

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

City of San Antonio

16 APR -4 AM 8:57



**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](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 Janie Rose Alejandro, Divine Grace United Methodist Church, guest of Councilmember Shirley Gonzales, District

- 5.
2. Pledge of Allegiance
3. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. An Ordinance rescheduling the April 20-21, 2016 City Council Meetings. [Leticia M. Vacek, City Clerk]
15. 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. 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. 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. 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. 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. 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. 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. 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

16 APR -4 AM 8:58

## 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](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 Janie Rose Alejandro, Divine Grace United Methodist Church, guest of Councilmember Shirley Gonzales, District

- 5.
2. Pledge of Allegiance
3. 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. 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. An Ordinance authorizing a contract with Vroozzi, 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. 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. 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. 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. 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 Zaroni, Deputy City Manager; Kathleen Bruck, CEO, Pre-K 4 SA]

**Street Closures and Traffic Control Procedures**

10. 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 Zaroni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**City Code Amendments**

11. 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 Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Boards, Commissions and Committee Appointments**

12. 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. 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. An Ordinance rescheduling the April 20-21, 2016 City Council Meetings. [Leticia M. Vacek, City Clerk]
15. 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. 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. 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. 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. 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. 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. 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. 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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.** 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 Clouthaven 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.

**State of Texas  
County of Bexar  
City of San Antonio**



**DRAFT**

**Meeting Minutes  
City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

Wednesday, February 17, 2016

2:00 PM

Municipal Plaza Building

---

The City Council of San Antonio convened in the "B" Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

**PRESENT:** 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. A Briefing on the San Antonio B-Cycle Bike Share Program.  
[Peter Zaroni, Deputy City Manager; Douglas Melnick, Chief Sustainability Officer]

J.D. Simpson, Executive Director of San Antonio Bike Share, presented a Power Point regarding B-Cycle, the first Public Bike Share Program in Texas. She stated that there were 55 Bike Share Stations with a total of 450 Bikes for Daily Use. She provided an overview of the San Antonio Bike Share Organizational Structure and noted that the Revenues for Membership have steadily increased since 2011. She presented a map of the locations and highlighted the Most Popular Stations by Usage which include Blue Star, Pearl Brewery, and Mission San Jose.

Doug Melnick presented FY 2015 and 2016 Accomplishments that include hiring a New Executive Director, completing an Existing Conditions Reports, and Business Plan Development. He highlighted System Enhancements to include: 1) Three new station

installations at San Antonio College, DoSeum, and Pearl Culinary Gardens; 2) New 2.0 B-Cycle Bikes; 3) New B-Cycle Offices; and 4) New Maps and Wayfinding. He added that they were looking into other enhancements such as E-Bikes, Challenge Match Execution & Capital Campaign Launch, and the Greenway Trail System.

Mayor Taylor thanked everyone for the update and stated that this was an important service and transportation option.

Councilmember Treviño asked of corporate sponsorships. Ms. Simpson replied that they had not secured any major sponsors at this time. Mr. Melnick added that they wanted to ensure that the system was running efficiently before soliciting funds. Councilmember Treviño asked if they received Federal Funds. Mr. Melnick replied that they purchased the infrastructure with Federal Funds. Councilmember Treviño asked of strategic partnerships to include VIA Metropolitan Transit. Mr. Melnick replied that they were working with VIA to insure that B-Cycle was incorporated into their Transportation Plan. Councilmember Treviño referenced the partnership between the City of McAllen and their Transit System and asked if B-Cycle would be expanding into the Parks System. Mr. Melnick replied that they were working on a Business Plan and would identify if they could accommodate same. He added that they were also looking at the potential for a Stationless Bike System separate from B-Cycle. Councilmember Treviño spoke of the need to provide discounts and ensure accessibility and cautioned about spending funds on new bikes. He asked of bike safety efforts. Mr. Melnick replied that they were working with Non-Profit Organizations to provide Bicycle Safety Classes, as well as free helmets and bike lights. Councilmember Treviño highlighted the Labor Street Park as a viable option and requested Program Benchmarks in the next three to six months.

Councilmember Saldaña asked of the success of the program. Ms. Simpson responded that it was very popular but could be even more successful. She stated that many people were using the bikes and having a great experience. Councilmember Saldaña asked of the decrease in revenue on Slide 4. Ms. Simpson replied that some of it was attributed to weather and added that spikes in use were due to Siclovía. Councilmember Saldaña stated that he looked forward to the new bikes as the current bikes were very heavy. He asked of the potential for VIA to manage the program in the future. Mr. Melnick stated that they were continuing the dialogue with VIA but their staff was not ready to recommend taking over the program.

Councilmember Viagran stated that she wanted to see the program succeed and would like to get a B-Cycle Station at Stinson Airport. She concurred with the need for a corporate sponsor to run the B-Cycle Operations and asked of the cost of a station. Ms. Simpson replied that the costs varied according the size and location but ranged from \$55,000 to

\$75,000. Councilmember Viagran asked of the budget needed and requested to see the Existing Conditions Report.

Councilmember Warrick asked of the timeline for B-Cycle to be self-sustaining. Ms. Simpson replied that they were working on a Business Plan to determine same and hoped to have it ready by April. Councilmember Warrick asked of the Stationless Bikes. Ms. Simpson indicated that they were bikes that had the technology on them without a station; however, they were not in a consistent location.

Councilmember Gonzales spoke of her experiences in Tucson, Arizona and asked of using the program for more recreation and less for transit. Ms. Simpson replied that it served dual purposes and that the main use in San Antonio was for recreation. However, they were conducting surveys and gathering data in an effort to make better decisions.

Councilmember Lopez asked of the challenges related to sponsorships. Ms. Simpson replied that potential corporate sponsors needed additional information about the program and its sustainability. Councilmember Lopez asked how B-Cycle was coordinating with the Metropolitan Planning Organization (MPO) Bicycle and Pedestrian Mobility Committees. Mr. Melnick stated that he attended meetings and worked very closely on overall bicycle issues.

Mayor Taylor spoke of the B-Cycle Board of Directors and helping them achieve their goals. She stated that she wanted to ensure the viability of B-Cycle for the future and thanked everyone for the presentation.

2. A Briefing and possible action regarding the "3 Plus 9", the City's FY 2016 Budget and Finance status for the first three months, updated estimates for revenues and expenditures for the remaining nine months, and the recommended FY 2017 Budget Calendar. [Maria Villagomez, Assistant City Manager; Chad Tustison, Interim Budget Director]

Maria Villagomez presented a Power Point and stated that the City's Budget totaled \$2.5 Billion. She reported that the General Fund totaled \$1.1 Billion and that the FY 2016 First Quarter Projections indicated results would be \$100,000 ahead of budget. She stated that the Revenue Projections for Property Tax, Sales Tax, and CPS Energy Revenue were \$1.9 Million less than projected. She noted that \$4.8 Million in Fuel Savings was anticipated for FY 2016. Overall, she reported a \$3.4 Million FY 2016 Better Ending Balance.

Ms. Villagomez spoke of their work to prepare for FY 2017 noting increases in Uniform

---

Employee Healthcare Costs, as well as increased need for Streets, Sidewalks, Drainage, Animal Care Services, and Code Enforcement. She reported that the funds budgeted for Uniform Wages in 2016 were reallocated to Uniform Healthcare. She provided an overview of the Restricted Funds noting that the Hotel Occupancy Tax (HOT) Fund was at budget for the First Quarter. She mentioned that both the Development Services and Solid Waste Funds Revenue was better than projected and had less expenses.

Ms. Villagomez provided an overview of FY2016 Budget Initiatives to include Street Maintenance, Police Body Cameras, Gun Shot Detection Pilot Program for 2 Neighborhoods, and Pay as you Throw Conversion. She highlighted the 60 Performance Measures for Seven Service Areas. She outlined the FY 2017 Recommended Budget Calendar and stated that the Five Year Financial Forecast would be presented on May 11, 2016.

Mayor Taylor thanked staff for the presentation and asked of the projection for FY 2016. Ms. Villagomez stated that although they were anticipating revenues to be down; they were projecting savings in department expenditures and a better beginning balance. Mayor Taylor stated that she would like to streamline and improve the Budget Process.

Councilmember Warrick asked of the Spay/Neuter Surgeries performed. Ms. Villagomez replied that they had completed 8,000 of the projected 11,875 surgeries. Councilmember Warrick asked of the SAPD Response Times. Chief McManus replied that they were still on target as they were hiring Police Officers to work Overtime.

Councilmember Nirenberg spoke of challenges related to roadway projects. Mrs. Sculley replied that she would look into the specific projects that had not been completed. Councilmember Nirenberg asked of the leveling off of Civilian Benefits. Ms. Villagomez replied that they had implemented the Consumer Driven Health Plan (CDHP) three years ago which saved management costs.

Councilmember Gallagher asked of the total projected Uniform Healthcare Cost. Ms. Villagomez replied that it was \$73 Million for all Uniform Employees. Councilmember Gallagher asked how the City would make that up if a Collective Bargaining Agreement is not finalized. Mrs. Sculley replied that they would have to look at budget reductions from Streets, Parks, Libraries, Code Enforcement, and other General Fund Departments.

Councilmember Medina asked if there had been an increase in the Driving While Intoxicated (DWI) Arrests per 1,000 Residents. Ms. Villagomez replied that there totals reported were cumulative so they would increase throughout the course of the year. Chief McManus added that they were addressing DWI through Social Media and Public Service

---

Announcements. Councilmember Medina asked if there would be issues completing construction projects on time and budget due to increasing costs of labor and materials. Mrs. Sculley stated that they were forecasting for same as they developed estimates for the 2017 Bond Program. She noted that there had been a lack of skilled labor which caused a great amount of competition among Contractors.

Councilmember Viagran asked of Property Tax Revenue for FY 2017. Mrs. Sculley replied that she and Ben Gorzell had testified before the Investment Committee and presented Actual Data on how a Revenue Cap on Property Tax would impact the City of San Antonio. She stated that they would provide a Five Year Financial Forecast to the City Council.

Councilmember Krier asked of the funds that had been set aside for wages for Police Officers. Ms. Villagomez replied that they had set aside \$12.1 Million. Councilmember Krier asked if the Average Healthcare Cost for Uniform Employees would be three times as much as that of Civilian Employees in 2017. Ms. Villagomez replied that it could be if the trends continued.

Councilmember Gonzales asked for confirmation of the cost of Uniform Healthcare. Ms. Villagomez replied that they were projecting to spend \$73 Million in FY 2016. Councilmember Gonzales expressed concern with the high costs.

Mayor Taylor spoke of the need to provide services other than Public Safety such as Infrastructure, Streets, and Maintenance. She thanked everyone for the presentation.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 4:50 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

- D. Discuss legal issues related to the City's Small Business Economic Development Advocacy Program, pursuant to Texas Government Code Section 551.071 (consultation with attorney).
  
- E. Discuss legal issues relating to the Vista Ridge Regional Supply Project Water Transmission and Purchase Agreement pursuant to Texas Government Code Section 551.071 (consultation with attorney).
  
- F. Deliberate the evaluation and duties of the City Manager and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

#### **RECONVENED**

Mayor Taylor reconvened the meeting at 6:20 pm and announced that no action was taken in Executive Session. She addressed Citizens to be Heard.

#### **CITIZENS TO BE HEARD**

Donna De Leon, Darlene Flores, and Corrine Martinez representing the Jose Miguel Arciniega Descendants Society (JMADS) addressed the City Council. Ms. De Leon expressed concern that Jose Miguel Arciniega had served as Mayor of the City of San Antonio but had not been recognized. She played a video of the unveiling of his portrait at the State Capitol and noted that Senator Judith Zaffirini and State Representative Richard Raymond had endorsed the hanging of the portrait. She noted that the portrait was hung in various places to include the Marriott Plaza Hotel and State Capitol and asked the City Council to consider placing the portrait on the Wall of Mayors in the Municipal Plaza Building.

Cynthia White, Robert Martinez, Sr., and Robert Martinez, Jr., Descendants of the Jose Miguel Arciniega Society addressed the City Council. Ms. White stated that they concurred with the comments made by Ms. Donna De Leon. Mr. Martinez, Jr. asked the City Council to please honor their ancestor. Mr. Martinez, Sr. added that he was 83 years-old and would be pleased to see the portrait placed on the Wall of Mayors.

Joe Lewis addressed the City Council in support of the request of JMADS to hang their portrait of Alcalde Arciniega on the Wall of Mayors in the Municipal Plaza Building. He noted that he was a descendant of the Arciniegas on his mother's side of the family and thanked the City Council for their consideration.

---

City Clerk Vacek read written testimony from Joe Arciniega. He wrote that he was a 4th Great Grandson and 5th Namesake of Jose Miguel de Arciniega and supportive of placing his ancestor's portrait on the Wall of Mayors in the Municipal Plaza Building.

David Klar addressed the City Council in opposition to the Vista Ridge Project noting concerns with Abengoa's Financial Position. He stated that the project was not necessary and requested that SAWS and the City of San Antonio opt out.

Nazirite Ruben Flores Perez addressed the City Council and referenced a newspaper article in which the Pope urged Mexican Youth to resist the lure of drug money.

Two Bears addressed the City Council and expressed concern with the Indigenous People buried at Mission San Antonio.

Flora Burke stated that she registered to speak on upcoming repairs for W.W. White Road; however, a staff member of the TCI Department had assisted her. She thanked the City Council for their time.

Faris Hodge, Jr. submitted written testimony highlighting Spring Break Camp hosted by the Parks and Recreation Department from March 14-18, 2016. He submitted various newspaper articles on the following topics: 106 Bikers charged in Waco Shooting, Steve Jobs' Widow spending \$50 Million on revamping U.S. High School Education, and Voters control fate of future rail.

#### **ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 6:53 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK

**State of Texas  
County of Bexar  
City of San Antonio**



**DRAFT**

**Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

Thursday, February 18, 2016

9:00 AM

Municipal Plaza Building

---

The City Council convened in a Regular City Council Meeting. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

**PRESENT:** 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

1. The Invocation was delivered by Dr. G.P. Singh, Sikh Center of San Antonio, guest of Councilmember Roberto C. Treviño, District 1.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of December 16 - 17, 2015.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of December 16-17, 2015. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

#### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Warrick recognized Former Councilmember Al Rhode's Son, Tom, noting that the Rhode Family had donated 18.6 acres of land in District 2 to the City of San Antonio the previous week. Mr. Tom Rhode thanked the City Council for the recognition and stated that he was pleased for the City of San Antonio to accept the Land Deed. Councilmember Warrick noted that the area would be known as the Al Rhode Natural Area and thanked the Rhode Family for their donation.

Councilmember Gallagher recognized John Steen on his appointment to the CPS Energy Board of Trustees and thanked him for his willingness to serve (Item 20). Mayor Taylor also thanked Mr. Steen for willing to serve and recognized other members of the Board that were present.

#### **ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

4. A Briefing by the San Antonio Water System (SAWS) on the Vista Ridge Water Supply Project. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Robert Puente addressed the City Council and presented a Power Point related to the Vista Ridge Project. He outlined the Project Timeline, noting that the Development Phase would occur for 30 months. He stated that the Construction Phase would take 54 months, and that the Asset Transfer to SAWS would occur in the Year 2050. He noted that Water Delivery would begin in 2019-2020. He spoke of Abengoa's Financial Challenges in which a Preliminary Creditor Protection Filing took place on November 25, 2015. He reported that Abengoa's proposed Viability Plan continues commitment to the Vista Ridge Project. He mentioned that the deadline to reach final agreement with creditors was March 28, 2016. He stated that many protections were built into the contract which shields SAWS and its customers from financial exposure. He noted that SAWS Staff and the Board continue to actively monitor developments. He added that the contract provides many rights allowing for significant flexibility.

Mr. Puente stated that Abengoa was seeking to reduce equity position and identify equity

---

investors. He noted that potential investors must hold true to the terms of the contract. He reported that the contract gives SAWS sole and absolute right to consent or not. He added that they were seeking SAWS Board Consent by April. He stated that the project remains viable and desirable and that the abundant water supply would sustain the economy into the future. He noted that the contract was structured to provide customer protections and that the project would be very helpful to SAWS. He stated that they would work with Vista Ridge to find a suitable new 80% Equity Partner and that there were other options they could exercise if necessary.

Mayor Taylor called upon the citizens registered to speak.

Roger Singler addressed the City Council in opposition to the Vista Ridge Project and requested that the contract be terminated.

Jack M. Finger addressed the City in opposition to the Vista Ridge Project noting the financial challenges of Abengoa. He expressed concern with the potential impact to ratepayers.

Marianne Kestenbaum addressed the City Council in opposition to the Vista Ridge Project and requested that the City terminate the contract as soon as possible.

David Klar addressed the City Council in opposition to the Vista Ridge Project. He stated that the excess water was costly and not needed and asked the City Council to opt out of the project.

Julie Iris Oldham noted concerns with public officials.

Nazirite Ruben Flores Perez expressed concern with the Vista Ridge Project and the fluoride in the water supply.

Alan Montemayor addressed the City Council in opposition to the Vista Ridge Project. He stated that there were too many risks and he would support terminating the contract.

Mayor Taylor stated that it was important to focus on the larger context and that the Vista Ridge Project was an integral and vital part of the water supply. She asked how SAWS had mitigated the risk on the Project. Mr. Puente replied that they would be locking in the interest rate in May of this year and therefore; risk of the cost of the project was being mitigated. Additionally, he stated that the water quality in Burleson County was such that minimal treatment was necessary. Mayor Taylor asked of the protections for ratepayers. Mr. Puente stated that SAWS would not have to spend any significant amount of money

---

until financial close. He noted that SAWS also had the right to decide on the new equity partner and that Abengoa was responsible for paying for due diligence.

Councilmember Nirenberg referenced the statement that the contract provides many rights allowing for significant flexibility and asked if SAWS had sole and absolute right to say no to an equity partner. Ms. Nancy Belinsky stated that the contract was structured so that SAWS had full discretion regarding the equity partner during the time period we are in right now. Councilmember Nirenberg asked of the lawsuit between Blue Water and Met Water. Mr. Puente replied that if there was any pending litigation, it must be resolved prior to financial close. Councilmember Nirenberg stated that he felt good about the Project as long as the strict conditions on risk tolerance to the ratepayer were maintained.

Councilmember Viagran stated that she shared the same sentiments of risk related to the project. She asked Ben Gorzell of the due diligence regarding same. Mr. Gorzell replied that they were working with SAWS Staff with regard to due diligence on the potential equity investor and would provide feedback and recommendations to the City Council.

Councilmember Gonzales noted the potential that the Vista Ridge Project may not move forward and asked of other SAWS Projects. Mr. Puente stated that San Antonio's water future would be protected regardless of the Vista Ridge Project. He noted the Desalination Plant on the South Side that would be online in October and the Carrizo Water that currently provides 7,200 acre-feet of water. Councilmember Gonzales asked of the impact to the cost of water. Mr. Puente indicated that there would be a nominal change in the cost of water. Councilmember Gonzales spoke of the importance of community education and outreach.

Councilmember Krier spoke of the importance of keeping the City Council informed and asked of the status of the Meter Inspections. Mr. Puente replied that they were doing very well and only estimating less than 2% of bills. Councilmember Krier spoke of the importance of ensuring that the risk on the Vista Ridge Project was controlled and asked if it would stay the same with additional investors. Mr. Puente confirmed that it would and noted that any issues regarding the price of the water would have to be approved by the City Council.

Councilmember Saldaña asked if there was any material change to the risk profile. Mr. Puente confirmed that there was not. Councilmember Lopez spoke of the importance of natural resources with respect to economic development. He asked if the City and SAWS had exclusive rights to determine the equity partner. Mr. Puente confirmed that they had absolute control and decision making over the equity partner.

Councilmember Treviño asked how any threats to the rate structure would be addressed. Mr. Puente stated that they would bring the issue to the City Council and noted that SAWS Staff would be willing to meet with the City Council or residents as requested.

Councilmember Gallagher thanked Mr. Puente for the information and stated that he understood why there was opposition to the Vista Ridge Project from ratepayers. However, he expressed concern with the potential to run out of water and stated that this was a big investment in the future of the city.

Councilmember Warrick asked if SAWS could foresee any increase in water rates. Mr. Puente replied that he felt there would be a potential decrease in the water rates due to the current circumstances. Councilmember Warrick stated that he looked forward to a secure water supply for the City of San Antonio and the region.

Mayor Taylor thanked everyone for their comments and stated that it would be important to continue dialogue on the project as it moves forward.

No action was required for Item 4.

#### **CONSENT AGENDA ITEMS**

Items 14, 25, and 29 were pulled for Individual Consideration. City Clerk Vacek announced that Item 30B had been pulled from the agenda by staff. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Ellen Berky spoke of the Consent Agenda for SAWS Board Meetings and expressed concern that the item related to the Engineer/Designer for the Integration Pipeline was not discussed.

Jack M. Finger addressed the City Council in opposition to the pay raise and bonuses being recommended for the City Manager (Item 29). He expressed concern with her support of various policies to include the Non-Discrimination Ordinance, Planned Parenthood Zoning Issue, and Streetcar Project.

Elizabeth Karol addressed the City Council and stated that the City of Leon Valley was in support of Low Impact Developments (Item 18). She noted that Leon Valley was exploring same and would encourage their use in all projects in areas with mandatory detention.

Mark Fassold addressed the City Council in support of the designation of a Residential Permit Parking Zone on portions of Perry Court (Item 23). He stated that he had gathered signatures from all but one resident on Perry Court that could not be found. He expressed concern with the parking by students from the University of the Incarnate Word.

Faris Hodge, Jr. submitted written testimony in favor of Items 4-7, 9-11, 13, 15-17, 23, 24, and 26-28.

