

# City of San Antonio



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2014 MAY 30 PM 4:52

## AGENDA City Council A Session

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

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Thursday, June 5, 2014

9:00 AM

Municipal Plaza Building

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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](http://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. Invocation by Pastor Jay Brown, St. Mark's United Methodist Church, guest of Councilmember Diego Bernal, District 1.

- 2. Pledge of Allegiance
- 3. Approval of Minutes for the April 16 - 17, 2014 City Council Meetings.
- 4. Councilmember Shirley Gonzales will be sworn-in as Mayor Pro-Tem, serving the term of June 10, 2014 through August 19, 2014.

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

**CONSENT AGENDA**

**Purchase of Equipment and Supplies**

- 5. An Ordinance accepting the low bid and awarding a three year Indefinite Delivery Contract to Allied Fence & Security for fencing installation and repairs at city owned facilities in an amount not-to-exceed \$250,000.00. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2014 - 06 - 05 - 0384

**Capital Improvements**

- 6. An Ordinance related to the Hausman Road Project (Loop 1604 to IH 10), a 2007 and 2012 General Obligation Bond funded project, located in Council District 8, increasing the total construction contract as a result of the project now being fully designed as compared to it being only partially designed when the original contract was approved; authorizing an amendment in the increased amount of \$9,568,000.00 to the \$62,000,000.00 Design-Build Services Agreement with Sundt Construction, Inc. for the design and construction services to reflect actual known design and construction conditions; of which \$4,800,000.00 will be reimbursed by San Antonio Water System and \$800,000.00 will be reimbursed by CPS Energy; and, an adjustment to the spending plan to accelerate FY 2015 allocated Linear Creekway Park Trails Program funds in amount of \$910,000.00 to FY 2014, for the construction of the Huesta Creek Greenway trail. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014 - 06 - 05 - 0385

**Acquisition, Sale or Lease of Real Property**

7. An Ordinance for right-of-way acquisition of 0.904 acres of land for the Hausman Road (Loop 1604 to IH-10) 2012 – 2017 Bond Program Project authorizing the acquisition through negotiation or condemnation located in NCBs 14615, 14861, 14890, 16331, and 18919, located in Council District 8; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed \$385,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements] 2014 - 06 - 05 - 0386
8. An Ordinance authorizing an acquisition of a 1,251-acre tract of land located in Uvalde County, Texas for the Proposition 1 Edwards Aquifer Protection Venue Program in the amount of \$1,154,977.30 made payable to Texas Heritage Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs. [Peter Zaroni, Deputy City Manager; Mike Etienne, Officer, EastPoint & Real Estate Services Office] 2014 - 06 - 05 - 0387
9. An Ordinance authorizing the acquisition, through negotiation or condemnation of 0.399 acres, approximately (17,371 square feet) of interest in land, in a portion of one parcel of privately-owned real property located in NCB 17636, for the construction of the Developer Participation Shaenfield Road Extension Project in connection to the 2012-2017 General Obligation Bond funded Citywide Bridge Program (Shaenfield Road Bridge) Project located in Council 6 District; and, declaring it to be a public use project for the acquisition. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements] 2014 - 06 - 05 - 0388
10. An Ordinance authorizing the disposition of real property comprising approximately 0.2583 acres of land area owned by the City of San Antonio located at 531 North Center Street legally described as New City Block 583, Block 8, Lots 16 and 17 in Council District 2. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development and Operations] 2014 - 06 - 05 - 0389

**Street Closures and Traffic Control Procedures**

11. An Ordinance authorizing the closure, vacation and abandonment of a 0.218 acre, 22-foot wide alley Public Right of Way, located between

North Brazos Street and Fredericksburg Road (NCB 2022), in Council District 1, as requested by Higgs Carter King GT Charter Academy, for a fee of \$25,100.00. [Peter Zaroni, Deputy City Manager; Mike Etienne, Officer, EastPoint & Real Estate Services Office]

2014-06-05-0390

Grant Applications and Awards

- 12. An Ordinance accepting a grant award up to \$264,219.00 for the FY14 Justice Assistance Grant from the U.S. Department of Justice, Bureau of Justice Assistance and authorizing an Interlocal Agreement with Bexar County regarding the distribution of funds and designating Bexar County as the grant fiscal agent. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

2014-06-05-0391

- 13. An Ordinance approving the submission of a grant application to the U.S. Department of Health and Human Services, Health Resources & Services Administration and authorizing the acceptance of bridge funds upon award for the Healthy Start Initiative grant for an amount up to \$180,750.00 for a three-month period beginning June 1, 2014 through August 31, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

Miscellaneous

2014-06-05-0392

- 14. An Ordinance authorizing an amendment to the Chapter 380 Economic Development Program Grant Agreement with MiniMed Distribution Corporation, a subsidiary of Medtronic, Inc. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2014-06-05-0393

- 15. An Ordinance authorizing Amendment No. 2 to the lease agreement with Sports Outdoor and Recreation Park for the South Texas Area Regional Soccer Complex. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2014-06-05-0394

- 16. Consideration of the following items related to the Foreign Trade Zone: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

- 16A. A Resolution authorizing the submission of an application to the U.S. Foreign Trade Zones Board to transition Foreign Trade Zone #80 to the Alternative Site Framework.

