg asked what impact the revised revenue requirements would have. Mr. Reinhardt responded that reductions were focused on new items to avoid any impact to existing services.

No action was required for Item 7.

## **Adjourn**

There being no further discussion, the meeting was adjourned at 1:01 p.m.

*Respectfully Submitted,*



**Alexander J. Pytel,**  
**Office of the City Clerk**



**Rey Saldaña, Chairman**