The motion to approve the remaining Consent Agenda Items prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Gonzales

**2016-02-18-0094**

5. An Ordinance authorizing a contract with Air-Transport IT Services, Inc. to provide the San Antonio Airport System with a Property Management Information System for a total cumulative amount of \$631,664.00 for an initial term of three years, with options to renew the term of the agreement for two additional one-year periods, funded from the Airport Capital Improvement and Airport Operating and Maintenance Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0095**

6. An Ordinance authorizing the extension of the City's property insurance, fine arts insurance and inland marine insurance through April 30, 2016 for a cost of \$272,398.00, funded by the FY 2016 budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0096**

7. An Ordinance authorizing a contract with Due Amicis, Inc. dba Green Landscaping to provide mowing services at 16 historical cemeteries for the Parks and Recreation Department for an estimated amount of \$90,000.00 annually, funded from the City Cemeteries Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0097**

8. An Ordinance authorizing contracts with Goodwill Industries of San Antonio and Due Amicis, Inc. dba Green Landscaping to provide landscaping services and irrigation maintenance and repair services for the Building and Equipment Services Department for an estimated amount of \$198,000.00 annually, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0098**

9. An Ordinance accepting the bids from Grande Truck Center, Doggett Freightliner of South Texas and Santex Truck Center, LTD to provide 19 replacement medium and heavy duty trucks to the City's Solid Waste Management, Transportation & Capital Improvements, Aviation, and Parks & Recreation Departments for a total cost of \$2,090,386.24, funded from the Equipment Renewal and Replacement Fund and Airport Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0099**

10. An Ordinance accepting the bids from Nueces Power Equipment, Holt Cat and Associated Supply Company to provide 14 replacement heavy equipment machines to the City's Transportation and Capital Improvements, Parks and Recreation, and Solid Waste Management Departments for a total of \$2,215,264.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0100**

11. An Ordinance accepting the bid from Industrial Disposal Supply to provide four replacement and two additional street sweepers to the City's Transportation and Capital Improvements Department for a total cost of \$750,794.00 and authorizing a \$162,787.00 change order for one additional replacement street sweeper, funded from the Equipment Renewal and Replacement Fund and the Transportation and Capital Improvements Storm Water Operations Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0101**

12. An Ordinance accepting the offer from Kinloch Equipment & Supply, Inc. to provide one IBAK Camera System to the City's Transportation and Capital Improvements Department for a total cost of \$140,500.99, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
-

**2016-02-18-0102**

13. An Ordinance accepting the offer from French Ellison Truck Center to provide two replacement and two additional turnkey cab over spray pothole patch trucks for the City's Transportation and Capital Improvements Department for a total cost of \$867,512.00, funded from the Equipment Renewal and Replacement Fund and the Transportation and Capital Improvements General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-02-18-0104**

15. An Ordinance authorizing the first amendment to the River Walk patio lease agreement with Aztec Family Group, LLC. to increase the leased premises from 1,409 to 1,653.93 square feet. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-02-18-0105**

16. An Ordinance authorizing a five-year license agreement with the United States Air Force for the continued use of 10.747 acres of land area immediately west of the Kelly Field runway along Growdon Rd., in Council District 4. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-02-18-0106**

17. An Ordinance approving the temporary closure of certain streets for the 2016 Fiesta San Antonio celebration; approving the locations, dates and times for the Fiesta Carnival and official Fiesta events with related requirements and conditions including a limited exception of Municipal Code Section 32-30; approving the Fiesta parade routes; and authorizing reimbursement to Fiesta Commission for bleachers along parade routes. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

**2016-02-18-0107**

18. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by adopting provisions for Low Impact Development and Natural Channel Design Protocol and Conservation Subdivisions, and providing for publication. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]
19. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, 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 Jeanette M. Honermann (District 1) to the Mayor's Commission on the Status of Women.

B) Reappointing Elizabeth M. Greer (District 9) to the San Antonio Youth Commission.

C) Appointing Seamus R. Nelson (District 1) to the Animal Care Services Advisory Board.

D) Reappointing Carol Sue Calberg (District 2) to the Linear Creekway Parks Advisory Board.

**2016-02-18-0009R**

20. A Resolution appointing John Steen to the CPS Energy Board of Trustees effective February 1, 2016 for a term of office to expire January 31, 2021. [Leticia M. Vacek, City Clerk]

**2016-02-18-0010R**

21. A Resolution appointing John Steen and reappointing Mayor Ivy R. Taylor to the SA Energy Acquisition Public Facility Corporation Board of Directors, effective February 1, 2016 for terms of office to expire January 31, 2017. [Leticia M. Vacek, City Clerk]

**2016-02-18-0108**

22. An Ordinance authorizing a contract amendment to the spay/neuter services contract with Dr. Courtney Bridgeman by increasing the scope of work and total compensation from \$49,500.00 up to \$100,000.00 and authorizing a new emergency veterinarian services contract with the Animal Emergency Room in an amount up to \$100,000.00. [Maria D. Villagomez, Assistant City Manager; Kathy Davis, Director, Animal Care Services]

**2016-02-18-0109**

23. An Ordinance authorizing the designation of a Residential Permit Parking Zone on portions of Perry Court in Council District 2. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-02-18-0110**

24. An Ordinance approving the appropriation of \$500,000.00 from the Alamodome Improvement and Contingency Fund for expenses related to the installation of fiber at the Alamodome. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

**2016-02-18-0111**

26. An Ordinance approving the Fiscal Year 2016 San Antonio Economic Development Foundation for Economic Development Services Agreement in the amount of \$590,000.00. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2016-02-18-0112**

27. An Ordinance authorizing the extension of line-of-duty injury leave for San Antonio Fire Department Fire Engineer Rudolph Mazon. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-02-18-0113**

28. An Ordinance authorizing a Funding Agreement with the Municipal Golf Association-San Antonio and the appropriation of \$600,000.00 from the Tree Canopy and Mitigation Fund to plant trees at City-owned golf courses managed by the Municipal Golf Association-San Antonio. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

30. Consideration of Resolutions in Support for the following six multi-family rental housing development projects by applicants seeking Housing Tax Credits with the Texas Department of Housing and Community Affairs for Low Income Housing Projects: [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

**2016-02-18-0012R**

- 30A. East Meadows (Wheatley Family Phase 2) located at 1411 N. Walters, to be known as 1223 N. Walters, San Antonio, Texas 78202, in Council District 2.

**PULLED FROM THE AGENDA BY STAFF**

- 30B. Thousand Oaks Apartments located at 3500 & 3763 Thousand Oaks, San Antonio, Texas 78247, in Council District 10.

**2016-02-18-0013R**

- 30C.** Northwest Apartments located at approximately 8000 Old Tezel Road, San Antonio, Texas 78250, in Council District 7.

**2016-02-18-0014R**

- 30D.** Easterling Culebra Apartments located at approximately 9936 Culebra Rd, San Antonio, Texas 78251, in Council District 6.

**2016-02-18-0015R**

- 30E.** Senior Villas at Emerald Forest located approximately 495 feet north of N. Loop 1604 East on Emerald Forest Drive, San Antonio, Texas 78259, in Council District 10.

**2016-02-18-0016R**

- 30F.** Laurel Glen located at 11043 North Loop 1604, San Antonio, Texas 78254, in Council District 7.

**CONSENT ITEMS CONCLUDED****ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 14:

**2016-02-18-0103**

- 14.** An Ordinance for the Ashley Pedestrian Bridge project, a 2012 General Obligation Bond-funded project, accepting the lowest responsive bid and awarding a construction contract to Winters Construction, Inc., in the amount of \$632,681.00, for construction of a pedestrian Bridge, located in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Viagran highlighted the project and noted that it was funded through the 2012 Bond. She stated that the bridge was broken and could not be repaired but would become a pedestrian bridge.

Councilmember Viagran moved to adopt the proposed Ordinance. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Lopez, Krier and Gallagher

**ABSENT:** 3 - Gonzales, Medina and Nirenberg

**2016-02-18-0011R**

25. A Resolution directing City staff and consultants to initiate the process to transition the San Antonio Convention and Visitors Bureau to a nonprofit corporation, including preparing any required documents and agreements and any necessary incidental matters. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention and Visitors Bureau]

Casandra Matej presented a Power Point and stated that Mayor Taylor had appointed a 13-Member Convention and Visitors Bureau (CVB) Structure Task Force. She noted that in December 2015, the Task Force recommended to Mayor and Council to transition the CVB to a Public/Private 501(c)(6). She indicated that travel was a critical business segment in San Antonio and competitive set cities were dramatically increasing financial resources and inventory. She stated that the current structure was restrictive in terms of competitiveness and that a significant opportunity existed to increase the marketing budget. She presented a Competitive Set Budget Growth Comparison among Atlanta, Chicago, Dallas, Houston, San Diego, and San Antonio.

Ms. Matej outlined the Target Focus Areas to include: 1) Articles of Incorporation; 2) Human Resources; 3) Management Agreement; 4) Fiscal Impact/Services; and 5) Operations. She explained that the By-Laws would outline the composition of the Board, Terms & Officers, Meeting Procedures, and other High Level Organizational Policies. She mentioned that they were proposing a 17-Member Board consisting of 2 Mayor or City Council Representatives, 1 City Manager Designee, 14 Industry/Business Representatives, with the Director of Convention and Sports Facilities and San Antonio Economic Development Foundation to serve as Ex-Officios. She stated that the Management Agreement would outline the duration of the contract and renewals, as well as the Hotel Occupancy Tax (HOT) Allocation. She presented a timeline noting that they would brief Mayor Taylor and the City Council on the status of the designation in Spring and Summer, and present the Management Agreement in September. She added that the CVB Staff would transition to the new organization in January 2017 and the transition would be complete in October 2017.

Ms. Matej stated that the SACVB Task Force presented to and received support from the San Antonio Chamber of Commerce, Hispanic Chamber of Commerce, South San Antonio Chamber of Commerce, Convention and Visitors Commission, San Antonio Hotel Lodging Association, and the San Antonio Area Tourism Council. She noted that staff recommended approval to initiate the process to transition the San Antonio CVB from a

Municipal Government Organization to a Public/Private Non-Profit 501(c)(6) Corporation.

Steve Atkins, President and CEO of the Atkins Group, spoke in support of the Resolution. He stated that the CVB had allowed his agency to attract terrific talent which has had a substantial economic impact.

Richard Perez, President and CEO of the San Antonio Chamber of Commerce, spoke in support of the Resolution noting that their Board had unanimously voted in favor. He noted that this would provide an opportunity to raise additional funds from the private sector to help take efforts to the next level.

Ramiro Cavazos, President and CEO of the San Antonio Hispanic Chamber of Commerce, spoke in support of the Resolution. He stated that their Board had also voted unanimously in favor and that they felt it would be a great economic development strategy to grow San Antonio.

Johnny Hernandez stated that he represented one of the emerging segments of the Hospitality Industry, the Culinary Scene. He noted that he served on the CVC and they had also voted unanimously in support of the Resolution.

Lisa Barratachea of the Hotel Lodging Association introduced Justin Holley to speak on behalf of the San Antonio Lodging Hotel Association. He expressed support for the Resolution noting that their Board had voted in favor of same. He noted that they had concerns with the transparency of the proposed structure but would be watching closely to ensure that funds were spent accordingly.

Rudy Garza representing the South Chamber Board stated that he was also a Commissioner on the CVB and supportive of the Resolution. He noted that he felt that transparency existed to move forward under a private model.

Dan Decker, President of Sea World San Antonio, noted that he had served as Chair of the CVB Task Force and their process led to the recommendation to transition the CVB into a Non-Profit Model. He spoke of the great impact this would have on Tourism and the Hospitality Industry in San Antonio.

Louie Barrios stated that he was speaking as the Immediate Past Chair of the San Antonio Tourism Council in support of the Resolution. He spoke of his experiences in the Restaurant Industry and noted the importance of partnerships.

Councilmember Saldaña noted concerns with transparency and governance and asked of the

---

recommendation. Ms. Matej replied that they had looked at what was occurring in Competitive Cities and they were exceeding San Antonio's Market Share. She spoke of the need to market Leisure Travel and referenced the World Heritage Designation and Convention Center Expansion. Councilmember Saldaña asked how transparency would be addressed. Ms. Matej stated that transparency and accountability would be addressed through provisions in the Management Agreement. Councilmember Saldaña asked of the current challenges to soliciting private funds for the CVB. Ms. Matej replied that they could not charge Membership Dues and that it was challenging to identify a Corporate Sponsor. Councilmember Saldaña asked if the Procurement Process would be public and competitive. Ms. Matej replied that it could be addressed in the Management Agreement. Councilmember Saldaña expressed concern with the Board Structure and stated that he would like to discuss in further detail.

Councilmember Treviño stated that he was supportive of the Resolution and spoke of the issues of identity and competitiveness which could be addressed through the Management Agreement. He asked of competitiveness with Mexico. Ms. Matej replied that San Antonio competes with Mexico for the Leisure Market but not the Convention Market. Councilmember Treviño asked how Identity would be addressed. Ms. Matej stated that they would partner with entities throughout the city on Branding Efforts and could include language in the Agreement that the CVB could not make a change to its Identity or Brand without approval from the city.

Councilmember Treviño moved to approve the Resolution. Councilmember Lopez seconded the motion.

Councilmember Warrick asked of the goal for public versus private funding. Ms. Matej replied that it was currently 97% public and 3% private and hoped to make it a 70/30 split. Councilmember Warrick asked if the CVB could grow that dollar amount using the current structure. Ms. Matej replied that they could not. Councilmember Warrick stated that was the clearest reason to support the Resolution and he looked forward to more revenue to grow the city in the future.

Councilmember Lopez stated that there were many assets that could be leveraged through privatization of the CVB and spoke of the importance of working in collaboration with the Economic Development Foundation.

Councilmember Viagran stated that the dialogue has been helpful to bring clarity to what has occurred and that this would remain a Public/Private Partnership since public dollars will be involved. She spoke of the importance of having Council Representation on the Board of Directors.

---

Councilmember Krier stated that he had long been in favor of this transition and requested data regarding the Governance for the nine Competitive Cities. He spoke of the importance of maintaining a commitment to Small, Minority, and Women-Owned Businesses. He asked of the involvement of the CVB in the design or construction of the new Convention Center. Ms. Matej stated that they were very involved and that their Customer Advisory Board made up of 27 National Customers reviewed the Architectural Design.

Councilmember Nirenberg spoke to the issues of oversight and transparency and asked for clarification of the Resolution. Martha Sepeda stated that the Resolution would allow staff to move forward and begin developing Articles of Incorporation, By-Laws, and the Management Agreement. Councilmember Nirenberg asked if the City Council could make changes to the Governing Documents. Ms. Sepeda replied that staff would brief the City Council on the final content of the documents. Ms. Matej added that the City Council could revise the documents any time prior to the final approval of the Management Agreement.

Councilmember Nirenberg moved to delay the vote today to solidify the governing documents prior to submitting to the State. Councilmember Saldaña seconded the motion.

Councilmember Gonzales noted concerns with how the funds would be spent; specifically any impact to Historic Preservation. She stated that there had not been enough dialogue on the issue and would support the motion to delay.

Councilmember Gallagher asked of the consequences of delaying the vote. Ms. Matej replied that they would have to go through a lengthy process and a delay on the vote would affect the projected timeline to transition to a separate entity. Councilmember Gallagher expressed concern with extending the timeline and stated that he could not support a delay.

City Manager Sculley clarified that what was being proposed did not impact the Council's Decision regarding the percentage allocated to Historic Preservation or the Arts.

Mayor Taylor explained the process and thanked the Task Force for their work. She stated that they needed to be proactive to determine the best path forward. She added that the process would allow the City Council to ask questions while retaining the authority to weigh in. She asked of the options if they decide not to move forward in the Spring. Ms. Matej replied that they would have the option not to move forward prior to approval of the Management Agreement. Mrs. Sculley noted that they would have additional conversations with the City Councilmembers on the development of the Governance Structure.

Councilmember Treviño amended his motion to create the Resolution to initiate the process

---

to transition the CVB to a Nonprofit Organization based on prior approval of the Governing Documents before they are filed with the Secretary of State.

The motion to delay the vote by Councilmember Nirenberg and seconded by Councilmember Saldaña failed by the following vote:

**AYE:** 3 - Saldaña, Gonzales and Nirenberg

**NAY:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

The amended motion by Councilmember Treviño and seconded by Councilmember Lopez prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

**NAY:** 3 - Saldaña, Gonzales and Nirenberg

**RECESSED**

Mayor Taylor recessed the meeting at 12:33 pm for lunch and announced that the meeting would resume at 2:00 pm.

**RECONVENED**

Mayor Taylor reconvened the meeting at 2:05 pm and addressed Item 29.

City Clerk Vacek read the caption for Item 29:

**2016-02-18-0114**

**29.** An Ordinance approving an amendment to the City Manager's employment agreement. [Martha G. Sepeda, Acting City Attorney]

Mayor Taylor reported that no presentation would be made and called upon the citizens registered to speak.

Two Bears addressed the City Council related to protecting the sanctity of his ancestors buried at Mission San Antonio. He expressed concern that the History of Indigenous People was not being told.

Richard Perez and Renee Flores representing the San Antonio Chamber of Commerce spoke in favor of the City Manager's Contract. Mrs. Flores stated that Mrs. Sculley was

---

fiscally responsible, had created efficiency in City Operations, and created and maintained a Business Friendly Environment. She stated that they believe that extending her contract and bonus structure was a clear indication of her superior performance.

Davis Phillips addressed the Council stating that there was tremendous support in the Travel and Tourism Industry for City Manager, Sheryl Sculley. He highlighted the City's AAA Bond Rating and noted Mrs. Sculley's continued support for the Travel and Tourism Industry.

Mayor Taylor commented that this action was to extend the contract of the City Manager, Sheryl Sculley, and highlighted her many accomplishments. She stated that Mrs. Sculley's Evaluation needs to focus on specific metrics that reflect how well she performs her job within and outside the City Structure.

Councilmember Gallagher asked Martha Sepeda to outline the terms of the amended contract. Ms. Sepeda outlined the terms as follows: 1) Three-year salary adjustment being \$425,000 this year, \$450,000 next year, and \$475,000 the third year; 2) Annual performance pay to replace Retention Pay up to \$100,000 per year; 3) Severance pay for involuntary termination reduced to 12 months of current salary; and 4) Performance Evaluation for purposes of Performance Pay with metrics to be determined by March 15, 2016. Councilmember Gallagher provided examples of the salaries of the CEOs of SAWS, CPS Energy, and University Health Systems which are public entities and noted that the City Manager oversaw and managed more employees and a larger budget.

Councilmember Gallagher moved to adopt the proposed Ordinance for Item 29. Councilmember Krier seconded the motion.

Councilmember Krier stated that the City Manager had reduced the number of City Employees by over 1,000 resulting in a savings of \$40 Million per year and highlighted the benefits of the AAA Bond Rating. He spoke of her many accomplishments and stated that he was pleased to support the contract amendment.

Councilmember Lopez mentioned that it was an important to have validation and noted that down the line; they would have to implement a succession plan. He stated that he was supportive of the raise and other benefits, as well as the reduction of the severance package to 12 months of pay. He expressed concern with the approval of the \$100,000 bonus per year without direct input regarding the metrics that will be used to evaluate performance. Mayor Taylor clarified that Performance Pay would be up to \$100,000 based on metrics that would be agreed upon by March 15, 2016.

Councilmember Medina thanked Mrs. Sculley for working closely with the City Council and the 12,000 City Employees for their great work. He stated that he had received concerns from his residents with regard to the deterioration of the relationship with Uniform Employees. He expressed concern that the Collective Bargaining Agreement had not been finalized and that the community had not had enough time to vet the contract.

Councilmember Medina moved that the Performance Bonus Portion of the contract be tabled until March 15, 2016 after further review with the City Council and that the remainder of the contract be approved. Councilmember Lopez seconded the motion.

Councilmember Nirenberg stated that he would like for High Profile Contracts such as this one to be posted in a timely manner for the public to review. He highlighted Mrs. Sculley's accomplishments to include the AAA Bond Rating and stated that he supportive of the contract amendment.

Councilmember Gonzales thanked Mrs. Sculley for her work but stated that she had concerns regarding the budgeting process. She expressed concern that Deferred Maintenance is not fully disclosed and that her community was not fairly allocated a proper portion of the budget. She noted that Collective Bargaining Negotiations have been expensive and not productive and would like to have further discussions regarding performance metrics before determining the new bonus structure.

Councilmember Warrick stated that the City Manager has been a pleasure to work with and that he understood the salary but would like to see the metrics. He also stated that he was confident that Mayor Taylor would ensure that there was input from all of the City Councilmembers before finalizing the metrics.

Councilmember Viagran stated that the City of San Antonio was in the midst of great things; however, it was important to take care of basic services and the metrics should reflect that. She noted that Mrs. Sculley had demonstrated the leadership skills and abilities to work with Mayor Taylor and the City Council to keep the city moving in a positive direction. She stated that she was pleased that there would be performance metrics incorporated into the performance pay and that the City Council would have input.

Councilmember Treviño highlighted the great amount of time that Mrs. Sculley commits to running the City of San Antonio. He spoke of the great partnerships she has made and her responsiveness to the City Council.

Councilmember Saldaña spoke of the great amount of responsibility of the City Manager and stated that Mrs. Sculley was one of the hardest working City Managers in the country.

---

He highlighted her many accomplishments including the AAA Bond Rating and noted that it was important to compensate the City Manager. Councilmember Gallagher added that the amendment was not necessary as the metrics were required to be finalized by March 15, 2016 and the City Council would have a voice in that process.

Mayor Taylor noted that the contract should have been renewed at the end of 2015 but she felt it was important to include performance metrics. She stated that she would communicate with the City Council before finalizing the metrics.

The motion by Councilmember Medina to table the Performance Bonus Portion of the contract seconded by Councilmember Lopez failed by the following vote:

**AYE:** 4 - Warrick, Gonzales, Lopez and Medina

**NAY:** 7 - Mayor Taylor, Treviño, Viagran, Saldaña, Nirenberg, Krier and Gallagher

The motion by Councilmember Gallagher to adopt the proposed Ordinance seconded by Councilmember Krier prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Nirenberg, Krier and Gallagher

**NAY:** 3 - Gonzales, Lopez and Medina

### **31. City Manager's Report**

A. Infrastructure Management Program Update

B. 9th Annual City Manager's Step Up To Wellness 5K Walk & Run

There was no City Manager's Report.

Mayor Taylor addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items P-1, Z-1, Z-2, Z-6, P-3, Z-8, P-4, Z-13, P-6, Z-15, Z-17, P-10, Z-20, Z-21, Z-22, Z-24, and Z-25 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Zoning Items. Councilmember Nirenberg seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

---

Jack M. Finger spoke in opposition to the Alcohol Variance requested within 300 feet of Bonham Elementary (Item 32). He stated that he was against the Used Car Lot requested in Items P-1 and Z-1 noting that there were already many car lots along San Pedro. He added that he was opposed to Items P-10 and Z-20 due to the staff recommendation for denial.

Sylvia Alanis, President of the East Gate Neighborhood Association, spoke in favor of Item Z-9. She stated that the Applicant was a good business owner in the community and had addressed some of their concerns. She requested that the Certificate of Occupancy should note that oversized vehicle storage was not allowed.

The motion to approve the remaining Consent Zoning Items prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Lopez and Medina

**2016-02-18-0115**

**32.** ALCOHOL VARIANCE # AV2016002 (Council District 1): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c) (1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 1 and the North 10 feet of Lot 2, Block 5, NCB 732 located at 728 South Presa Street for on-premise consumption within three-hundred (300) feet of Bonham Elementary within the San Antonio Independent School District, a public education institution.

**2016-02-18-0118**

**Z-3.** ZONING CASE # Z2016046 (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 Airport Hazard Overlay District and "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on Lot 3, Block 30, NCB 3036 and Lot 1, Block 1, NCB 2959 located at 1610 South Presa Street and 1614 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 30, NCB 3036 AND LOT 1, BLOCK 1, NCB 2959 TO WIT: FROM "C-2 NCD-1 AHOD" COMMERCIAL SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "C-3NA NCD-1 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT.

**2016-02-18-0119**

**Z-4.** ZONING CASE # Z2016047 (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 Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979 located at 1603 South Presa Street and 1613 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: EAST 86.5 FEET OF LOTS 1, 2, AND 3 BLOCK 2, NCB 3097 AND LOT 1 AND THE NORTH 49 FEET OF LOT 4, NCB 2979 TO WIT: FROM "C-2 NCD-1 AHOD" COMMERCIAL SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NCD-1 AHOD" GENERAL COMMERCIAL SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 NCD-1 AHOD" RESIDENTIAL MIXED SOUTH PRESAS/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESAS/SOUTH ST. MARY'S STREET

NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT.

**2016-02-18-0120**

**Z-5.** ZONING CASE # Z2016055 (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 with uses permitted for Multi-Family (Townhome) up to 24 units per acre on Lot 8, Lot 9, and the west 50 feet of Lot 10 Block 3, NCB 829 located at 807, 811, 815 East Elmira Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.6248 ACRES OF LAND OUT OF NCB 829 TO WIT: FROM R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY (TOWNHOME) USES UP TO 24 UNITS PER ACRE.