2014-06-05-0020R

- 16B. An Ordinance authorizing the City Manager to execute future Foreign Trade Zone Operator Agreements pertaining to Foreign Trade Zone #80. 2014 - 06 - 05 - 0 395
17. City Manager's Report  
A. Office of Management and Budget Update  
B. VISTA Volunteer 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. ZONING CASE # Z2013131 S (District 2): An Ordinance amending the Zoning District Boundary from "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on 6.25 acres out of NCB 12867 located on a portion of the 5600 Block of East Houston Street (FM 1346). Staff recommends approval. Zoning Commission recommendation pending the June 3, 2014 public hearing. 2014 - 06 - 05 - 0 396
- P-1. PLAN AMENDMENT #14037 (District 2): An Ordinance amending the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 138.73 acres of land out of NCB 16580, NCB 16581 and CB 5081, located in the 5200 through 5900 Block of East Loop 1604 North and approximately 4,000 feet north of Interstate Highway 10, from Parks/Open Space to Light Industrial. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014131) 2014 - 06 - 05 - 0 397
- Z-2. ZONING CASE # Z2014131 (District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light

Industrial Airport Hazard Overlay District on 68.79 acres out of NCB 16580 and NCB 16581 located on portions of the 5200 through 5900 Blocks of East Loop 1604 North. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment #14037)

2014 - 06 - 05 - 0398

P-2. PLAN AMENDMENT #14036 (District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.35 acres of land out of NCB 8615 located at 108 Linda Lou Drive from Low Density Residential land use to Business Park land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014086 CD)

2014 - 06 - 05 - 0399

Z-3. ZONING CASE # Z2014086 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "MF-33 MC-2 AHOD" Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing on Lots A and B, Block 8, and Lots C, C-1 and 1, NCB 8615 located at 4602 and 4606 South Presa Street and a portion of the 100 Block of Linda Lou Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14036)

2014 - 06 - 05 - 0400

Z-4. 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

2014 - 06 - 05 - 0401

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.

(Continued from May 1, 2014)

2014 - 06 - 05 - 0401

**Z-5.** ZONING CASE # Z2014135 (District 5): An Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 34, NCB 8133 located at 1303, 1307 and 1309 Castroville Road. Staff and Zoning Commission recommend approval.

2014 - 06 - 05 - 0402

**Z-6.** ZONING CASE # Z2014134 (District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 10.243 acres out of NCB 17172 located on a portion of the 8600 Block of Waters Edge Drive. Staff and Zoning Commission recommend approval.

2014 - 06 - 05 - 0403

**Z-7.** ZONING CASE # Z2014137 S (District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on Lot 15, Block 1, NCB 15650 located at 6330 Wurzbach Road. Staff and Zoning Commission recommend approval.

2014-06-05-0404

**Z-8.** ZONING CASE # Z2014141 (District 8): An Ordinance amending the Zoning District Boundary from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 2.768 acres out of NCB 15825 located on a portion of the 5500 Block of Presidio Parkway . Staff and Zoning Commission recommend approval.

2014-06-05-0405

**P-3.** PLAN AMENDMENT #14021 (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 approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10 West from Rural Estate Tier to General Urban Tier. Staff and Planning Commission recommend approval.  
(Associated Zoning Case # Z2014057)

**CONTINUED**

**Z-9.** ZONING CASE # Z2014057 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25

GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 20.552 acres out of Lot 2, Block 3, NCB 18333 located on a portion of the 6800 Block of Heuermann Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14021) **CONTINUED**

P-4. PLAN AMENDMENT #14014 (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 approximately 3.565 acres of land out NCB 14697 located at the Southeast corner of Huebner Road and Research Drive from Mixed Use Center land use to Regional Center land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014051)

2014 - 06 - 05 - 0406

Z-10. ZONING CASE # Z2014051 (District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 3.565 acres out of NCB 14697 located on a portion of 4932 Research Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14014)

2014 - 06 - 05 - 0407

P-5. PLAN AMENDMENT #14029 (District 9): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.596 acres of land out of NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village drive from Public Institutional to Community Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014103 ERZD) **CONTINUED**

Z-11. ZONING CASE # Z2014103 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "MF-33 PUD ERZD MLOD-1 AHOD" Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 ERZD MLOD-1 AHOD" Commercial

Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres allowing a fence up to eight (8) feet in height along the eastern boundary of the 4.936 acre tract of land in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 14.596 acres out of NCB 15009 located on a portion of the 2900 Block of West Bitters Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14029)

**CONTINUED**

- Z-12.** ZONING CASE # Z2014140 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 1, Block 24, NCB 16587 located at 14590 Toepperwein Road. Staff and Zoning Commission recommend approval.

**ADJOURNMENT**

2014-06-05-0408

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.