**2016-02-18-0121**

**P-2.** PLAN AMENDMENT # 16007 (Council District 2): An Ordinance amending the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.1465 acres of land out of NCB 520, located at 432 Burleson Street from "Neighborhood Commercial" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016027)

**2016-02-18-0122**

**Z-7.** ZONING CASE # Z2016027 (Council District 2): An Ordinance amending the Zoning District Boundary from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16007)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

---

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.146 ACRES OF LAND OUT OF NCB 520 TO WIT: FROM "NC H AHOD" NEIGHBORHOOD COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR TWO (2) SINGLE-FAMILY HOMES.

**2016-02-18-0125**

**Z-9.** ZONING CASE # Z2016049 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility on Lots 6, 7, 8, 9, 10, Block 5, NCB 12875 located at 9330 Northeast Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 6, 7, 8, 9, 10, BLOCK 5, NCB 12875 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A TRUCK REPAIR AND MAINTENANCE FACILITY.

**2016-02-18-0126**

**Z-10.** ZONING CASE # Z2016051 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 3, Block 17, NCB 569 located at 610 Dawson Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 17, NCB 569 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2016-02-18-0127**

**Z-11.** ZONING CASE # Z2016065 S (Council District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control District to "L EP-1 S" Light Industrial Facility Parking/Traffic Control District with Specific Use Authorization for Truck Repair and Maintenance on 1.340 acres of land out of NCB 10233 located at 3011 East Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.34 ACRES OUT OF NCB 10233 TO WIT: FROM "L EP-1" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL (EVENT PARKING) DISTRICT TO "L EP-1 S" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL (EVENT PARKING) DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR TRUCK REPAIR AND MAINTENANCE.

**2016-02-18-0128**

**Z-12.** ZONING CASE # Z2016072 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 5, Block 3, NCB 16890 located at 3460 Northeast Parkway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 5, BLOCK 3, NCB 16890 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-02-18-0129**

**P-5.** PLAN AMENDMENT # 16006 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 230.502 acres of land out of NCB 10879 located in the 3800 Block of Goliad Road and the intersection of Lyster Road from "Regional Commercial" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016024)

**2016-02-18-0130**

**Z-14.** ZONING CASE # Z2016024 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16006)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 254.542 ACRES OF LAND OUT OF NCB 10879 AND NCB 10921 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON 24.04 ACRES AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT ON 230.502 ACRES.

**2016-02-18-0133**

**P-7.** PLAN AMENDMENT # 16011 (Council District 5): An Ordinance amending the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street from "Low Density Residential" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016042)

**2016-02-18-0134**

**Z-16.** ZONING CASE # Z2016042 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16011)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 2, BLOCK 3, NCB 2232 TO WIT: FROM "R-4 AHOD"

RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY WITH USES PERMITTED IN "O-1" OFFICE DISTRICT.

**2016-02-18-0136**

**P-8.** PLAN AMENDMENT # 16016 (Council 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 6.860 acres of land out of NCB 17873, located at 8777 Marbach Road from "Natural Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016057)

**2016-02-18-0137**

**Z-18.** ZONING CASE # Z2016057 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 6.860 acres of land out of NCB 17873 located at 8777 Marbach Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16016)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.860 ACRES OF LAND OUT OF NCB 17873 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-02-18-0138**

**P-9.** PLAN AMENDMENT # 16018 (Council 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 5.540 acres of land out of NCB 15329 located at the southwest corner of the Richland Hills Drive and Ingram Road intersection from "Regional Center" to "Mixed Use Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016070)

**2016-02-18-0139**

**Z-19.** ZONING CASE # Z2016070 (Council District 6): A Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Airport Hazard Overlay District on 5.540 acres of land out of NCB 15329 located at the Southwest Corner of Richland Hills Drive and Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16018)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.540 ACRES OF LAND OUT OF NCB 15329 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 GC-2 AHOD" GENERAL INDUSTRIAL HIGHWAY 151 CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-40 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-40 GC-2 AHOD" MULTI-FAMILY HIGHWAY 151 CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-02-18-0144**

**Z-23.** ZONING CASE # Z2016059 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.399 acres of land out of NCB 13666 located at 2700 and 2800 Babcock Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.399 ACRES OF LAND OUT OF NCB 13666 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-65 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-02-18-0147**

**Z-26.** ZONING CASE # Z2016011 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 MLOD S ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System on approximately 0.0459 of an acre of land out of NCB 15670 located at 88 Trailcrest Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.0459 OF AN ACRE OF LAND OUT OF NCB 15670 TO WIT: FROM "C-2 MLOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S MLOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATIONS SYSTEM.

**2016-02-18-0148**

**P-11.** PLAN AMENDMENT # 16008 (Council District 10): 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 5.87 acres out of NCB 15724 located in the 12600 Block of Judson Road from "Suburban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016029)

**2016-02-18-0149**

**Z-27.** ZONING CASE # Z2016029 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage on 5.87 acres of land out of NCB 15724 located in the 12600 Block of Judson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16008)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

---

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.870 ACRES OF LAND OUT OF NCB 15724 TO WIT: FROM "C-2 IH-1 AHOD" COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 CD IH-1 AHOD" GENERAL COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR RV/BOAT STORAGE.

**2016-02-18-0150**

**P-12.** PLAN AMENDMENT # 16009 (Council District 10): 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 31, Block 1, NCB 14051, located at 6610 Topper Run from "Suburban Tier" to "Specialized Center" and a text amendment to include "L" Light Industrial District as a related zoning district for the Specialized Center land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016056 S)

**2016-02-18-0151**

**Z-28.** ZONING CASE # Z2016056 S (Council District 10): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 31, Block 1, NCB 14051 located at 6610 Topper Run. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 16009)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 31, BLOCK 1, NCB 14051 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L S AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CONSTRUCTION CONTRACTOR FACILITY.

**2016-02-18-0152**

**P-13.** PLAN AMENDMENT # 16012 (Council District 10): 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 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East from "Mixed Use Center" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016043 S)

---

**2016-02-18-0153**

**Z-29.** ZONING CASE # Z2016043 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3 NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment on 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16012)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 15.081 ACRES OF LAND OUT OF NCB 34963 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "QD-S AHOD" QUARRY DISTRICT AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR BLASTING AND ASPHALTIC CONCRETE TO "C-3NA S AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CONSTRUCTION CONTRACTOR FACILITY WITH OUTSIDE STORAGE OF MATERIALS AND EQUIPMENT.

**2016-02-18-0154**

**Z-30.** ZONING CASE # Z2016061 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres of land out of NCB 17356 located in the 17100 Block of Bulverde Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 38.615 ACRES OUT OF NCB 17365 TO WIT: FROM "C-2" COMMERCIAL DISTRICT TO "MPCD" MASTER PLANNED COMMUNITY DISTRICT.

**CONSENT ZONING CONCLUDED****ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Taylor addressed Item Z-22 first.

**2016-02-18-0143**

**Z-22.** ZONING CASE # Z2016036 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "O-2" Office District to "C-2 CD" Commercial District with Conditional Use for Automotive and Light Truck Repair on 0.233 acres of land out of NCB 14702, located at 9617 Huebner Road. Staff recommends Approval. Zoning Commission recommends Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.233 ACRES OF LAND OUT OF NCB 14702 TO WIT: FROM "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES AND "O-2" HIGH RISE OFFICE TO "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR AUTOMOTIVE AND LIGHT TRUCK REPAIR.

Catherine Hernandez presented Item Z-22 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Garbage receptacles must be screened; 2) Monument signage only; 3) No outside speakers; 4) Cut-off lighting only, light source no higher than 15-feet; 5) Six-foot masonry or solid wood fence at the rear of the property; 6) Type D Buffer on any part of the property adjoining interior parcels zoned or used for residential; 7) A 50-foot structure setback from the rear property line is required; and 8) Hours of operation are limited to 8:30 am to 6:30 pm, Monday through Friday. She reported that of 15 notices mailed; none were returned in favor or in opposition. She added that the Oakland Estates Neighborhood Association was in support of the request.

Councilmember Nirenberg stated that the Applicant had agreed to the conditions and had reached an agreement on Restrictive Covenants with the Oakland Estates Neighborhood Association.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item Z-22 with the conditions read by staff as listed above. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

---

**ABSENT:** 2 - Lopez and Medina

**2016-02-18-0145**

**Z-24.** ZONING CASE # Z2016063 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.60 acres out of NCB 11619 and 12812 located in the 7700 Block of Louis Pasteur Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 13.60 ACRE PARCEL OF LAND OUT OF NCB 12812 AND NCB 11619 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-24 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; one was returned in favor and two were received in opposition.

Councilmember Nirenberg stated that he had pulled the item to acknowledge a Letter of Agreement for Concessions on the Development between the Applicant and the Adjacent Property Owner.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item Z-24. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Lopez and Medina

Items P-1 and Z-1 were addressed jointly.

**2016-02-18-0116**

**P-1.** PLAN AMENDMENT # 16022 (Council District 1): An Ordinance amending the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future

land use of Lots 8A-11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016080 CD)

**2016-02-18-0117**

**Z-1.** ZONING CASE # Z2016080 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lots 8A through 11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 16022)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 8A THROUGH 11A, BLOCK 9, NCB 9017 TO WIT: 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 (FULL SERVICE).

Catherine Hernandez presented Item P-1 and stated that it would amend the future land use plan contained in the North Central Neighborhoods Community Plan. She reported that staff recommended denial while the Planning Commission recommended approval.

For Item Z-1, she reported that staff recommended denial while the Zoning Commission recommended approval. She stated that of 18 notices mailed; none were returned in favor and one was received in opposition.

Councilmember Treviño noted that this was an Auto Repair Facility only and that the Edison Neighborhood Association was in support of the request.

Councilmember Treviño moved to adopt the proposed Ordinances for Items P-1 and Z-1. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Krier and Gallagher

**ABSENT:** 3 - Lopez, Medina and Nirenberg

**CONTINUED TO APRIL 7, 2016**

**Z-2.** 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 November 19, 2015)

Catherine Hernandez presented Item Z-2 and stated that staff and the Zoning Commission recommended approval. She reported that of 37 notices mailed; three were received in favor and one was returned in opposition. She added that the King William Neighborhood Association was in support of the request.

Councilmember Treviño moved to continue Item Z-2 until April 7, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Krier and Gallagher

**ABSENT:** 3 - Lopez, Medina and Nirenberg

**CONTINUED TO MARCH 3, 2016**

**Z-6.** 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 January 28, 2016)

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; 7 were returned in favor and none were received in opposition. She added that the Los Angeles Heights

Neighborhood Association was in support of the request and no response was received from the Keystone Neighborhood Association.

Councilmember Treviño moved to continue Item Z-6 until March 3, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales and Gallagher

**ABSENT:** 4 - Lopez, Medina, Nirenberg and Krier

Items P-3 and Z-8 were addressed jointly.

**2016-02-18-0123**

**P-3.** PLAN AMENDMENT # 15055 (Council District 2): An Ordinance amending the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.185 acres of land out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. Planning Commission recommended Denial. (Associated Zoning Case Z2015227)

**2016-02-18-0124**

**Z-8.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for five (5) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval. Zoning Commission recommendation pending February 16, 2016 hearing. (Associated Plan Amendment 15055)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.19 ACRES OF LAND OUT OF NCB 17629 TO WIT: FROM "RM-4H 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 FOR FIVE (5) SINGLE-FAMILY RESIDENTIAL

## UNITS.

Catherine Hernandez presented Item P-3 and stated that it would amend the future land use plan contained in the Dignowity Hill Neighborhood Plan. She noted that staff recommended approval while the Planning Commission recommended denial.

For Item Z-8, she stated that staff and the Zoning Commission recommended approval. She reported that of 35 notices mailed; none were returned in favor or in opposition. She added that the Dignowity Hill Neighborhood Association was in support of the request.

Councilmember Warrick stated that the Architectural Review Committee for the Historic District in Dignowity Hill reviewed the project and read a letter of support from the Chair.

Councilmember Warrick moved to adopt the proposed Ordinances for Items P-3 and Z-8. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

**ABSENT:** 3 - Lopez, Nirenberg and Krier

Items P-4 and Z-13 were addressed jointly.

**CONTINUED TO APRIL 7, 2016**

**P-4.** PLAN AMENDMENT #15066 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 36.69 acres of land being Lot 6, Block 5, NCB 10879 located in the 3200 and 3300 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015250)

**CONTINUED TO APRIL 7, 2016**

**Z-13.** ZONING CASE # Z2015250 (Council District 3): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" General Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 5, NCB 10879, generally located in the 3200 & 3300 Block of Goliad Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15066)

---

Catherine Hernandez presented Item P-4 and stated that it would amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-13, she stated that staff and the Zoning Commission recommended approval. She reported that of 8 notices mailed; one was returned in favor and none were received in opposition. She noted that the Applicant had requested a continuance for 30 days.

Councilmember Viagran moved to continue Items P-4 and Z-13 until April 7, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

**ABSENT:** 3 - Lopez, Nirenberg and Krier

Items P-6 and Z-15 were addressed jointly.

#### 2016-02-18-0131

**P-6.** PLAN AMENDMENT # 16013 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 2, 11, 12, 17, 19, 22, 24, 26, 27-31, 33-36, Block 1, NCB 12509, Lots 4-6, 8-10, 15-21, 23 Block 2, NCB 12509, Lots 1, 3, 6-10, 12-16, 18-23, 25, Block 3, NCB 12509, Lots 2, 5-9, 12, 13-16, 18-19, 21, Block 4, NCB 12509, Lots 1-2, 5-14, 16-18, 20, 26-28, Block 5, NCB 12509, Lots 1-11, 14-15, Block 6, NCB 12509 and Lots 1-2, 4-6, 8-9, Block 8, NCB 12509 located at Southeast Loop 410 and Walhalla Avenue from "Community Commercial" to "Medium Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016044)

#### 2016-02-18-0132

**Z-15.** ZONING CASE # Z2016044 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 2, 11, 12, 17, 19, 22, 24, 26, 27-31, 33-36, Block 1, NCB 12509, Lots 4-6, 8-10, 15-21, 23 Block 2, NCB 12509, Lots 1, 3, 6-10, 12-16, 18-23, 25, Block 3, NCB 12509, Lots 2, 5-9, 12, 13-16, 18-19, 21, Block 4, NCB 12509, Lots 1-2, 5-14, 16-18, 20, 26-28, Block 5, NCB 12509, Lots 1-11, 14-15, Block 6, NCB 12509 and Lots 1-2, 4-6, 8-9, Block 8, NCB 12509 located at Southeast Loop 410 at Walhalla Avenue. Staff and Zoning Commission recommend

Approval, pending Plan Amendment. (Associated Plan Amendment 16013)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: NCB 12509, BLOCK 1, LOTS 11, 17, 24, 27-31, 33-36; NCB 12509, BLOCK 2, LOTS 4-6, 8, 10, 15-21; NCB 12509, BLOCK 3, LOTS 1, 3, 6-10, 13-15, 18-22, 25; NCB 12509, BLOCK 4, LOTS 2, 5-9, 15, 18, 21; NCB 12509, BLOCK 5, LOTS 1-2, 5-14, 16-18, 20, 26-28; NCB 12509, BLOCK 6, LOTS 1-8, 11, 14-15; AND NCB 12509, BLOCK 8, LOTS 1-2, AND 8-9 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-6 and stated that it would amend the future land use plan contained in the Stinson Airport Vicinity Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-15, she stated that staff and the Zoning Commission recommended approval. She reported that of 218 notices mailed; none were returned in favor or opposition. She stated that the Applicant would like to amend their request.

Daniel Ortiz representing KB Homes stated that the Plan Amendment and Zoning Request were for an already platted subdivision. He requested to move forward with the requested designations except the following 20 specific lots listed by Property ID: 1) 1191945; 2) 1191955; 3) 1191962; 4) 1191965; 5) 1191969; 6) 1192041; 7) 1192082; 8) 1192096; 9) 1192100; 10) 1192107; 11) 1192125; 12) 1192126; 13) 1192128; 14) 1192124; 15) 1192133; 16) 1192178; 17) 1192179; 18) 1192189; 19) 1192190; and 20) 1192191.

Councilmember Viagran moved to adopt the proposed Ordinances for Item P-6 and Z-15 as amended by the Applicant. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

**ABSENT:** 3 - Lopez, Nirenberg and Krier

**2016-02-18-0135**

**Z-17. ZONING CASE # Z2016052 CD (Council District 5):** 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 three (3) dwelling units on Lot 8, Block 4, NCB 8900 located at 314 Baker Avenue. Staff recommends Approval. Zoning Commission recommends Denial.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 8, BLOCK 4, NCB 8900 TO WIT: 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 THREE (3) DWELLING UNITS.

Catherine Hernandez presented Item Z-17 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 17 notices mailed; one was returned in favor and one was received in opposition.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item Z-17. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

**ABSENT:** 4 - Mayor Taylor, Lopez, Nirenberg and Krier

Items P-10 and Z-20 were addressed jointly.

**2016-02-18-0140**

**P-10.** PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from January 28, 2016)

**2016-02-18-0141**

**Z-20.** ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation

---

Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from January 28, 2016)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 44 FEET OF LOT 25 AND LOT 26, BLOCK 28, NCB 1989 TO WIT: FROM "C-2 NCD-8 AHOD" COMMERCIAL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD NCD-8 AHOD" COMMERCIAL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION TRADE CONTRACTOR FACILITY.

Catherine Hernandez presented Item P-10 and stated that it would amend the future land use plan contained in the Near Northwest Community Plan. She reported that staff recommended denial while the Planning Commission recommended approval.

For Item Z-20, she stated that staff recommended denial while the Zoning Commission recommended approval with the condition that there be screening on the perimeter of the rear and sides of the property, excluding Zarzamora. She reported that of 22 notices mailed; 5 were returned in favor and none were received in opposition.

Mayor Taylor called upon Mr. Jorge Canales to speak.

Mr. Jorge Canales stated that he was representing the Applicant who had operated his business at the location for over 17 years. He noted that he was requesting the change to continue parking his vehicle in the back and side of the area.

Councilmember Medina stated that he had visited the site and was comfortable moving forward.

Councilmember Medina moved to adopt the proposed Ordinances for Items P-10 and Z-20 with the condition read by staff above. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

**ABSENT:** 4 - Mayor Taylor, Lopez, Nirenberg and Krier

**2016-02-18-0142**

**Z-21. ZONING CASE # Z2016010 CD (Council District 7):** An Ordinance amending the Zoning District Boundary from "R-20 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 Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Continued from January 28, 2016)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: SOUTH 171.58 FEET OF LOT 118, BLOCK E, NCB 11545 TO WIT: FROM "R-20 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A WELDING SHOP.

Catherine Hernandez presented Item Z-21 and stated that staff recommended denial while the Zoning Commission recommended approval with the following conditions: 1) No outside storage; and 2) Solid screen fencing along the perimeter of the rear yard is required. She reported that of 17 notices mailed; one was returned in favor and none were received in opposition.

Mayor Taylor called upon Mr. Jorge Torres to speak.

Mr. Jorge Torres stated that his throat was sore and he would like for his Real Estate Agent to speak on his behalf. Mr. Oscar Felan explained that Mr. Torres has recently purchased the property and that it was surrounded by other Commercial Properties. He stated that many were in favor of the zoning change and asked for approval from the City Council.

Councilmember Medina thanked Messrs. Torres and Felan for their willingness to work with staff on the zoning case.

Councilmember Medina moved to adopt the proposed Ordinance for Item Z-21 with the two conditions read by staff above. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Krier and Gallagher

**ABSENT:** 2 - Lopez and Nirenberg

**2016-02-18-0146**

**Z-25. ZONING CASE # Z2015093 CD S ERZD (Council District 9):** An Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office Warehouse on Lot 18, Block 13, NCB 13827 located at 139 Kenley Place. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 18, BLOCK 13, NCB 13827 TO WIT: FROM "C-2 MLOD-1 AHOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 CD S MLOD-1 AHOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE AND A SPECIFIC USE AUTHORIZATION FOR AN OFFICE WAREHOUSE.

Catherine Hernandez presented Item Z-25 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses; and 2) All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures. She stated that SAWS Staff recommended approval with an impervious cover limitation of 60%. She reported that of 11 notices mailed; none were returned in favor or opposition.

Councilmember Krier moved to approve the proposed Ordinance for Item Z-25 with the conditions read by staff above. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Krier and Gallagher

---

**ABSENT:** 2 - Lopez and Nirenberg

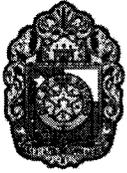
**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 3:38 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:  
LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2403

---

**Agenda Item Number:** 4.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Ben Gorzell, Chief Financial Officer

**COUNCIL DISTRICT(S) IMPACTED:** City Wide

**SUBJECT:**

Briefing from the San Antonio Water System (SAWS) on a change in control on the Vista Ridge Project

**SUMMARY:**

This item will be a briefing from SAWS on a change in control to Garney Construction in the Vista Ridge Project.

**BACKGROUND INFORMATION:**

The San Antonio Water System (SAWS) is a city-owned utility. The complete management and control of the System is vested in a Board of Trustees, consisting of the Mayor of San Antonio as an ex-officio member and six residents appointed by the City Council. Under the System Ordinance, only the City Council can fix rates and charges for service rendered by the System. State law provides that only the City Council can authorize the sale of revenue bonds or other securities, exercise the use of condemnation for the acquisition of real property, and select and appoint members of the Board.

On September 29, 2014, the SAWS Board of Trustees authorized execution and approval of the proposed Vista Ridge Regional Supply Project Water Transmission and Purchase Agreement in substantially final form. Subsequently, on October 15, 2014, they approved various clarifying and conforming modifications to the contract.

The City Council voted to approve the Vista Ridge Water Transmission and Purchase Agreement on October 30, 2014. With this approval, City Council delegated the approval of changes to the contract to the SAWS Board of Trustees so long as the amendments do not involve an increase in the amount of water to be delivered or the manner in which the System's payment for delivered water is calculated. Amendments to terms and

provisions of the contract not attributed to an increase in the water received or the calculation of payment for water delivered were reserved to the sole discretion of the Board without further action or approval by the City Council.

On November 19, 2015, the City Council approved a rate plan to provide support for both water and sewer infrastructure improvements for 2016 - 2017 and the development of water supply projects for 2016 - 2020, including Vista Ridge. Rate adjustments for water and sewer system improvements for 2018 - 2020 will be presented to Council at a later date.

The Council approved rate plan for 2016 - 2020 is summarized in the table below along with the total projected system rate adjustments for those same years, including projected adjustments to water and sewer rates for 2018 - 2020.

	<b>Council Approved Rate Adjustment/Rate Plan</b>	<b>Total Projected System Rate Adjustment</b>
<b>2016</b>	7.5%	7.5%
<b>2017</b>	7.9%	7.9%
<b>2018</b>	1.3%	6.2%
<b>2019</b>	4.5%	8.7%
<b>2020</b>	9.9%	13.7%
Rate adjustments reflect the impact to the average residential customer's monthly water and sewer bill.		

On November 25, 2015, Abengoa Sociedad Anónima (S.A.), Abengoa Vista Ridge LLC's parent company, began pre-bankruptcy proceedings, entering into "pre-insolvency," which allowed the company four months to reach agreements with its creditors to avoid entering full bankruptcy. The four month period ended March 28, 2016 with Abengoa SA receiving support from 75% of its creditors to allow for more time to approve debt restructuring to avoid insolvency.

On March 23, 2016, it was announced that Garney Construction is set to purchase 80% of the Vista Ridge Project equity, reducing Abengoa's role to a silent 20% equity partner, creating a change in control of the project. The agreement would allow for project continuity by allowing Garney, the project construction firm listed in the Vista Ridge contract, to take primary ownership in the project. This change in control would require consent of the SAWS Board of Trustees to be effective.

Under the proposed agreement, Garney will construct the Vista Ridge project, and upon payment to Abengoa for the operations, SAWS would retain an option to assign a new project operator at Financial Close, or at a later date. The timing constraints of the project remain unchanged, with Financial Close anticipated in Fall 2016 and delivery of water by 2020.

If approved by SAWS, Garney will retain 100% decision-making authority. This is not considered a material change to the contract provisions. This agreement does not alter the risk profile under the existing contract. SAWS has expressed publicly that any partners on the Vista Ridge project must abide by existing covenants in the original contract. This change in control will not affect SAWS customer water rates or the price SAWS will pay for water from the Vista Ridge project.

While this change does not require Council approval, SAWS and City staff are committed to keeping the City

Council fully informed on any changes. The SAWS Board is expected to consider this proposed change in control in late April or early May 2016.

**ISSUE:**

This item is a briefing from the San Antonio Water System (SAWS) on a change in control on the Vista Ridge Project.

**ALTERNATIVES:**

This item is for briefing purposes only.

**FISCAL IMPACT:**

This item is for briefing purposes only.

**RECOMMENDATION:**

This item is for briefing purposes only.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-6184

---

**Agenda Item Number:** 5.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

### **SUBJECT:**

Electronic Catalog Management Solution

### **SUMMARY:**

An Ordinance authorizing a contract with Vroozii, 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 Purchasing and General Services Fund. The initial term of the contract with Vroozii, Inc. is for a period of three years with two, one year renewal options.

### **BACKGROUND INFORMATION:**

The Finance Department currently uses an electronic catalog in conjunction with its electronic procurement system. Electronic catalogs increase visibility of contract items which in turn increases the use of established contracts that reflect volume pricing. Today, approximately 59% of the City's contract expenditures are processed through the electronic catalog. However, the current electronic catalog does not provide a federated search capability among all catalogs, viewing capability for all City staff and lacks needed catalog management functionality. The proposed solution will provide all City staff a universal catalog content view of all goods and services available through the electronic catalog as well as enhanced filtering and search capabilities.

In addition, the selected vendor will be responsible for training, on-boarding, and ongoing catalog management for selected City suppliers. The selected vendor will assist City suppliers with electronic catalog development and on-going updates which will enhance standardization and minimize barriers for businesses to conduct

business with the City, especially small businesses. In addition, with a third party managing large electronic catalogs, this will eliminate the burden of purchasing staff having to build and maintain large electronic catalogs and allow staff to focus on maintaining the City's portfolio of annual supply contracts. Finally, deploying the proposed solution will leverage the City's investment in the SAP software platform and create a more efficient catalog solution for both the City and its suppliers and will eliminate the need for voluminous paper catalogs. The overall goal of the solution is to increase the number and visibility of catalog items available to City shoppers and provide an efficient portal for suppliers to upload catalog data.

The City issued a Request for Competitive Sealed Proposal (RFCSP) for a Catalog Management Solution in January 2015. In March 2015, the Finance Department received four proposals. Prior to evaluation, Vinimaya withdrew their proposal from consideration.

The evaluation committee consisted of individuals from the Finance and Information Technology Services Departments. The Finance Department, Purchasing Division, assisted to ensure compliance with City procurement policies and procedures. The proposals were evaluated based on several weighted factors, to include respondents' experience, background, and qualifications and their proposed plan; which included their response to the City's technical and functional requirements. Other factors included price and Small Business Economic Development Advocacy (SBEDA) requirements.

The evaluation of each proposal was based on a total of 100 points: 25 points for experience, background and qualifications; 40 points for proposed solution and 15 points for respondent's price schedule. Twenty points were allotted for the SBEDA Program, Small Business Enterprise (SBE) Prime Contract Program.

The evaluation committee met on March 23, 2015 to discuss and evaluate the responsive proposals received. After an initial committee review and discussion, the decision was made to interview the three responsive firms. On April 29 and May 1, 2015 interviews and product demonstrations were conducted. Upon conclusion of the interviews, individual scores were submitted and scores were presented. Prior to finalizing scores, clarification questions were sent to the top two ranked respondents. Upon receipt of clarifications, scores were finalized by the selection committee on July 8, 2015. Vroozii, Inc. received the highest ranking and was recommended for award by the evaluation committee.

The initial term of this contract will be for a period of three years. Two additional one-year renewals at the City's option shall also be authorized by this ordinance.

## **ISSUE:**

This Ordinance approves a contract with Vroozii, Inc. to provide the City with a vendor hosted electronic catalog solution. The City's current catalog solution has limited view and search functionality which impacts spend through the catalog. In addition, supplier participation in catalog creation has been limited due to a lack of training and on-going support. The selected respondent will be responsible for training the City's suppliers in the development and maintenance of electronic catalogs. In addition, the proposed solution will allow all City employees to view catalog items and offers robust search capabilities which will increase spend through the electronic catalog. As a result, contract compliance will be enhanced by purchasing of goods and services at the contract price maintained in the catalog.

Twenty points (20) were allotted for the SBEDA Program, Small Business Enterprise (SBE) Prime Contract Program; however, Vroozii, Inc. is not certified as SMWBE, therefore not eligible to receive the allotted twenty

(20) SBE Prime Points.

This contract is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program Ordinance does not apply to goods/supplies contracts, so no preference was applied to this contract.

**ALTERNATIVES:**

Should this contract not be approved, the City will continue use of its existing electronic catalog platform. Continued use of the existing catalog system limits shoppers' abilities to view the catalog items and perform item searches. Further expansion of the existing catalog may be limited due to increasing time requirements to create catalogs from existing contracts. The recommended respondent will be responsible to train and assist the City's vendors in creating, uploading and maintaining electronic catalogs which will increase the number of items available on catalog.

**FISCAL IMPACT:**

This ordinance authorizes a three year contract with the option to renew for an additional two, one year periods in an amount not to exceed \$994,275.00. The annual contract amount is \$200,000.00 for Year 1; \$191,142.00 for Year 2; \$192,777.00 for Year 3; \$198,963.00 for Year 4 and \$211,393.00 for Year 5. Funding for the first year of the contract in the amount of \$200,000.00 is available in the Purchasing and General Services Fund. Funding for contract years two through five will be provided through the Budget process upon City Council approval.

**RECOMMENDATION:**

Staff recommends the approval of a contract with Vroozzi, Inc. to provide the City a vendor hosted electronic catalog solution in an amount not to exceed \$994,275.00.

This contract is procured by means of Request for Competitive Sealed Proposal and a Contract Disclosure Form is required.

\* = Required fields



# City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

This is a  New Submission or  Correction or  Update to previous submission.

1. Name of person submitting this disclosure form.

First: Shaz M.I. M Last: Khan Suffix: \_\_\_\_\_

2. Contract information.

a) Contract or project name: Catalog Management Solution RFP

b) Originating department: \_\_\_\_\_

3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).

Vroozl, Inc  
eSupply Systems, Inc

4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.

Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

eSupply Systems, Inc

5. List any individuals or entities that will be subcontractors on this contract.

Not applicable. No subcontractors will be retained for this contract.

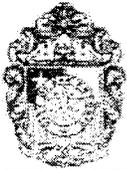
Subcontractors may be retained, but have not been selected at the time of this submission.

List of subcontractors, including the name of the owner(s), and business name:

6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.

Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

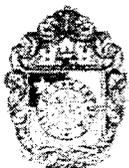


## City of San Antonio Contracts Disclosure Form

**Office of the  
City Clerk**

<p><b>7. Disclosure of political contributions.</b></p> <p>List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:</p> <ul style="list-style-type: none"> <li>a) any individual seeking contract with the city (Question 3)</li> <li>b) any owner or officer of entity seeking contract with the city (Question 3)</li> <li>c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)</li> <li>d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)</li> <li>e) the spouse of any individual listed in response to (a) through (d) above</li> <li>f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)</li> </ul> <p><input checked="" type="checkbox"/> Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.</p> <p><input type="checkbox"/> List of contributions:</p>
<p><b>Updates on Contributions Required</b></p> <p>Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.</p>
<p><b>Notice Regarding Contribution Prohibitions for "High-Profile" Contracts</b></p> <p>Under <u>Section 2-309 of the Municipal Campaign Finance Code</u>, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:</p> <ul style="list-style-type: none"> <li>a) Legal signatory of a high-profile contract</li> <li>b) Any individual seeking a high-profile contract</li> <li>c) Any owner or officer of an entity seeking a high-profile contract</li> <li>d) The spouse of any of individual listed in response to (a) through (c) above</li> <li>e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract</li> </ul> <p><b>Penalty.</b> A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.</p>
<p><b>8. Disclosure of conflict of interest.</b></p> <p>Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under <u>Sections 2-43 or 2-44 of the City Ethics Code</u> for any City Council member or board/commission member that has not or will not be raised by these city officials?</p> <p><input checked="" type="checkbox"/> I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.</p> <p><input type="checkbox"/> I am aware of the following conflict(s) of interest:</p>

\* = Required fields



## City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

### 9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

No

Yes

### Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

### Acknowledgements

#### 1. Updates Required

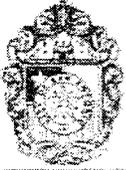
I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

#### 2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

\* = Required fields



## City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

### \*3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.  
 This is a high-profile contract.

### \*4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

### Oath

- I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Shaz Khan

Title: Chief Strategy Officer

Company Name or DBA: Vroozzi, Inc

Date: 03/04/2015

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, send to:

Purchasing  
P.O. Box 839966  
San Antonio, Texas 78283-3966

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2068

---

**Agenda Item Number:** 6.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

**SUBJECT:**

Purchase of Aerial Trucks

**SUMMARY:**

An ordinance accepting the offer from Doggett Freightliner of South Texas, LLC to provide up to three replacement and two additional aerial trucks in FY 2016 and 2017 for a total cost of \$750,818.86 for the Transportation & Capital Improvements (TCI) Department. Funding is available from the FY2016 Transportation and Capital Improvements Department's Stormwater Operations Fund and the Equipment Renewal and Replacement Fund (ERRF).

**BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is the offer submitted by Doggett Freightliner of South Texas, LLC, utilizing the TXMAS cooperative contract 071-072-A to provide up to three replacement and two additional aerial trucks for a total cost of \$750,818.86, which includes a \$11,095.86 TXMAS cooperative contract fee.

This contract will provide the Transportation & Capital Improvements with up to three replacement and two additional units to the City's fleet. These aerial trucks will be used to perform traffic signal light repairs throughout the City of San Antonio. With a lead time of approximately 300 days for delivery of new aerial trucks, approval of the FY 2017 purchase of one forty-one foot aerial truck will allow the order to be placed

early in the fiscal year. This will ensure that the aerial truck will be received at the time existing equipment is due for replacement.

Three replacement trucks will be funded out of the ERRF in the amount of \$487,176.66 and two additional units will be funded out of the FY2016 Transportation and Capital Improvements Stormwater Operations Fund in the amount of \$263,642.20.

**ISSUE:**

This contract will provide the Transportation & Capital Improvements up to five aerial trucks for a total cost of \$750,818.86. Replacement of these units is consistent with the City's Equipment Renewal and Replacement Fund. The department requested this particular aerial lift body based upon past operational experience. Historically, the Altec aerial lift bodies have had lower repair costs and increased equipment availability.

These units will be purchased from Doggett Freightliner of South Texas, LLC utilizing the TXMAS cooperative contract number 071-072-A (expires August 31, 2016). This purchase is made in accordance with the State Cooperative program passed on resolution no. 91-39-53 dated 9/12/1991.

The life expectancy for these vehicles is 96 months. The engines are covered by a two year unlimited mileage warranty. The service body is covered by a 1 year parts and labor warranty.

Due to the lack of small, minority, and/or women businesses available to provide these goods, the SBEDA Program did not apply to this solicitation.

The recommended award is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program does not apply to goods/supplies contracts, so no preference was applied to this contract.

**ALTERNATIVES:**

The current aerial lift bucket trucks have met or will meet its age or mileage requirement cycles before replacement. The replacement date is considered the optimum time for replacement as delaying the acquisition could make the vehicles no longer economically feasible to repair and could lead to the Transportation and Capital Improvements Department's inability to provide timely essential services to the residents of San Antonio. The alternative is to continue to use the vehicles currently available and incur increasing maintenance costs, thus compromising the ability to deliver needed services.

**FISCAL IMPACT:**

The total cost for this contract is \$750,818.86, of which \$487,176.66 will be funded from the ERRF for up to three replacement units. Transportation and Capital Improvements Stormwater Operations is adding two new units to their fleet in the amount of \$263,642.20. A TXMAS cooperative contract fee of \$11,095.86 is included in the total purchase amount of \$750,818.86.

**RECOMMENDATION:**

Staff recommends the approval of the contract with Doggett Freightliner of South Texas, LLC to purchase four aerial trucks for a total cost of \$750,818.86.

This contract is procured by means of cooperative purchasing and a Contract Disclosure Form is not required.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2071

---

**Agenda Item Number:** 7.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

**SUBJECT:**

Purchase of 32' Show Trailer

**SUMMARY:**

This ordinance authorizes acceptance of a contract with Century Industries to provide the Parks and Recreation Department with a thirty-two foot Show Trailer for a total cost of \$115,327.00. Funding for this purchase is available from the Equipment Renewal and Replacement Fund (ERRF).

**BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is an offer submitted by Century Industries utilizing cooperative purchasing contract number TXMAS 7-78010 through Texas Multiple Award Schedule (TXMAS) Program for a total cost of \$115,327.00.

This contract will provide one replacement thirty-two foot Show Trailer for the Parks and Recreation Department which will be utilized for outdoor elevated staging throughout City parks. The mobile stage offers the flexibility of providing an attractive, portable, professional outdoor stage. This trailer is utilized for events including City Council District special events, church festivals, Rock & Roll marathon, Sielovia, MLK Day March Celebration, school pep rallies, concerts, parades, walks, runs and other City sponsored events.

**ISSUE:**

This contract will provide a thirty-two foot replacement Show Trailer will be utilized by the Parks and Recreation Department which will be funded from the Equipment Renewal and Replacement Fund (ERRF).

The Show Trailer will be purchased from Century Industries utilizing cooperative purchasing contract number TXMAS 7-78010 through Texas Multiple Award Schedule (TXMAS) Program will be made in accordance with the State Cooperative program passed on resolution no. 91-39-53 dated 9/12/1991.

The life expectancy for this unit is 120 months. The equipment has a three year warranty for any defects in materials and workmanship.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods.

The recommended award is an exception to the Local Preference Program.

The Veteran-Owned Business Program does not apply to good/supplies contracts, so no preference was applied to this contract.

**ALTERNATIVES:**

The current Show Trailer scheduled for replacement has met or will meet its age requirement cycle before it's replaced. The replacement date is considered the optimum time for replacement in that delay of the acquisition could result in the Show Trailer incurring higher maintenance cost as a result of age. This could impact the City's ability to provide an event platform to the residents of San Antonio.

**FISCAL IMPACT:**

The purchase of the Show Trailer is funded by the Equipment Renewal and Replacement Fund for a total cost of \$115,327.00.

**RECOMMENDATION:**

Staff recommends the approval to purchase a thirty-two foot Show Trailer from Century Industries for a total cost of \$115,327.00.

This contract was procured by means of cooperative purchasing and a Contract Disclosure Form is not required.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1972

---

**Agenda Item Number:** 8.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Noel T. Jones

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Amendment to the Lease Agreement with HH Aviation, LLC at the San Antonio International Airport

### **SUMMARY:**

The Ordinance authorizes an amendment to a lease agreement with HH Aviation, LLC at the San Antonio International Airport to extend the lease agreement for an additional five years. The term for the agreement expires on April 30, 2016 and the additional five years will extend its expiration to April 30, 2021. The amendment is expected to generate \$29,294.50 in annual revenue for the Aviation Operating and Maintenance Fund.

### **BACKGROUND INFORMATION:**

HH Aviation is the corporate aviation division of HOLT CAT that operates out of the Holt Hangar at San Antonio International Airport. Holt is a San Antonio-based company and the largest Caterpillar heavy equipment and engine dealership in the United States with locations throughout Texas. HH Aviation has operated at San Antonio International Airport for almost 30 years.

The original lease agreement was approved by City Council on June 9, 2011. The amendment to the lease agreement includes 6,018 square feet of office/warehouse space (Building 1120) and 28,499 square feet of ground space. The ground space includes 1,400 square feet for fuel facility.

### **ISSUE:**

City Council approval is required for lease agreements.

**ALTERNATIVES:**

City Council could elect to not approve this lease agreement. However, by not approving the lease agreement, HH Aviation would have to identify a new location for their operations and the Airport would lose \$29,294.50 in annual revenue.

**FISCAL IMPACT:**

Under the terms of the lease agreement, the lease agreement will generate \$29,294.50 in revenue that will be deposited into the Airport Operating and Maintenance Fund.

<b>Leased Premises</b>	<b>Sq. Ft.</b>	<b>Annual Rate/ Sq. Ft.</b>	<b>Annual Rental</b>
Ground Space	28,499	\$0.50	\$14,249.50
Office/ Warehouse (Building 1120)	6,018	\$2.50	\$15,045.00
<b>Total</b>			<b>\$29,294.50</b>

**RECOMMENDATION:**

Staff recommends approval of the amendment to the lease agreement with HH Aviation, LLC.

= Required fields



# City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

This is a  New Submission or  Correction or  Update to previous submission.

1. Name of person submitting this disclosure form.			
First: CHARLES	M.I. C	Last: STRICKLAND	Suffix: MR

2. Contract information.	
a) Contract or project name:	NONE
b) Originating department:	

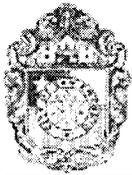
3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).
HH AVIATION

4. List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.
<input checked="" type="checkbox"/> Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.
<input type="checkbox"/> Names of partner, parent, joint venture or subsidiary entities, and all the board members, executive committee members, and officers of each entity:

5. List any individuals or entities that will be subcontractors on this contract.
<input checked="" type="checkbox"/> Not applicable. No subcontractors will be retained for this contract.
<input type="checkbox"/> Subcontractors may be retained, but have not been selected at the time of this submission.
<input type="checkbox"/> List of subcontractors, including the name of the owner(s), and business name:

6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.
<input checked="" type="checkbox"/> Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
<input type="checkbox"/> List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

= Required fields



# City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

## 7. Disclosure of political contributions.

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

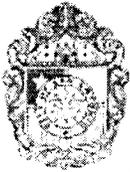
List of contributions:

Name of Contributor	To Whom	Date(s) of Contribution(s)	Total Amount of Contribution(s)	Add
PETER M HOLT	JUSTICE PAUL GREEN	1/28/2016	\$5,000.00	Delete
PETER M HOLT	JUSTICE GUZMAN	1/28/2016	\$5,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	RAY LOPEZ	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	RON NIRENBERG	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	REBECCA VIAGRAN	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	MIKE GALLAGHER	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	ROBERTO TREVINO	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	JOE KRIER	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	SHIRLEY GONZALES	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	REY SALDANA	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	ALAN E WARRICK II	5/4/2015	\$1,000.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	RAY LOPEZ	6/11/2014	\$1,000.00	Delete
JULIANNA HAWN HOLT	RON NIRENBERG	8/12/2014	\$500.00	Delete
PETER M HOLT & JULIANNA HAWN HOLT	IVY TAYLOR	9/29/2014	\$2,000.00	Delete

### Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

= Required fields



## City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

### Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a) Legal signatory of a high-profile contract
- b) Any individual seeking a high-profile contract
- c) Any owner or officer of an entity seeking a high-profile contract
- d) The spouse of any of individual listed in response to (a) through (c) above
- e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

### 8. Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

- I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.
- I am aware of the following conflict(s) of interest:

### 9. Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

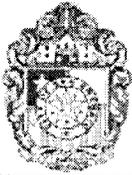
- No
- Yes

### Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own

= Required fields



# City of San Antonio Contracts Disclosure Form

Office of the  
City Clerk

will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940.

## Acknowledgements

### 1. Updates Required

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

### 2. No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

### 3. Contribution Prohibitions for "High-Profile" Contracts

- This is not a high-profile contract.  
 This is a high-profile contract.

### 4. Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

## Oath

I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Charles C. Strickland

Title: Executive VP/CFO

Company Name or DBA: HH AVIATION

Date: 03/02/2016

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

File Number: 16-2169

---

**Agenda Item Number:** 9.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Pre-K 4 SA

**DEPARTMENT HEAD:** Kathy Bruck, CEO

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Lease Agreement

**SUMMARY:**

This item considers a five-year lease agreement between the City of San Antonio and the San Antonio Early Childhood Education Municipal Development Corporation (Pre-K 4 SA Board) beginning upon City Council approval and ending June 30, 2021 at no annual amount to be paid to the City of San Antonio 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.

**BACKGROUND INFORMATION:**

The Pre-K 4 SA West Education Center opened in August 2014 to provide a full day high quality Pre-K program to the San Antonio community. The West Education Center currently has 21,000 square feet of outdoor playground area making it the center with the least amount of outdoor playground area; in comparison, the South Education Center has 24,000 square feet of outdoor playground area, the East Education Center has 45,000 square feet of outdoor playground area and the North Education Center has 24,000 square feet of outdoor playground area.

The West Education Center, which houses three training rooms, is a popular training facility location since various entities including City departments, Pre-K 4 SA, surrounding independent school districts, and community organizations regularly hold training events and seminars at West Education Center training rooms. However, as a result of being a popular training facility, the West Education Center parking lot has become insufficient to accommodate parent, staff, and visitor parking on days in which training events are held.

Pre-K staff met with the City's Transportation and Capital Improvements Department to potentially lease the City's 4.476 acre former right-of way (ROW) property located at 1243 Enrique M. Barrera Parkway (State Highway 151) adjacent to the West Education Center for an additional outdoor playground and parking area. The property is currently not being utilized by the City and is eligible to be leased to Pre-K 4 SA.

**ISSUE:**

This item considers a lease agreement ending June 30, 2021 between the City of San Antonio and the San Antonio Early Childhood Education Municipal Development Corporation at no annual rent to be paid to the City of San Antonio for a 4.476 acre parcel of land, approximately 194,000 square feet, located at 1243 Enrique M. Barrera Parkway (State Highway 151) to be utilized for additional playground area and staff parking for the West Education Center.

The West Education Center currently has approximately 3,000 fewer square feet of outdoor playground area than the identically designed South Education Center. Licensing Requirements require 80 square feet of outdoor activity space for each child using the outdoor activity area. While changing and shortening the daily outdoor activity timeframe remains within Licensing Requirements, it brings the West Education Center out of compliance with the National Association for the Education of Young Children (NAEYC) best standards and practices of curriculum-based physical, social and emotional development, as a result of the earlier and shortened timeframe, thereby reducing the quality of daily outdoor learning activities according to NAEYC standards and practices.

In an effort for the West Education Center to remain in compliance with both Licensing Requirements and NAEYC best standards and practices, Pre-K 4 SA staff met with the City's Transportation and Capital Improvement Department and Real Estate Division to obtain a lease for the former ROW property located at 1243 Enrique M. Barrera Parkway (State Highway 151) adjacent to the West Education Center. Staff plans to demolish the current on-site building structure and utilize the land for additional outdoor playground area. Staff also plans to potentially construct an additional parking area to be used for staff parking.

On April 5, 2016 the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors considered the lease agreement.

**ALTERNATIVES:**

City Council can decided to not approve the lease agreement and request Pre-K 4 SA to find a solution through an alternative means of acquiring additional land; however, all alternative available land options by the West Education Center would require Pre-K 4 SA to spend at least \$102,000.00 to purchase an amount of land that would be substantially smaller in acreage.

**FISCAL IMPACT:**

There is no fiscal impact to Pre-K 4 SA to enter into this lease. The lease agreement between the City of San Antonio and the San Antonio Early Childhood Education Municipal Development Corporation will be at no charge paid to the City of San Antonio.

**RECOMMENDATION:**

Staff recommends approval of a lease agreement between the City of San Antonio and the San Antonio Early Childhood Education Municipal Development Corporation ending June 30, 2021 at no annual rent to be paid to

the City of San Antonio 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.

Missions Baseball  
Care Foundation  
LEASE

EDGEWOOD I S D  
S0  
6.517 ac.

CITY OF SAN ANTONIO  
\$1,800,680  
59.91 ac.

SHUCHI DEVELOPMENT LLC  
\$103,020  
1.075 ac.

SHUCHI DEVELOPMENT LLC  
\$102,730  
1.072 ac.

SHUCHI DEVELOPMENT LLC  
\$107,990  
1.033 ac.

SHUCHI DEVELOPMENT LLC  
\$212,810  
1.878 ac.

CITY OF SAN ANTONIO  
S0  
4.478 ac.  
Appraisal: \$950,000

FLAMINGO CAY LLC  
\$62,860  
0.555 ac.

SHUCHI DEVELOPMENT LLC  
\$242,190  
1.112 ac.

ASHITA HOSPITALITY LLC  
\$334,000  
1.2347 ac.

ASHITA HOSPITALITY LLC  
\$1,394,680  
3 ac.

ASHITA HOSPITALITY LLC  
\$1,394,680  
3 ac.



PreK 4 SA West  
 Surrounding Parcels

This geographic information system product was created from the City of San Antonio's property tax appraisal database. The City of San Antonio is not responsible for the accuracy of the information displayed on this map. The City of San Antonio is not responsible for the accuracy of the information displayed on this map. The City of San Antonio is not responsible for the accuracy of the information displayed on this map. The City of San Antonio is not responsible for the accuracy of the information displayed on this map.

### City of San Antonio

PreK 4 SA West  
Surrounding Property, Ownership and Values.



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1804

---

**Agenda Item Number:** 10.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 2

### **SUBJECT:**

Disposition: Closure of a portion of First Street Public Right of Way

### **SUMMARY:**

An ordinance closing, vacating and abandoning 0.076 acres of unimproved First Street Public Right of Way, 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.

### **BACKGROUND INFORMATION:**

Citybuild Community Development Corporation (Petitioner) is requesting the closure, vacation and abandonment of an unimproved (paper street) portion of First Street Public Right of Way, located between Gabriel Street and Douglas alley as shown on attached Exhibit A. The petitioner is a 501(c)(3) organization that provides services and ministry to the community. Some of the services provided include summer and after school instruction, job training and medical exams. The proposed closure would facilitate the joining of parcels at 339 and 343 Gabriel Street. A new facility was built on 339 Gabriel and the combined lots would facilitate the construction of an outdoor exercise area/playground for the use of neighborhood children reached and served by the ministry.

### **ISSUE:**

This ordinance will authorize the closure, vacation and abandonment of 0.076 acres of unimproved First Street

Public Right of Way, 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.

Citybuild Community Development Corporation is a 501(c)(3) organization that provides services and ministry to the community. Some of the services provided include summer and after school instruction, job training and medical exams. The proposed closure would facilitate the joining of parcels at 339 and 343 Gabriel Street. A new facility was built on 339 Gabriel and the combined lots would facilitate the construction of an outdoor exercise/playground area for the use of neighborhood children reached and served by the ministry.

The City will collect \$2,500.00 for this property, based on the fair market value established by an appraisal performed by Noble and Associates, Inc. on November 3, 2015.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

**ALTERNATIVES:**

City Council could choose not to approve this request; however, that would hinder Petitioner from making full use of one combined space for an exercise/playground area. Also, the City's liability would continue along with the obligation for maintenance.

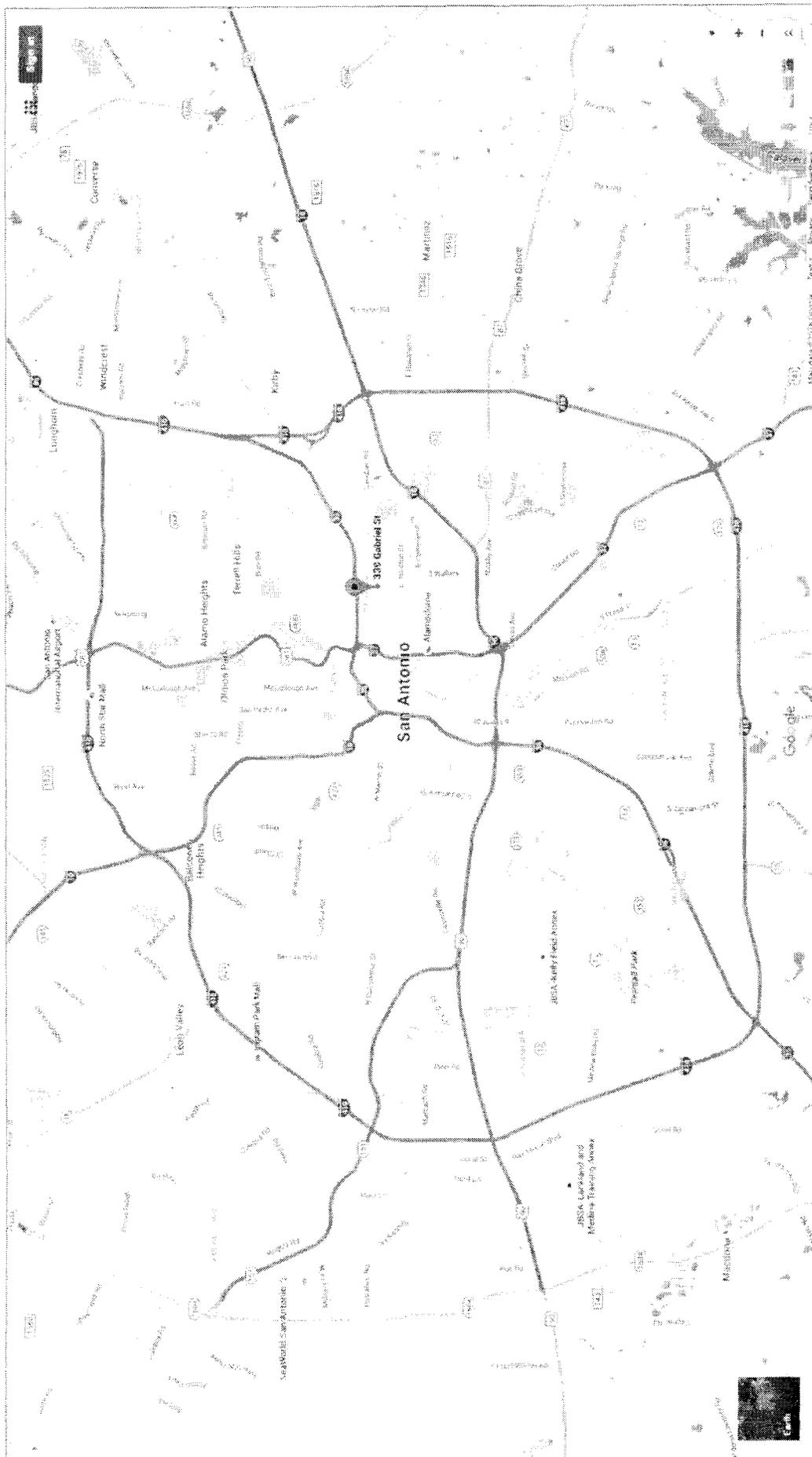
**FISCAL IMPACT:**

The City will collect \$2,500.00 for this property, based on the fair market value established by an appraisal performed by Noble and Associates, Inc. on November 3, 2015. This revenue will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

**RECOMMENDATION:**

Staff recommends approval of this request authorizing the closure, vacation and abandonment of First Street Public Right of Way, in Council District 2.

The City of San Antonio's Planning Commission will consider this request at its regular meeting of March 23, 2016.



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number: 16-1750**

---

**Agenda Item Number: 11.**

**Agenda Date: 4/7/2016**

**In Control: City Council A Session**

---

**DEPARTMENT: Transportation & Capital Improvements**

**DEPARTMENT HEAD: Mike Frisbie, P.E.**

**COUNCIL DISTRICTS IMPACTED: City Wide**

### **SUBJECT:**

Proposed Revisions to Chapter 37 of the Municipal Code

### **SUMMARY:**

An ordinance approving revisions to Chapter 37 of the Municipal Code which governs the acquisition, use of, and disposition of city owned real property and will become effective upon approval of this ordinance.

### **BACKGROUND INFORMATION:**

On January 11, 2007, City Council adopted Municipal Code Chapter 37 which focuses on the acquisition, use and disposition of city real property interests. Through its adoption, Chapter 37 allows the city to create a comprehensive approach to policy, process and compliance with state provisions. Chapter 37 has been amended twice since it was enacted, the last of which was in 2009.

### **Major Sections of Chapter 37:**

- Acquisition of interests in Real Estate
- Disposition of interests in Real Estate
- Licenses and leases of City property
- Fiber Optic Licenses, wireless communication towers and equipment on city-owned property, and use of traffic poles for communication equipment
- Closure, vacation and abandonment of public streets, alleys and drainage easements
- Permits for encroachment onto public streets, alleys and sidewalks
- Joint Use Agreements / granting and releasing of easements



and coordinate with stakeholders to determine applicable fees which will be included as part of the FY 2017 Budget Process.

**RECOMMENDATION:**

The Department of Transportation & Capital Improvements has coordinated with the Office of the City Attorney, Center City and Downtown Operations Department, Development Services Department, Finance Department, Office of Historic Preservation, Information Technology Services Department, Office of Management & Budget, Parks & Recreation Department, Solid Waste Management Department, San Antonio Fire Department and San Antonio Police Department, to streamline existing policies for the acquisition, disposition and use of real City property.

Staff presented the proposed revisions to the Development Process Task Force on March 11, 2016 and the Neighborhood & Livability Committee on March 29, 2016. Both the Task Force and the Committee support the changes to the Chapter 37 of the Municipal Code.

Staff recommends City Council's approval of this ordinance updating Chapter 37 of the Municipal Code.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2407

---

**Agenda Item Number:** 12.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Office of the City Clerk

**DEPARTMENT HEAD:** Leticia M. Vacek (OCC)

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Appointments to the VIA Metropolitan Transit Authority Board of Trustees

**SUMMARY:**

This item appoints Steven B. Hussain and Patricia Y. Rodriguez for the remainder of unexpired terms of office to expire December 31, 2016; and reappoints 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.

**BACKGROUND INFORMATION:**

The Governance City Council Committee convened on March 30, 2016 to provide recommendations for appointments to the VIA Metropolitan Transit Authority Board of Trustees.

**ISSUE:**

Board appointments require City Council approval.

**FISCAL IMPACT:**

There is no fiscal impact.

**RECOMMENDATION:**

In order to proceed with the direction of the City Council, the Office of the City Clerk recommends approval of the Board Appointments.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1849

---

**Agenda Item Number:** 13.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** City-wide

**SUBJECT:** Brownfield Redevelopment Policy and Program Guidelines

### SUMMARY:

This ordinance approves 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. The City's Brownfield Redevelopment Program aims to revitalize inner city communities, achieve economic development goals, improve human and environmental health, and stimulate infill development.

### BACKGROUND INFORMATION:

A brownfield is a property on which expansion, redevelopment, or reuse may be complicated by the possibility of environmental contamination. These sites are usually abandoned, vacant, or underutilized properties. Examples may include abandoned gas stations, dry cleaning facilities, junkyards, old car dealerships, abandoned factories, and other potentially contaminated properties. Brownfield sites present unique development challenges that require a creative and multifaceted approach to address.

The City has been involved in brownfield assessment and redevelopment efforts throughout the past two decades through various programs and funding sources including grants from the U.S. Environmental Protection Agency (EPA) awarded in 1999 and 2004. More recent activities include the following:

- **2011:** City Council allocated funding in the FY 2012 Budget to the Center City Development Office (CCDO) for a Senior Planner position and directed staff to create a Brownfields Program for the City of San Antonio

- **2012:** CCDO hired a Senior Planner in March to develop the City's Brownfields Program, to guide assessment and cleanup of brownfield sites for redevelopment, and to secure grant funding.
- **2013-2014:** Council allocated \$300,000 from the General Fund through the Inner City Incentive Fund for environmental site assessments and other brownfields activities - \$200,000 from FY 2013 and \$100,000 from FY 2014. This provided initial investment in the early growth of the Brownfields Program. Staff continued to apply for grants as a sustainable source of program funding.
- **2014:** Through a partnership between Metro Health and CCDO, the City of San Antonio was awarded a \$150,000 grant from the Federal Center for Disease Control Brownfield Initiative. \$100,000 of the grant was used to conduct outreach and planning efforts in eight inner-city neighborhoods. The remaining \$50,000 was used to conduct environmental site assessments on six inner-city properties.
- **2015:** The EPA awarded the City of San Antonio a Community-Wide Brownfield Assessment Grant of \$400,000 over 3 years to conduct environmental site assessments on properties with potential contamination from hazardous materials and/or petroleum, including \$200,000 for hazardous materials assessments and \$200,000 for petroleum assessments. In addition, the Brownfields Redevelopment Program was allocated \$500,000 through the U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) over five years to provide financial assistance for cleanup on sites with known environmental contamination being considered for redevelopment. Both EPA and CDBG funds were made available on October 1, 2015.

*Program Accomplishments to Date*

- Identification of and outreach to more than 380 potential brownfields property owners
  - 25 sites assisted
  - \$3.1 million in added ad valorem tax value
  - \$117 million in planned private investment
  - 570 planned housing units
  - Development of Brownfields Redevelopment Policy and Program Guidelines
  - Assistance in developing a City of San Antonio Municipal Designation (MSD) Program

On February 15, 2016, the Neighborhoods and Livability Council Committee approved this item for City Council consideration. Future amendments to the Program Guidelines will be presented to the appropriate City Council committee for review and approval.

**ISSUE:**

As brownfields sites remain abandoned and unmarketable, they increase inner city blight, decrease property values, hurt local economies, and can threaten community and human health and the environment. CCDO works to remove barriers to redevelopment within the Center City, and the redevelopment of brownfields sites is a key component of this effort. With the infusion of new funding, an official policy and program guidelines are necessary to guide brownfields activities and communicate the public benefits and necessity of a Brownfields Redevelopment Policy and Program. They also better position the City of San Antonio to secure future grant funding for brownfields activities.

The proposed policy outlines the City's commitment to identify, assess, clean-up, and redevelop brownfield sites, and details the public benefits of such activities. The policy also presents the goals, strategic approach, implementation plan, and measures to gauge program performance. The Program Guidelines are an attachment to the Policy and outline the types of assistance available, project eligibility, and the application process and

considerations. Staff has solicited feedback from public and private stakeholders on the proposed Brownfields Redevelopment Program Guidelines. Any future amendments to the guidelines will be brought before the appropriate City Council committee.

Approval of the Brownfields Redevelopment Policy and Program Guidelines will establish the City's commitment to the redevelopment of brownfield sites, provide a standard for which to conduct brownfields activities, and provide a strategic framework from which to continue developing and growing the program. The fully developed program will be an added tool to achieve San Antonio's larger Center City development goals and further demonstrate the City's commitment to brownfields redevelopment and revitalizing our established neighborhoods.

**ALTERNATIVES:**

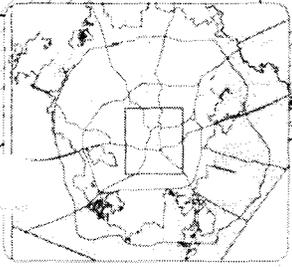
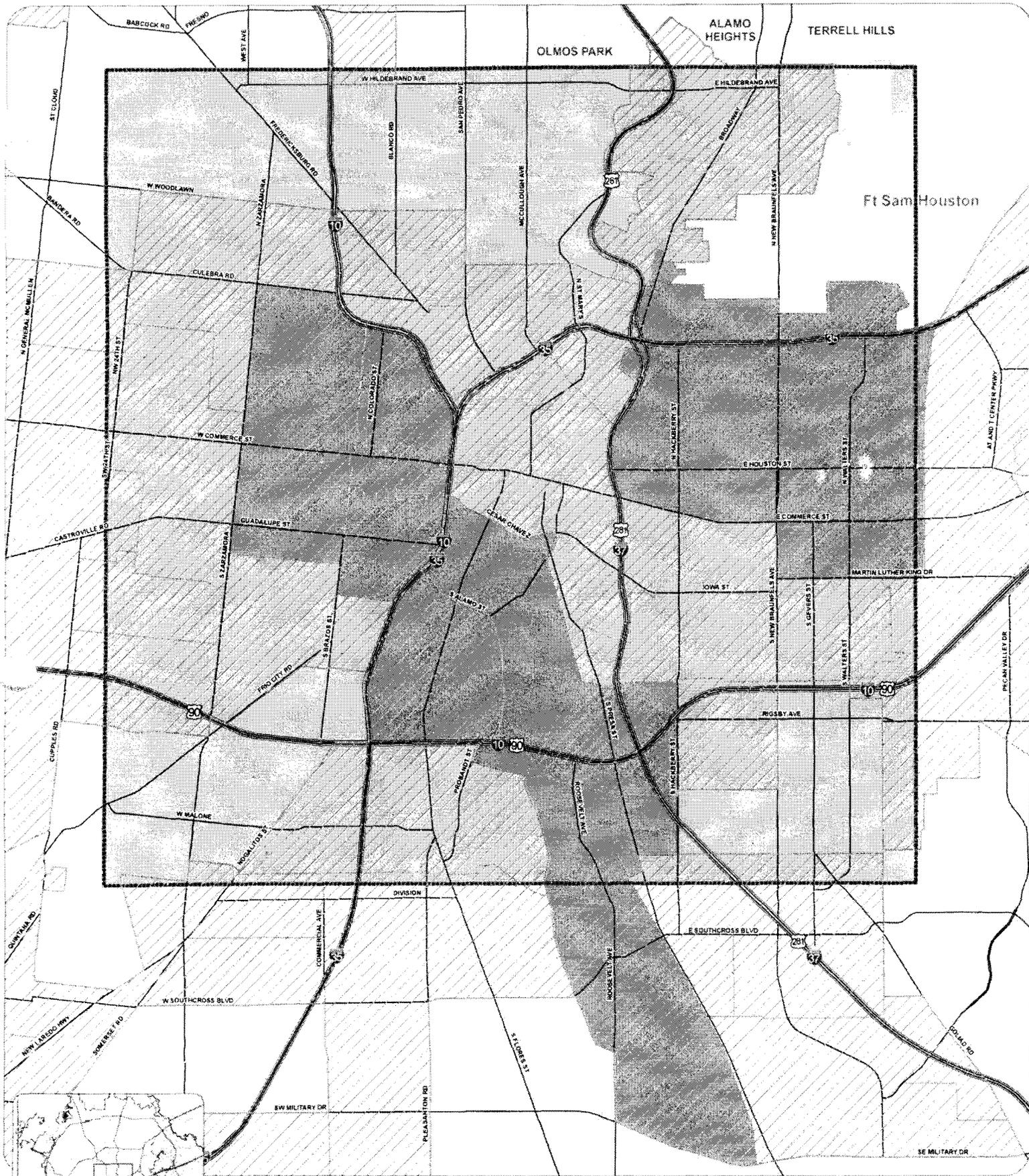
Should City Council choose not to approve the proposed Brownfield Redevelopment Policy and Program Guidelines, the program will not have clear policy direction, thereby threatening the efficiency and effectiveness of the program and its long-term success. Lack of an official policy may also negatively affect future grant funding opportunities.

**FISCAL IMPACT:**

There is no financial impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the proposed Brownfields Redevelopment Policy and Program Guidelines to assist with the identification, assessment, cleanup, and redevelopment of sites with potential environmental contamination.



- Expressway
- Major Road
- Community Revitalization Action Group (CRAG) Area (Original 36 SqMi)
- EPA Target Areas
- CDBG Eligible Tracts

Data Source: City of San Antonio, Department of Planning and Economic Development, GIS Department, 2010  
 City of San Antonio, Department of Planning and Economic Development, GIS Department, 2010  
 City of San Antonio, Department of Planning and Economic Development, GIS Department, 2010  
 City of San Antonio, Department of Planning and Economic Development, GIS Department, 2010

## City of San Antonio Brownfields Program Areas

0 1,000 2,000 3,000 4,000 5,000 6,000 Feet

**City of San Antonio**  
 Information Technology Services Department  
 GIS Public Services Division  
 111 East San Antonio Avenue  
 San Antonio, TX 78205



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



City of San Antonio

Agenda Memorandum

File Number: 16-2411

Agenda Item Number: 14.

Agenda Date: 4/7/2016

In Control: City Council A Session

DEPARTMENT: Office of the City Clerk

DEPARTMENT HEAD: Leticia M. Vacek, City Clerk

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Scheduling and Rescheduling City Council Meetings

SUMMARY:

This Ordinance will formally schedule the following City Council Meetings:

MEETING DATE	JUSTIFICATION
Wednesday, April 27, 2016 at 2 PM	B Session
Thursday, April 28, 2016 at 9 AM	A Session

This Ordinance will reschedule the below-noted City Council Meetings to the fourth Wednesday/Thursday of the Month:

SCHEDULED MEETING DATE	RE-SCHEDULED TO	JUSTIFICATION
Wednesday, April 20, 2016	Wednesday, April 27, 2016	Scheduling Conflict
Wednesday, April 21, 2016	Thursday, April 28, 2016	Scheduling Conflict

BACKGROUND INFORMATION:

Scheduling conflicts require the rescheduling of these meetings for one week.

ISSUE:

A quorum will not be available during this time.

ALTERNATIVES:

N/A

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

The Office of the City Clerk is requesting approval of the proposed City Council Meeting Schedule.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number: 16-2096**

---

**Agenda Item Number: 15.**

**Agenda Date: 4/7/2016**

**In Control: City Council A Session**

---

**DEPARTMENT: Economic Development**

**DEPARTMENT HEAD: Rene Dominguez**

**COUNCIL DISTRICTS IMPACTED: Council District 6**

### **SUBJECT:**

An Ordinance to amend a Tax Phase-In Agreement with Maxim Integrated Products, Inc

### **SUMMARY:**

Staff is requesting City Council action to approve an amendment to a Tax Phase-In Agreement with Maxim Products, Inc. (Maxim) in connection with the assignment of Maxim's interest in the agreement to TJ Texas, Inc. (Jazz).

### **BACKGROUND INFORMATION:**

Maxim was established in 1983, with headquarters in Sunnyvale, California, and is a worldwide leader in the design, development, and manufacturing of linear and mixed-signal integrated circuits. In order to attract Maxim to San Antonio, in December 2004 City Council approved a Tax Phase-In Agreement (Tax Abatement Agreement) for a 10-year, 100% tax abatement and a \$1.5 million economic development grant agreement for workforce training from the City's Economic Development Incentive Fund.

Under the Tax Abatement Agreement, Maxim committed to investing \$136.2 million in real and personal property improvements and creating at least 575 full-time jobs by December 31, 2014. In addition, the Tax Abatement Agreement requires Maxim to maintain at least 575 full-time jobs through the end of the recapture period, which commenced on January 1, 2015 and expires on December 31, 2020.

Just prior to the end of the Maxim's jobs and investment reporting cycle for 2015, Maxim informed the City of the pending sale of its San Antonio manufacturing facility to Jazz, a U.S. subsidiary of Tower Semiconductor

Ltd. Jazz intends to continue and grow current operations at the project site, which includes the creation of additional full-time jobs.

In 2015, the first year of the recapture term, Maxim reported a total capital investment of over \$237 million in real and personal property and the creation and maintenance of 511 jobs, 64 jobs short of the total jobs required under the Tax Abatement Agreement. However, Maxim met all requirements under the economic development grant agreement and has otherwise complied with or exceeded all other material requirements under the Tax Abatement Agreement, including exceeding the capital investment requirement by 57%.

To encourage and secure the continuation of its manufacturing operations in San Antonio, staff is recommending amending the Tax Abatement Agreement to consent to the assignment of the agreement to Jazz, which is permitted under the terms of the agreement. In addition, staff has negotiated the terms of the Amendment, subject to City Council approval, which provide: (1) for an increase in the number of full time jobs required to be maintained by Jazz from 575 to 600; and (2) the City with the right to recapture 100% of all abated taxes in the event Jazz fails to maintain 600 full-time jobs through December 31, 2020 (after a jobs ramp up period from February 1, 2016 through December 31, 2017), or fails to maintain at least 484 full-time jobs in a given year during the recapture term.

In the event the sale to Jazz did not occur or if City Council failed to approve the Amendment, Maxim escrowed \$1,848,124, the total amount of taxes abated under the Tax Abatement Agreement, to secure the City's right to recapture abated taxes. The escrow agreement between the City and Maxim provides for the immediate release of the escrowed funds to the City if the Amendment is not approved by City Council.

#### **ISSUE:**

In order to amend the Tax Abatement Agreement to best ensure the maintenance of Maxim's manufacturing facility in San Antonio and increase the jobs creation and maintenance requirements under the Tax Abatement Agreement, City Council must approve the Amendment. Upon City Council's approval of the Amendment, the \$1,848,124 escrowed by Maxim will be released and returned to the company.

#### **ALTERNATIVES:**

Based on the City's offer to Maxim and Jazz to amend the Tax Abatement Agreement, Jazz closed on its purchase of Maxim's San Antonio manufacturing facility. City Council could choose not to approve the Amendment, which would result in the release of the escrowed funds to the City, but may impact the continued operation of Maxim's San Antonio manufacturing facility and the maintenance of 600 full-time jobs through December 31, 2020.

#### **FISCAL IMPACT:**

There is no fiscal impact to the City as a result of the approval of the Amendment, as taxes are no longer being abated at the project site. The City will maintain a first priority tax lien for the \$1,848,124 in abated taxes in the event of a default by Jazz under the Tax Abatement Agreement.

**RECOMMENDATION:**

Staff recommends approval of an ordinance approving the Amendment, which: (1) evidences the City's consent to the assignment of Maxim's rights and obligations under the Tax Abatement Agreement to Jazz; (2) obligates Jazz to increase and maintain its total number of full-time jobs at the facility to 600 through December 31, 2020; and (3) gives the City the right to recapture 100% of all abated taxes in the event Jazz fails to maintain the 600 full-time jobs or falls below 484 full-time jobs at any time during the recapture term.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2144

---

**Agenda Item Number:** 16.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Human Services

**DEPARTMENT HEAD:** Melody Woosley

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

2016 REAP and WARM Program Agreements

**SUMMARY:**

This ordinance authorizes an agreement with the Residential Energy Assistance Partnership, Inc. for the issuance of utility assistance credits in a projected amount of \$800,000.00 for the Residential Energy Assistance Partnership (REAP) utility assistance program, and authorizes an agreement with CPS Energy for the issuance of utility assistance credits in a projected amount of \$75,000.00 for the Project Winter Assistance Relief Mobilization (WARM) program through December 31, 2018 with two successive annual terms ending on December 31, 2019 and December 31, 2020, respectively.

**BACKGROUND INFORMATION:**

In 2002, the City of San Antonio, Bexar County, and CPS Energy established the REAP as a method to help local economically disadvantaged families in need of utility assistance. Specifically, REAP provides direct utility bill credits to income qualifying CPS Energy ratepayers living within the City of San Antonio and Bexar County. REAP funds are raised locally, financed by donations from CPS Energy ratepayers and trust investment income.

CPS provides \$1,000,000.00 for the REAP utility assistance program. Of this amount, DHS will manage and administer 80% or \$800,000.00, and Bexar County will manage and administer 20% or \$200,000.00.

WARM funds also provide utility assistance benefits for qualifying low-income City of San Antonio and Bexar

County residents. WARM was established in 1982 and is funded entirely by interest earned from the \$7.5 million Project WARM Trust.

The City's Department of Human Services (DHS) administers REAP and WARM credits through the Family Assistance Division on an appointment basis or as needed through emergency referrals from the community. Community Services Specialists are funded through the City's general fund to support CPS bill assistance to screen and certify participants to determine program eligibility. Eligible participants must be at or below 125% of the federal poverty guidelines (\$30,375.00 annually for a family of four), and may receive up to \$400.00 in credits per year for REAP or \$150.00 in credits per year for WARM.

Priority assistance is given to low-income CPS ratepayers in the following categories:

- Households with members 60 years and older
- Households that have a member with a disability
- Households with children age 16 years and younger, and in school
- Households with a member that has critical care needs with life-sustaining medical equipment

Through these credits, DHS anticipates providing CPS utility assistance through REAP and WAM to approximately 7,000 households.

**ISSUE:**

This Council action authorizes an agreement with the Residential Energy Assistance Partnership, Inc. in the 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 WARM Program, with a projected amount of \$75,000.00 in credits for 2016, and with two automatic annual renewals.

**ALTERNATIVES:**

Should this ordinance not be approved, CPS would need to identify an alternate provider to ensure assistance is provided uninterrupted.

**FISCAL IMPACT:**

This ordinance authorizes an agreement with the Residential Energy Assistance Partnership, Inc. for the issuance of utility assistance credits in a projected amount of \$800,000.00 for the REAP utility assistance program, and authorizes an agreement with CPS Energy for the issuance of utility assistance credits in a projected amount of \$75,000 for the Project WARM program through December 31, 2018 with two successive annual terms ending on December 31, 2019 and December 31, 2020, respectively.

**RECOMMENDATION:**

Staff recommends approval of an agreement with CPS Energy and Residential Energy Assistance Partnership, Inc. for the issuance of utility assistance credits through the REAP and WARM programs.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2158

---

**Agenda Item Number:** 17.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** John Dugan

**COUNCIL DISTRICTS IMPACTED:** 1, 2, and 5

### **SUBJECT:**

An Ordinance authorizing an adjustment in Administrative Fees for the Inner City TIRZ and the Midtown TIRZ, payable beginning in Tax Year 2015.

### **SUMMARY:**

City Council is being asked to consider an ordinance authorizing an adjustment in Administrative Fees for the Inner City TIRZ and the Midtown TIRZ, payable beginning in Tax Year 2015 from the respective TIRZ accounts.

### **BACKGROUND INFORMATION:**

On May 14, 2015, City Council approved Ordinance 2015-05-14-0419 amending the 2008 Tax Increment Financing Program Policy for all newly established TIRZ. The revised policy adjusted the administrative fee structure for all newly created TIRZ and allowed for renegotiation of TIRZ administrative fees for existing TIRZ.

On August 14, 2015, Staff from the Department of Planning and Community Development provided a presentation on the proposed adjustment of the annual administrative fees for the Inner City Tax Increment Reinvestment Zone from \$10,000 per year to \$120,000 per year. The Board approved the adjustment in annual administrative fees.

On November 17, 2015, Staff from the Department of Planning and Community Development, gave a presentation regarding the proposed adjustment of the annual Administrative Fees for the Midtown Tax

Increment Reinvestment Zone from the lesser of 10% of projected annual receivables or \$50,000 to \$120,000 annually. The Board approved the adjustment in annual administrative fees.

On February 9, 2016, the TIF Governance Committee was provided an update on Administrative Fee Adjustments. Staff from the Planning and Community Development provided the update. It was reported that six of eight City Initiated TIRZ have been updated or abide by current policy in relation to their administrative fee adjustments. Currently, TIRZ #11 - Inner City and TIRZ #31 - Midtown are seeking City Council approval.

TIRZ #	Name	Prior Admin Fee	Current Admin Fee	Net Change	Effective Date	Notes
9	Houston Street	\$15,000	\$120,000	\$105,000	FY16	City Council Approved
11	Inner City	\$10,000	\$120,000	\$110,000	FY16	TIRZ Board Approved
16	Brooks City Base	\$15,000	\$75,000	\$60,000	FY15	City Council Approved
28	Verano	\$125,000	\$120,000	(\$5,000)	FY16	City Council Approved
30	Westside	20% - Not to exceed \$50,000	20% - Not to exceed \$50,000	\$0	FY09	Not Currently Under Consideration for an Increase
31	Midtown	\$50,000	\$120,000	\$70,000	FY16	TIRZ Board Approved
32	Mission Drive-In	5% - Not to exceed \$50,000	5% - Not to exceed \$50,000	\$0	FY09	Not Currently Under Consideration for an Increase
33	Northeast Corridor	20% - Not to exceed \$120,000	20% - Not to exceed \$120,000	\$0	FY15	Maximum Administrative Fee Established at Designation
<b>TOTAL</b>				<b>\$330,000</b>		

**ISSUE:**

This Ordinance authorizes the adjustment of administrative fees for TIRZ #11 - Inner City from \$10,000 per year and TIRZ #31 - Midtown from \$50,000 per year to \$120,000 per year each. The TIF Unit is a special revenue funded element and has been directed to be self sufficient. The adjustment of these administrative fees, as approved by the respective TIRZ Boards, will assist the TIF Unit to meet its budgetary obligations for FY16 and future years.

Chapter 311 of the Property Tax Code authorizes imputed administrative costs as an allowable project cost incurred by the City.

**ALTERNATIVES:**

City Council could decide not to authorize the proposed adjustment in administrative fees for TIRZ #11 - Inner City and TIRZ #31 - Midtown. If so, this could jeopardize the ability of the TIF Unit to meet its budgetary requirements and require General Funds to supplement the shortfall.

**FISCAL IMPACT:**

This Ordinance authorizes the adjustment of administrative fees for TIRZ #11 - Inner City and TIRZ #31 - Midtown to \$120,000 per year to be deposited in the Tax Increment Financing Administrative Fund.

**RECOMMENDATION:**

Staff recommends approval of an Ordinance authorizing an adjustment in Administrative Fees for TIRZ #11 - Inner City and TIRZ #31 - Midtown, payable beginning in Tax Year 2015 (January - December) from the respective TIRZ accounts.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2190

---

**Agenda Item Number:** 18.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Department of Planning and Community Development

**DEPARTMENT HEAD:** John Dugan

**COUNCIL DISTRICTS IMPACTED:** 1, 2 & 5

### **SUBJECT:**

Consideration of an Ordinance amending the Development Agreement between the City of San Antonio, the Board of Directors of the Inner City Tax Increment Reinvestment Zone (TIRZ #11) and the Blue Star Contemporary Arts Museum.

### **SUMMARY:**

City Council is being asked to consider an amendment to the Development Agreement between the City, TIRZ #11 and Blue Star Contemporary Arts Museum changing the scope of work, extending the term of the agreement and increasing the funding amount from \$50,000 to \$100,000.

### **BACKGROUND INFORMATION:**

On November 14, 2014 the Inner City TIRZ Board of Directors awarded \$50,000.00 to the Blue Star Contemporary Art Museum for Façade Improvements to their current location at 116 Blue Star. A Development Agreement was negotiated and later approved by the Inner City TIRZ Board on May 1, 2015. Subsequently, on June 18, 2015, City Council authorized the execution of the Development Agreement through Ordinance 2015-06-18-0592.

To date, Blue Star has completed the architectural drawings for the project and has received approval from their Board of Directors and the City's Historic Design and Review Commission (the project site is listed on the National Registry of Historic Places).

On January 21, 2016 the Executive Director for Blue Star and the Project Architect met with City staff to request amendments to the executed Development Agreement. During the design period, Blue Star identified an opportunity to expand the scope of work to include the façade of Blue Star's MOSAIC Student Artist Program space at 132 Blue Star. The MOSAIC program actively engages area youth in the creation and business of art from art-making techniques to networking with patrons and accepting commissions.

On February 12, 2016, the Inner City TIRZ Board of Directors approved amendments to the Development Agreement including extending the term, changing the scope of work and increasing the TIRZ funding from \$50,000 to \$100,000.

### **ISSUE:**

In accordance with Chapter 311 of the Tax Code, the Board of Directors of a TIRZ and the governing body of the municipality that creates a reinvestment zone may enter into agreements as necessary or convenient to implement the project plan.

Blue Star Contemporary is a key arts and cultural institution in the Southtown area and the Inner City TIRZ. Last year, 18,000 people visited Blue Star. As one of the major visual arts institutions within the Inner City TIRZ, increasing Blue Star's visibility and ability to serve the public is important to the revitalization efforts of the TIRZ and can help spur additional economic development activity within the TIRZ boundary.

Expanding the scope of work to include the MOSAIC Student Artist Program will enhance Blue Star's ability to serve the public and improve accessibility to this important student arts program.

Proposed changes to the Development Agreement include:

- Term - Extended from September 2015 to August 2016 to allow more time to finalize plans, consolidate community support and to allow for continuation of exhibits and educational programming with minimal interruption
- Scope of Work - Improvements to overall design and additional façade improvements at MOSAIC entrance to include new canopy, entrance, concrete stairwell and lighting
- Funding Amount - Increased from \$50,000 to \$100,000

### **ALTERNATIVES:**

City Council could deny the request to amend the agreement. While the current agreement would remain in effect, this could risk delaying or preventing the proposed enhancements to the project potentially limiting the effectiveness of the final project.

### **FISCAL IMPACT:**

This ordinance authorizes the additional commitment of \$50,000 for a total of \$100,000 for improvements to the Blue Star Contemporary Arts Museum. Funding for this project will come from the Inner City TIRZ fund. There is no direct fiscal impact to the City's General Fund.

### **RECOMMENDATION:**

Staff recommends approval of the Ordinance amending the Development Agreement between the City of San Antonio, the Board of Directors of the Inner City Tax Increment Reinvestment Zone (TIRZ #11) and the Blue Star Contemporary Arts Museum.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1941

---

**Agenda Item Number:** 19.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Municipal Setting Designation Program Policy Guidelines

### **SUMMARY:**

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.

### **BACKGROUND INFORMATION:**

Municipal Setting Designation (MSD) is a program authorized by the State of Texas in September 2003 which allows municipalities to have jurisdiction for a specific property with known historical shallow groundwater contamination. The MSD designation 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. This prohibition must be in the form of a site-specific city ordinance.

Properties impacted by the historical shallow groundwater contamination could be many of the same properties the City has identified as brownfields. These sites include abandoned gas stations, dry cleaning facilities, junkyards, old car dealerships, factories, undocumented landfills and other potentially contaminated properties.

Sites with potential groundwater issues can remain abandoned and unmarketable, they increase inner city blight and perpetuate the perception that redevelopment is risky and expensive. These sites decrease property values, hurt local economies and can threaten community and human health and the environment. Groundwater is the

most difficult issue to address because of the unknown costs.

The Cities of Dallas, Ft. Worth and Houston have successful MSD programs and believe that the MSD is a valuable redevelopment tool because it makes infill redevelopment affordable. One consultant stated that the cost to provide all studies and data required under the MSD, as well as application fees in these other Texas cities, is close to \$50,000.00 as compared to the alternative which could be as much as twenty times that amount, which simply means a property will be left abandoned and blighted.

**ISSUE:**

This ordinance adopts Policy Guidelines for the Municipal Setting Designation (MSD) Program which will be overseen by the Transportation & Capital Improvements Department Environmental Management Division (TCI/EMD).

Under this program, all MSD applications will go through a rigorous review process and culminates in the form of a site-specific city ordinance prohibiting the potable use of groundwater at the MSD designated property through deed restriction.

The review process begins with acceptance that the property is appropriate for redevelopment. Representatives from the City's Economic Development Department, Planning & Community Development, Development Services and Center City Development & Operations Department will initially review the application. Once the Development Review Team has approved the application, the City's Technical Team will begin its review. The Technical Team is composed of representatives from SAWS, Edwards Aquifer, Metro Health, the City's Parks & Recreation Department, Office of the City Attorney, Sustainability, and TCI/EMD. After thorough review and approval by both teams, TCI will recommend a site specific MSD ordinance to City Council.

At a minimum, applicants shall be required to meet the following requirements/restrictions:

- ▶ No MSD will be allowed over the Edwards Aquifer Recharge Zone or within ½ mile of a SAWS pump station
- ▶ Must be enrolled in Texas Department of Environmental Quality (TCEQ) regulatory cleanup program
- ▶ Provide preliminary development plan and environmental studies
- ▶ Provide a geological survey that shows a minimum of 150 foot impermeable barrier between impacted shallow groundwater and drinking water source such as the Edwards Aquifer
- ▶ A qualified environmental engineer must delineate extent of groundwater issues and ensure groundwater is stable
- ▶ Applicant must contact to all property owners within 500' to determine if unregistered wells exist
  - Get the wells registered
  - Coordinate with Edwards Aquifer Authority to assess newly identified wells and properly plug abandoned wells

Additionally, the City will map the location of all MSDs and impacted shallow groundwater and provide information on all wells to SAWS and the Edwards Aquifer Authority.

Staff has coordinated with SAWS, Edwards Aquifer Authority, Greater Edwards Aquifer Alliance and Sierra Club. The guidelines were presented to the Citizen's Environmental Advocacy Committee on February 5, 2016; Neighborhood & Livability Committee on February 15, 2016 and the Development Process Task Force on March 11, 2016. Both Committees support the approval of the Policy Guidelines for the Municipal Setting Designation Program.

**ALTERNATIVES:**

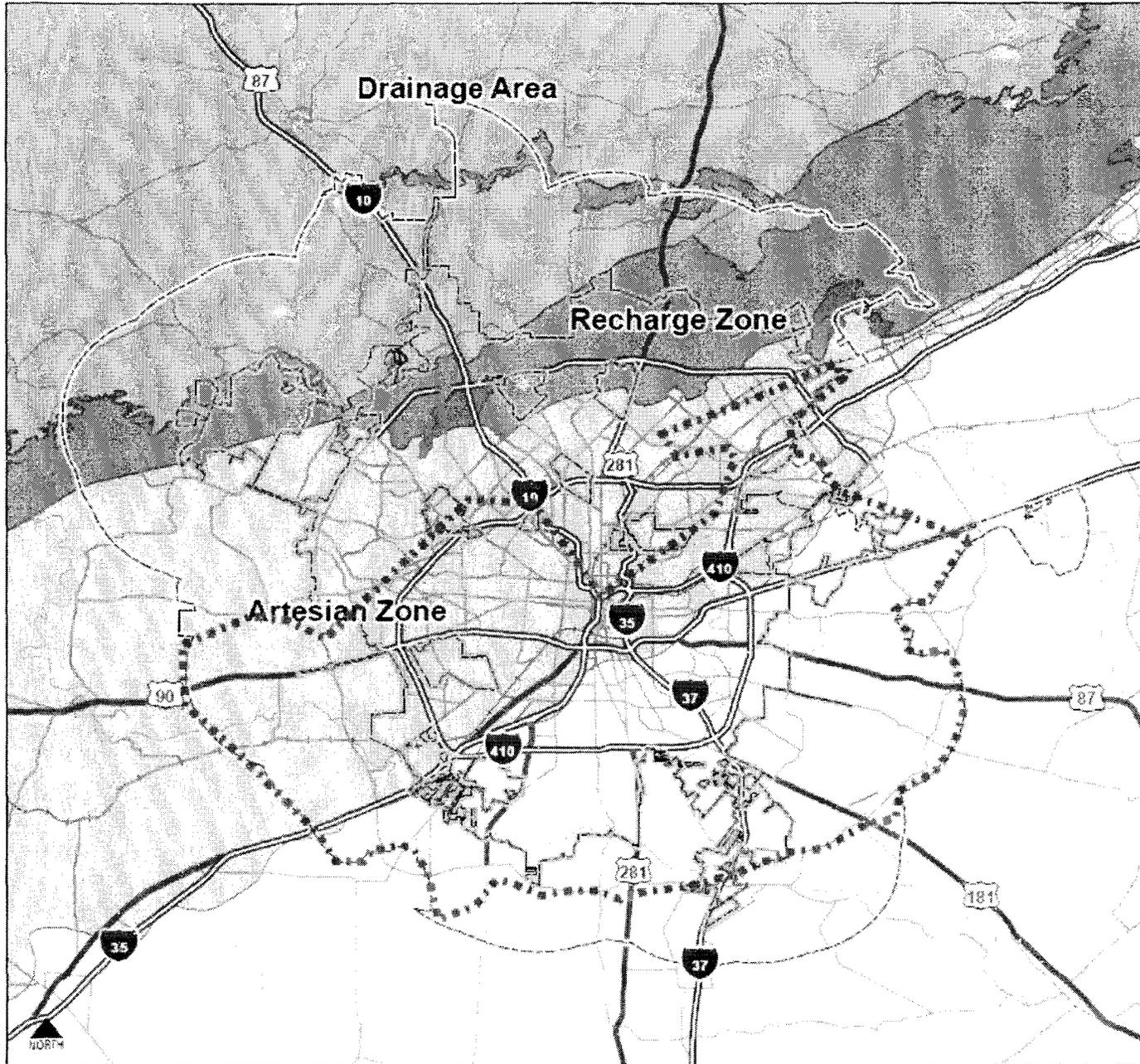
City Council could choose not to approve the Policy Guidelines for the Municipal Setting Designation Program, however the city will not have guidelines to address future MSD requests and will have to assess these request on a case by case basis without the benefit of an approved policy guideline.

**FISCAL IMPACT:**

Applicants will be required to pay a \$2,000.00 application fee and a \$6,000.00 processing fee to recover the cost of overseeing this program. Funds will be deposited into the General Fund.

**RECOMMENDATION:**

Staff recommends approval of the Policy Guidelines for the Municipal Setting Designation Program.

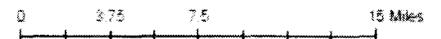


**Edwards Aquifer Authority  
 Aquifer Zones**

- City of San Antonio
- San Antonio's Extraterritorial Jurisdiction 2014

- Drainage Zone
- Recharge Zone
- Contributing Zone within the Transition Zone
- Artesian Zone
- Possible MSD Implementation Area based on site specific hydrogeology and water wells, with EARZ / Karst Zone boundary buffer.

1:500,000



Source: Edwards Aquifer Authority, COESA GIS, ESRI

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1304

---

**Agenda Item Number:** 20.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Funding Agreement & Lease Agreement for Lerma Building

**SUMMARY:**

An ordinance authorizing the execution of a Funding Agreement between the City of San Antonio and the Esperanza Peace and Justice Center for the former Lerma Building in an amount not to exceed \$500,000.00 for stabilization of the building and architectural and engineering design for necessary mechanical, electrical, and plumbing repairs, and authorizing the execution of a 20 year lease for the same building located at 1612 North Zarzamora 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.

**BACKGROUND INFORMATION:**

Located at 1612 N. Zarzamora, the former Lerma's Nite Club (Lerma's) was constructed in 1948 and served as one of the oldest live conjunto music venues in central and south Texas. After the Esperanza Peace and Justice Center took ownership of the building, the Esperanza Peace and Justice Center successfully saved the building from demolition. Then, on October 21, 2010, the City Council recognized the building as being culturally significant and approved Landmark Designation for the building. In 2011, Lerma's was listed on the National Register of Historic Places and later it was listed on Preservation Texas 2014 Texas' Most Endangered Places.

The building is currently deemed a dangerous structure despite its landmark status. "The Lerma's Preservation Project" is being led by the Esperanza Peace and Justice Center to ensure the restoration of the building for

public use as primarily a Conjunto Musical Heritage Center. Esperanza Peace and Justice Center plans to convert the five retail bays into multi-use spaces to feature local artists, art photography, community exhibits, recording studio and possibly a lower power radio station accessible to established musicians, emerging artists and the public.

The main service area of Lerma's includes the existing dance floor which will be expanded to accommodate audiences of up to 300 people. On weekends and evenings, the building will serve as a community gathering place available for afternoon dances, social and educational activities, as well as serving as a performance venue and dance hall featuring conjunto musicians and other cultural music genres.

#### **ISSUE:**

An ordinance authorizing the execution of a Funding Agreement between the City of San Antonio and the Esperanza Peace and Justice Center for the former Lerma Building in an amount not to exceed \$500,000.00 for stabilization of the building and architectural and engineering design for necessary mechanical, electrical, and plumbing repairs, and authorizing the execution of a 20 year lease for the same building located at 1612 North Zarzamora 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.

Under the terms of the agreement, Esperanza Peace and Justice Center will repurpose the former Lerma Building into a Conjunto Musical Heritage Center in three phases. The first phase of this Funding Agreement will allow Esperanza Peach and Justice Center to complete infrastructure improvements to stabilize the building, as well as Architectural and Engineering design for necessary mechanical, electrical and plumbing repairs. This project is expected to begin upon execution of the Funding Agreement and completed by January 1, 2018. Total cost of the Phase I project is approximately \$750,000.00. Esperanza Peace and Justice Center will provide all funding necessary for the project beyond the City's contribution.

In order to provide funding needed for non City-owned facilities, the City is required to have a long-term lease interest in the property. Therefore, a lease is being proposed as the means to fulfilling that requirement and at a cost of \$10.00 to the City.

#### **ALTERNATIVES:**

City Council could choose not to approve this action; however, doing so would not allow the Esperanza Peace and Justice Center to move forward with preserving the building.

#### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount not to exceed \$500,000.00 authorized payable to the Esperanza Peace and Justice Center on a reimbursement basis. Funds are available from FY 2016 Certificates of Obligation and are included in the 2016-2021 Capital Improvement Budget.

Under the terms of the lease agreement, this lease will be at a \$10.00 cost to the City for the entire 20 year term of the lease and \$10.00 to be paid to the City by the Esperanza Peace and Justice Center for the entire 20 year term of the lease-back.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a Funding Agreement between the City of San Antonio and the Esperanza Peace and Justice Center for the former Lerma Building authorizing the execution of a 20 year lease for the same building located at 1612 North Zarzamora from the Esperanza Peace and Justice Center, located in Council District 1.

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2272

---

**Agenda Item Number:** 21.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT IMPACTED:** Council District 4

### SUMMARY:

Councilmember Rey Saldaña requests that City Council, through resolution, direct City Staff to initiate rezoning to a zoning district consistent with the proposed development. The proposed resolution would authorize City Staff to take appropriate steps to bring forward to the Zoning Commission for a recommendation and to City Council for final action, an ordinance amending the zoning of property located at 4802 Morey Avenue.

### BACKGROUND INFORMATION:

The proposed rezoning from Industrial to Light Industrial down-zones the property, creating an allowable use that is more restrictive and less intense in nature than the current base zoning designation. The proposed tenant will pay, at their sole cost and expense, for all the improvements to the property required to obtain a certificate of occupancy. The ongoing maintenance of the property will also be the responsibility of the proposed tenant. The current condition of this City of San Antonio property is very poor and will continue to deteriorate, which will cost the City even more to repair and maintain over time. Joint Base San Antonio Lackland has reviewed the use and has no objections to the proposed use of the property.

### ISSUE:

The current property has a designated land use of Agribusiness Tier and is zoned "I-1" Industrial. The proposed zoning of the property is "L" Light Industrial. The proposed zoning is consistent with the current land use designation. The anticipated use of the property is for automotive repair.

**ALTERNATIVES:**

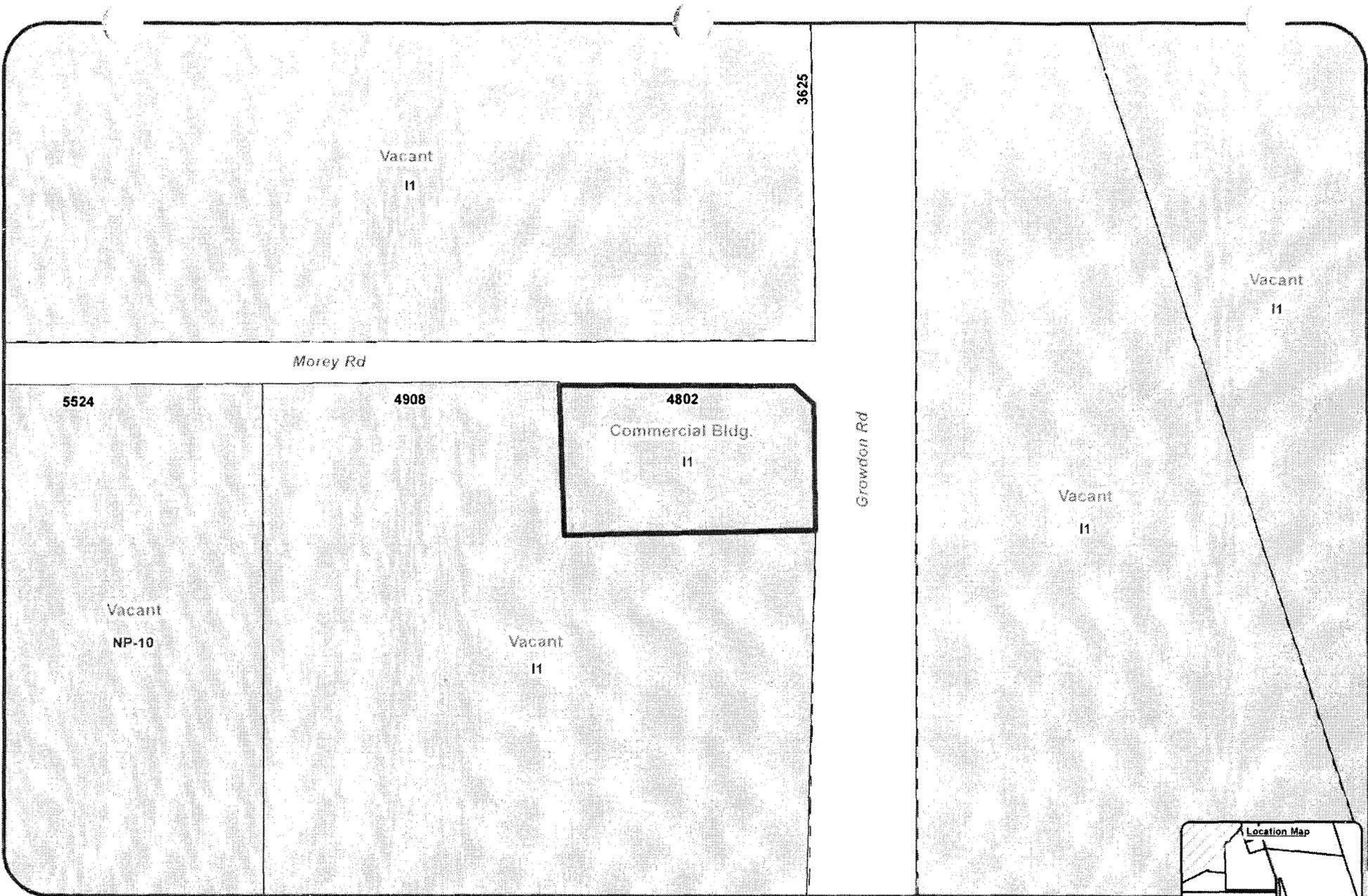
Denial of this resolution would result in no change to the existing zoning district.

**FISCAL IMPACT:**

The subject property comprises approximately 1.4998 acres, which equates to Plan Amendment and Zoning application fees of \$3,337.50. The cost of these processes will be absorbed by the Development Services Department.

**RECOMMENDATION:**

Staff recommends approval of the Resolution as this direction will provide an opportunity to apply appropriate zoning to the subject property.



**General Zoning Exhibit**

**4802 Morey Rd.**

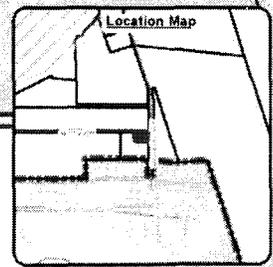
Council District: 4  
School District: Edgewood I.S.D.

Scale: 1" approx = 150 Feet

Subject Property Legal Description(s): NCB 13965 - LOT 001

**Legend**

- Subject Properties (1.141 Acres)
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- Ordinance No. **TEXT**
- Single Family Residential **1R**
- 100-Year DFIRM Floodplain
- San Antonio City Limits
- Limited Purpose Annexation



City of San Antonio - Development Services Dept  
03/17/2016 - R.R. Marquez  
Case Manager: Justie M. Flores

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD).

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1872

---

**Agenda Item Number:** Z-1.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016082

**SUMMARY:**

**Current Zoning:** "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District

**Requested Zoning:** "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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Eleven 23 Presa, LCC

**Applicant:** Eleven 23 Presa, LCC

**Representative:** Michael A. Perez

**Location:** 1123 South Presa Street

**Legal Description:** 0.208 acres out of NCB 2962

**Total Acreage:** 0.208

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** King William Neighborhood Association and Lavaca Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. Finally, on November 14, 2002 (Ordinance # 96732), designated the "NCD-1" South Presa/South Saint Mary's Street Neighborhood Conservation Overlay District to the property.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** East

**Current Base Zoning:** C-1NCD-1, C-2NCD-1

**Current Land Uses:** Single-Family Homes, Gas Station, Laundromat, and Professional Office

**Direction:** North

**Current Base Zoning:** RM-5 IDZ, C-2NCD-1, C-2HSNCD-1

**Current Land Uses:** Single-Family Dwellings, Offices and Grocery Store

**Direction:** West

**Current Base Zoning:** C-2 NCD-1, C-3N H, C-2CDH, C-2H

**Current Land Uses:** Multi-Family, Vacant Lot, Restaurant, Parking Lot, and Thrift Store

**Direction:** South

**Current Base Zoning:** C-2 NCD-1, and C-2 HS NCD-1

**Current Land Uses:** Professional Office and Fire Station

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

The Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** Presa Street  
**Existing Character:** Local Street  
**Proposed Changes:** None known

**Public Transit:** The VIA number 242 and 36 bus line operates along South Presa Street and Vance Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

**Parking Information:** The "IDZ" Infill Development Zone District eliminates off street vehicle parking requirements.

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**  
**Staff Analysis and Recommendation:** Staff and Zoning Commission (7-3) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Lavaca Neighborhood Plan and is currently designated as Mixed Use in the land use component of the plan. The requested "IDZ" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing "C-2" base zoning district is appropriate for the surrounding area as well as the proposed IDZ with uses permitted as three (3) Residential Single-Family units. However, due to the size of the subject property and the required development standards the lot is undevelopable. The requested "IDZ" base zoning district will allow extra flexibility for the site in order to be developed as three (3) Residential Single-Family units.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

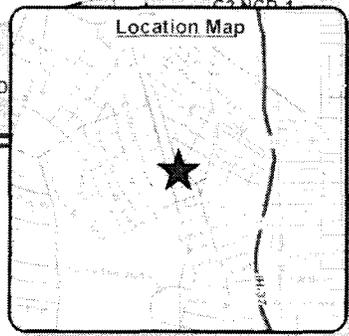
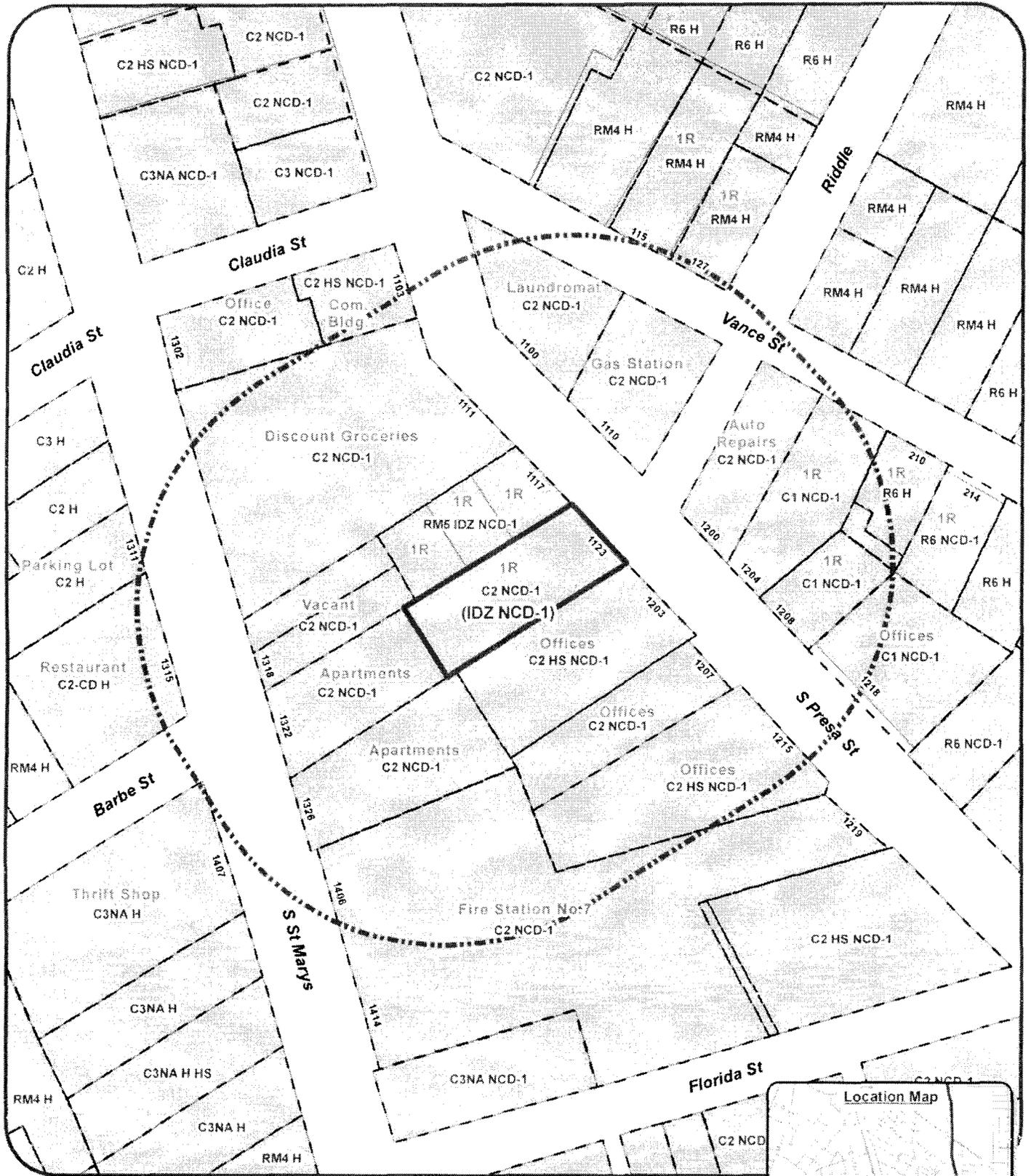
The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The 0.208 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

This Property is subject to Neighborhood Design Guidelines for the "NCD-1" South Presa/ South Saint Mary's Street Neighborhood Conservation Overlay District.

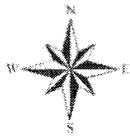


# Zoning Case Notification Plan

## Case Z-2016-082

Council District: 1  
 School District: San Antonio I.S.D  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 02982 - BLOCK 000 - LOT E 148.4 ft of Lot 4

Legend	
Subject Properties	(0.208 Acres)
200' Notification Area	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	▨▨▨▨
Single Family Residential	1R
San Antonio City Limits	▣▣▣▣



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

City of San Antonio - Development Services Dept.  
 (01/15/2016 - R. R. Martinez)  
 Case Manager - Oscar Aguilera

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1875

---

**Agenda Item Number:** Z-2.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016086

**SUMMARY:**

**Current Zoning:** "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-2 AHOD" Infill Development River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** QWERCKY, LTD

**Applicant:** Chris Erck

**Representative:** Peter Raab

**Location:** 102 West Josephine Street

**Legal Description:** 0.289 acres of land out of NCB 7007

**Total Acreage:** 0.289

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

---

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1995 case, ordinance 83331, zoned the subject property as "I-1(UC)" Light Industry Urban Corridor District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Single Family Residential

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Building

**Direction:** South

**Current Base Zoning:** IDZ

**Current Land Uses:** Bar/Restaurant

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** None

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** West Josephine Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** East Elmira Street

**Existing Character:** Local Street  
**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #10 and #9 located within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

**Parking Information:** The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "I-1 RIO-2" General Industrial River Improvement Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Tobin Hill Neighborhood Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "I-1 RIO-2" base zoning district is appropriate for the subject property's location. The adjacent property to the north is zoned "R-6" and the property zoned to the south is zoned "IDZ" for a bar and restaurant which works in conjunction with surrounding single-family dwellings and commercial building in the zoning district. The request to rezone the subject property follows the current pattern of development.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

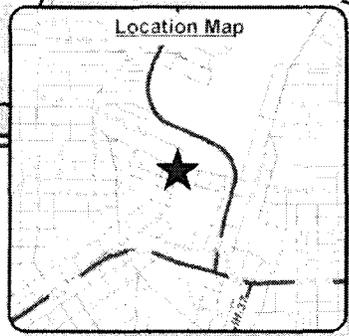
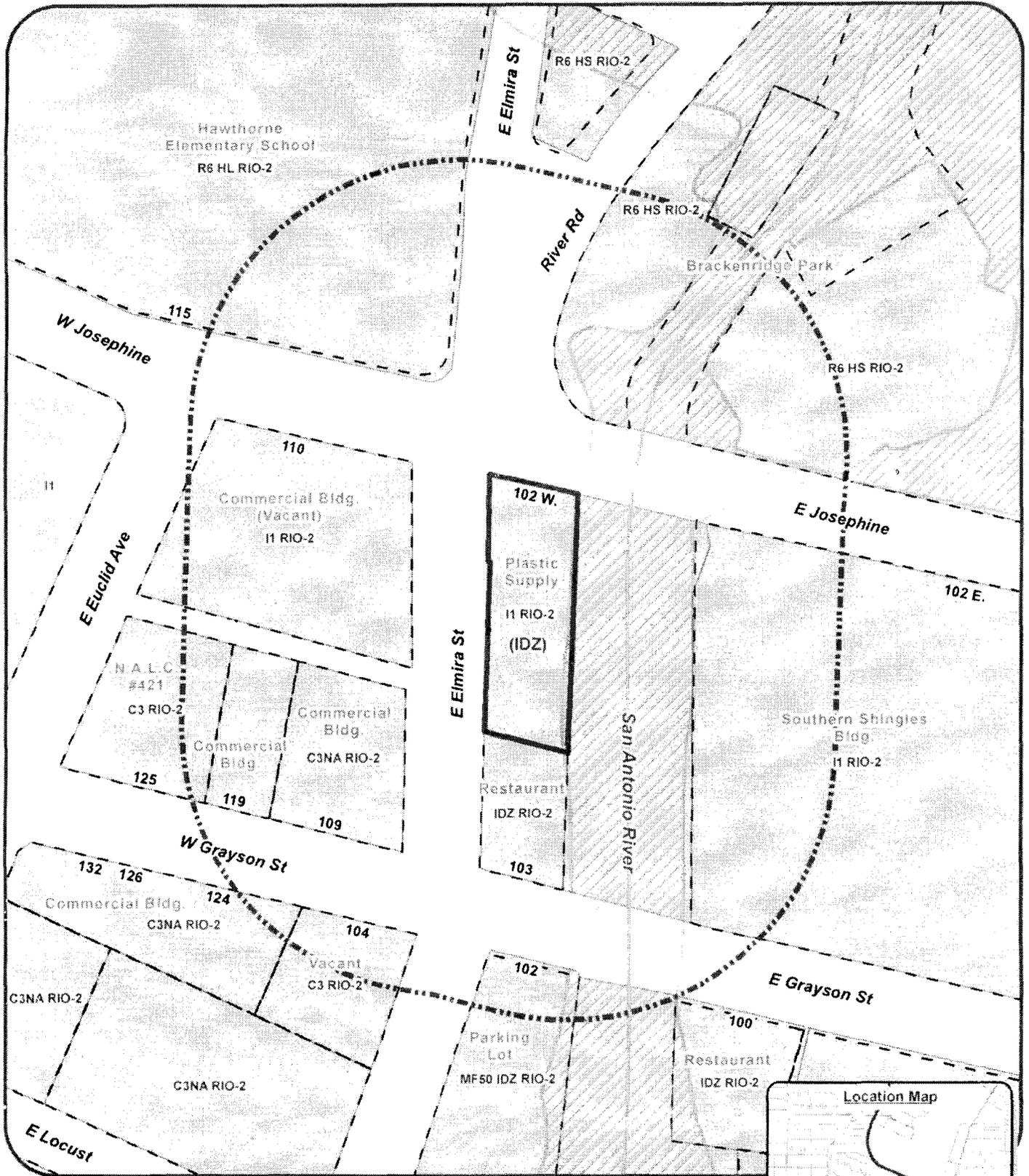
The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.289 acres in size, which should reasonably accommodate the uses permitted in "IDZ RIO-2" Infill Development River Improvement Overlay District.

**7. Other Factors:**

The applicant proposes converting the subject property into a specialty guitar store as well as a residential duplex. The subject's location on West Josephine Street, surrounded by commercial and residential uses make the requested zoning change appropriate



## Zoning Case Notification Plan

### Case Z-2016-086

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 07007 - BLK B - LOT 6 and 64.7 x 2.2 ft strip adj to Lot 6

Legend	
Subject Properties	(0.289 Acres)
200' Notification Area	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	▨▨▨▨▨
Single Family Residential	1R
San Antonio City Limits	▣▣▣▣▣



City of San Antonio - Development Services Dept.  
 (512) 201-6 - R. B. Martinez  
 Case Manager - Erica Greene

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1879

---

**Agenda Item Number:** Z-3.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016090

**SUMMARY:**

**Current Zoning:** "MF-33 H AHOD" Multi-Family District Tobin Hill Historic Airport Hazard Overlay District

**Requested Zoning:** "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Attached Homes

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 321 East Locust Street

**Legal Description:** East 50 feet of Lot 5, Block 3, NCB 1738

**Total Acreage:** 0.1917

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Community Association

---

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "D" Apartment District. A 1995 City-initiated rezoning case changed the zoning from "D" Apartment District to "R-3" Multi-Family Residential District. Upon adoption of the 2001 Unified Development Code, the zoning district converted to the current "MF-33" Multi-Family District. The subject property is not platted in its current configuration and is unimproved. In 2007 Tobin Hill Phase 1 was designated a Historic District and Phase 2 was designated in 2008.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, MF-33 H

**Current Land Uses:** Office, Apartments, 2 Dwelling Units

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** 2 Dwelling Units, Apartment, Vacant

**Direction:** South

**Current Base Zoning:** MF-33 H

**Current Land Uses:** Vacant, 2 Dwelling, Single-Family

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Office

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Tobin Hill Historic District, which was adopted in 2003. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** East Locust Street, Paschal Street

**Existing Character:** Local, Type A, one lane each direction with sidewalks on both sides.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus routes are 5, and 204 which operates west of the subject property on McCullough Avenue.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** "IDZ" Infill Development Zone waives minimum parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as Medium Density Residential Use in the future land use component of the plan. The proposed use is consistent with the Tobin Hill Neighborhood Plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing "MF-33" base zoning district is suitable as presently zoned.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

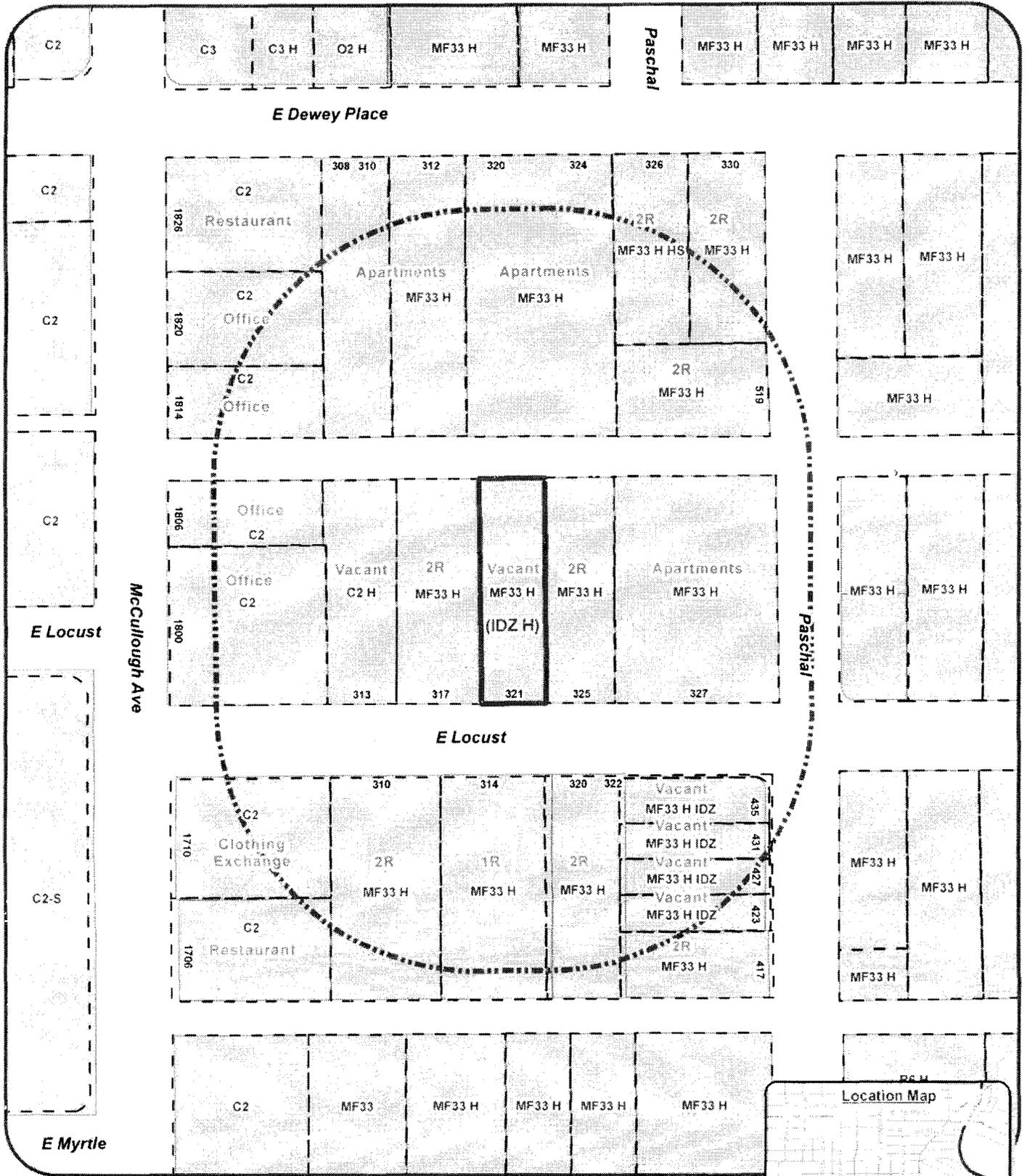
The proposed development for multiple family dwelling units is consistent with the Tobin Hill Neighborhood Plan objective for Medium Density Residential land use.

**6. Size of Tract:**

The subject property measures 0.1917 of an acre tract and is sufficient to accommodate the proposed development and parking requirements.

**7. Other Factors:**

The applicant is utilizing the "IDZ" to allow flexibility of the development of two (2) single-family attached homes.



# Zoning Case Notification Plan

## Case Z-2016-090

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 01738 - BLOCK 003 - LOT E 50 ft of Lot 5

- Legend**
- Subject Properties (0.192 Acres)
  - 200' Notification Area
  - Current Zoning TEXT
  - Requested Zoning Change (TEXT)
  - 100-Year DFIRM Floodplain
  - Single Family Residential 1R
  - San Antonio City Limits



City of San Antonio - Development Services Dept.  
 (05/25/2016 - R. N. Martinez)  
 Case Manager - Ernest Brown

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1889

---

**Agenda Item Number:** Z-4.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2015004

**SUMMARY:**

**Current Zoning:** "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)

**Requested Zoning:** "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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 18, 2014

**Case Manager:** Ernest Brown, Planner

**Property Owner:** The Children's Shelter Foundation

**Applicant:** 1836 Asset Development, LLC (Frank Pakuszewski)

**Representative:** Steve Yndo

**Location:** 139 Cedar Street and 311 Pereida

**Legal Description:** 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

**Total Acreage:** 0.64

---

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** King William Association

**Planning Team:** Downtown Neighborhood Plan -67

**Applicable Agencies:** Office of Historic Preservation

**Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned "D" Apartment District. In a 1991 case, the property was rezoned to "R-3 CC" Multi-Family Residence District with a Conditional Use for Child Care Institution (Specialized). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property currently houses The Children's Shelter.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "C3-H", "C-3NA H HS", "C-3 H HS", "MF-33 H", "MF-33 H HS", "RM-4 H HS" and "RM-4 H"

**Current Land Uses:** Office, restaurant, single-family residence, and parking lot

**Direction:** South

**Current Base Zoning:** "RM-4 H", "RM-4 H HE" and "RM-4 H HS"

**Current Land Uses:** Single-family residence

**Direction:** West

**Current Base Zoning:** "C-2 H HS", "C-2 H" and "RM-4 H HS"

**Current Land Uses:** Restaurant, office, studio and single-family residence

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Properties to the north, east, and south east of the subject property are located within the King William Historic District. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

**Transportation**

**Thoroughfare:** Cedar Street

**Existing Character:** Local street; one lane in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Pereida Street

**Existing Character:** Local street; one lane in each direction with a sidewalk on one side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 34, 42, 232 and 242 which operate along South Saint Mary's Street.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-2) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Downtown Neighborhood Plan and is currently designated as Residential in the future land use component of the plan. The Residential designation for this plan entails single-family, multi-family and mixed use land uses. The requested "IDZ" and "RM-4" base zoning districts are consistent with Residential land use designation. The property currently is occupied by The Children's Shelter and redevelopment of the subject properties would increase density and housing opportunities for the neighborhood.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "MF-33" base zoning district is appropriate for the subject property's location in an inner city neighborhood near South Alamo Street, a Secondary Arterial Type B. However, the property does not presently feature multi-family dwellings available for public use. Therefore, the proposed zoning will provide more economic development and housing prospects.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

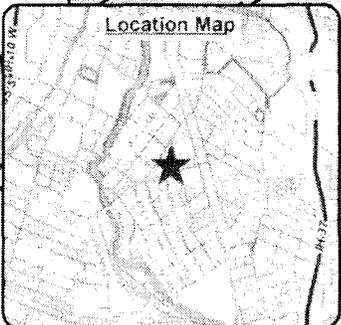
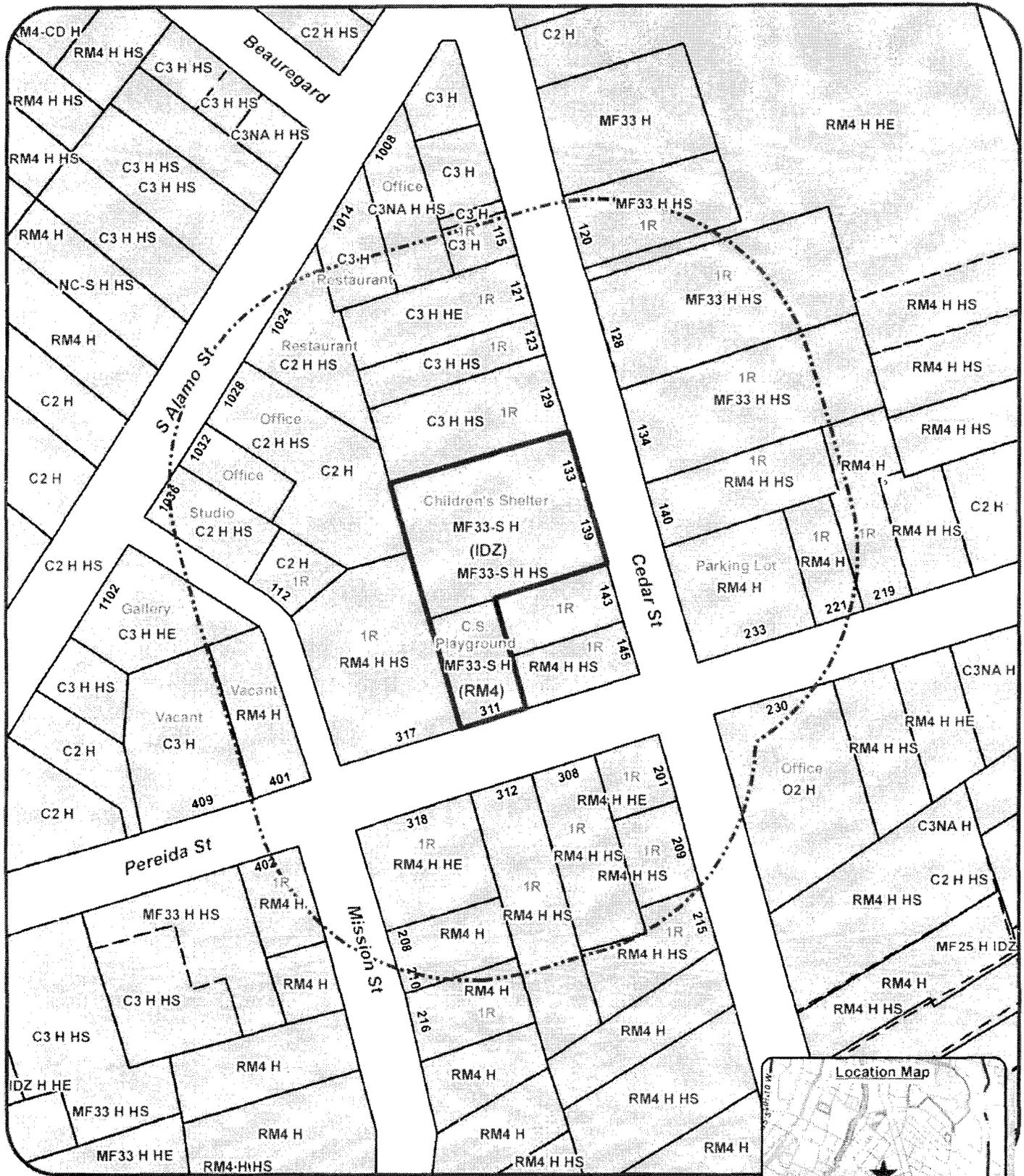
The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.64 of an acre in size, which should reasonably accommodate the uses permitted in "IDZ" and "RM-4".

**7. Other Factors:**

Redevelopment of the subject properties shall be consistent with the character of the surrounding neighborhood.



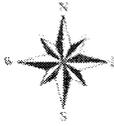
**Zoning Case Notification Plan**  
**Case Z-2015-004**

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00935 - BLOCK B - LOT 7 & 8 & N 12.4 ft of 9 (139 Cedar) and S 43.8 ft. of W 69 ft. of 9 & W 69 ft. of 10 (311 Pereida)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

- Legend**
- Subject Properties (0.640 Acres)
  - 200' Notification Area
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential 1R



Development Services Dept  
 City of San Antonio  
 (10/09/2014 - R. Martinez)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2117

---

**Agenda Item Number:** Z-5.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016025 CD

**SUMMARY:**

**Current Zoning:** "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

**Requested Zoning:** "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Christopher Trevino

**Applicant:** Rene Morales

**Representative:** Rene Morales

**Location:** 1538 and 1542 West Hildebrand Avenue

**Legal Description:** Lot 28, Block 79, NCB 2794

**Total Acreage:** 0.248

**Notices Mailed**

**Owners of Property within 200 feet:** 47

**Registered Neighborhood Associations within 200 feet:** Keystone and Los Angeles Heights Neighborhood Associations

**Planning Team:** Near Northwest-21

**Applicable Agencies:** None

---

**Property Details**

**Property History:** The property is located within the original 36 Square miles of the City and was originally zoned "B" Residence District. On July 18, 1968 (Ordinance 36659) the property was rezoned to "B-1" Business District. On February 11, 1988 the property was rezoned to "B-2NA Non Alcoholic Sales Business District. Upon the adoption of 2001 Unified Development Code, the base zoning converted to C-2NA Commercial District Non-Alcoholic Sales.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-1, R-4

**Current Land Uses:** Commercial Uses and Single-Family residences

**Direction:** East

**Current Base Zoning:** C-1, R-4

**Current Land Uses:** Commercial Uses and Single-Family residences

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** R-4, C-1, C-2

**Current Land Uses:** Commercial Uses and Single-Family residences

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Hildebrand Avenue

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** Buckeye Avenue

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Lullwood Avenue

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** IH-10 West

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop at the corner of West Hildebrand and Buckeye Avenue. Route 509 provides service to the area.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Auto Sales: Minimum 1 space per 500 sf. GFA. Maximum Parking Requirement: 1 space per 375 sf. GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Near Northwest Community Plan and is designated as Neighborhood Commercial in the future land use component of the Plan. The requested "C-1" base zoning district is consistent with the adopted land use designation. The applicant requests this zoning change in order to convert the existing commercial development and the associated parking lot into a motor vehicle sales car lot.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses are consistent and compatible with the already-existing surrounding area.

**3. Suitability as Presently Zoned:**

The existing "C-2NA" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

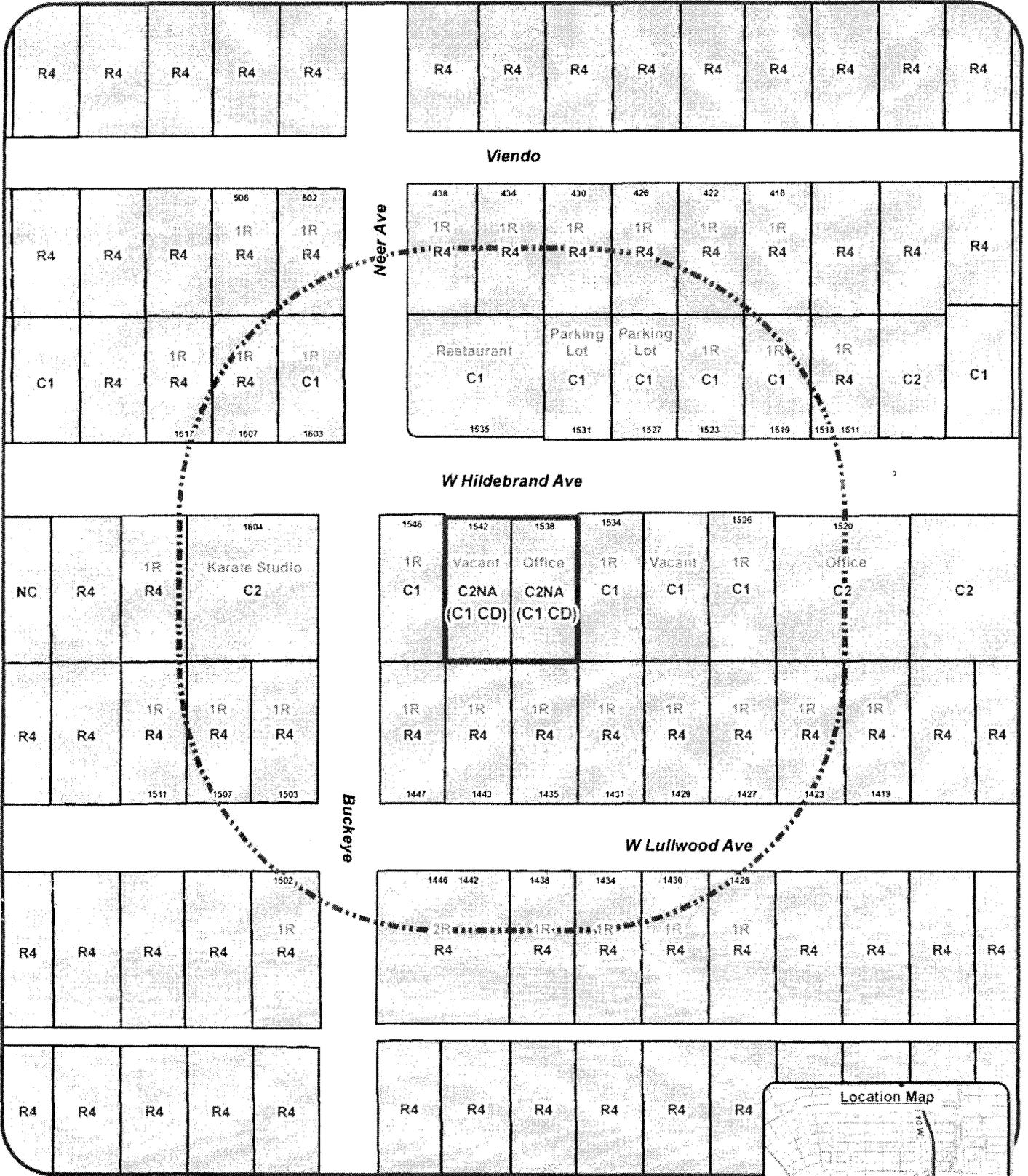
The requested rezoning does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The subject property is 0.248 acres in size.

**7. Other Factors:**

None.



### Zoning Case Notification Plan

## Case Z-2016-025

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 02794 - BLOCK 079 - LOT East 50 ft & W 50 ft of Lot 28

**Legend**

- Subject Properties (0.248 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)
- San Antonio City Limits

Development Services Dept  
 City of San Antonio  
 (11/19/2015 - R. R. Martinez)

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2121

---

**Agenda Item Number:** Z-6.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016096

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Jose Garza

**Applicant:** Jose Garza

**Representative:** Jose Garza

**Location:** 1330 West Mulberry Avenue

**Legal Description:** Lot 5, Block 85, NCB 3254

**Total Acreage:** 0.1818

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Keystone Neighborhood Association

**Applicable Agencies:** None



**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Near Northwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-1" Light Commercial base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "R-4" base zoning district is appropriate for the subject property's location. The properties to the north are zoned "O-2" and to the south and west are zoned "R-4."

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict the public policies set forth in the Near Northwest Community Plan. The economic development objectives and goals of the Near Northwest Community Plan promotes a mix of professional offices, residences and retail shops within the community.

**6. Size of Tract:**

The subject property totals 0.181 acres in size, which should reasonably accommodate the uses permitted in "C-1" Light Commercial District.

**7. Other Factors:**

The applicant is proposing an office building on the subject property vacant lot. The subject's location on West Mulberry Avenue and its proximity to IH I-10 Access Road will act as a buffer for the single-family residential properties located on Mulberry Avenue.

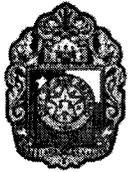


**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1873

---

**Agenda Item Number:** P-1.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16024  
(Associated Zoning Case Z2016085)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Current Land Use Category:** Light Industrial

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 10, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Varga Endeavors, LLC

**Applicant:** Efraim Varga

**Representative:** Efraim Varga

**Location:** Generally located at 51 Essex Street and South Cherry Street

**Legal Description:** 6.999 acres out of NCB 678 and NCB 7057 and Lots 11, 12, 13, 21, 22, and 23, Block 23, NCB 671

**Total Acreage:** 7.7104

**Notices Mailed**

**Owners of Property within 200 feet:** 73

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Essex Street

**Existing Character:** Local Road

**Proposed Changes:** None

**Thoroughfare:** Carolina Street

**Existing Character:** Local Road

**Proposed Changes:** None

**Thoroughfare:** South Cherry Street

**Existing Character:** Collector Road

**Proposed Changes:** None

**Public Transit:**

VIA bus route # 32 runs along South Cherry Street on the east side of the subject property.

**ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** None

Section 2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

**Comprehensive Land Use Categories**

**Light Industrial:** This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

**Related Zoning Districts:** L, C-3, O-1, O-2

**Comprehensive Land Use Categories**

**Mixed Use:** Provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial streets, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix

of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

**Related Zoning Districts:** MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Light Industrial

**Current Use**

Commercial Warehouse and Storage, Offices, Vacant Land

North

**Future Land Use Classification**

Light Industrial

**Current Use**

Recyclers, Warehouses, Single-Family Residences

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Residential, Bar,

South

**Future Land Use Classification**

Light Industrial

**Current Use**

Commercial Warehouses and Storage, Restaurant Supply

West

**Future Land Use Classification**

Light Industrial

**Current Use**

Railroad Tracks, Appliance Liquidation Outlet

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel. The requested Mixed Use classification supports the Arena District/Eastside Community Plan objectives of establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable infill development and redevelopment.

In addition, the request supports the Arena District/Eastside Community Plan objective of locating Mixed Use developments along major arterial roadways. South Cherry Street is a Collector Street and U.S. Highway 37 is

less than two blocks to the west of the subject property which serve to provide easy access to commercial and transportation facilities.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "IDZ" zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings as well as locating Mixed Use development near major arterials to provide easy access to commercial and transportation facilities.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016085

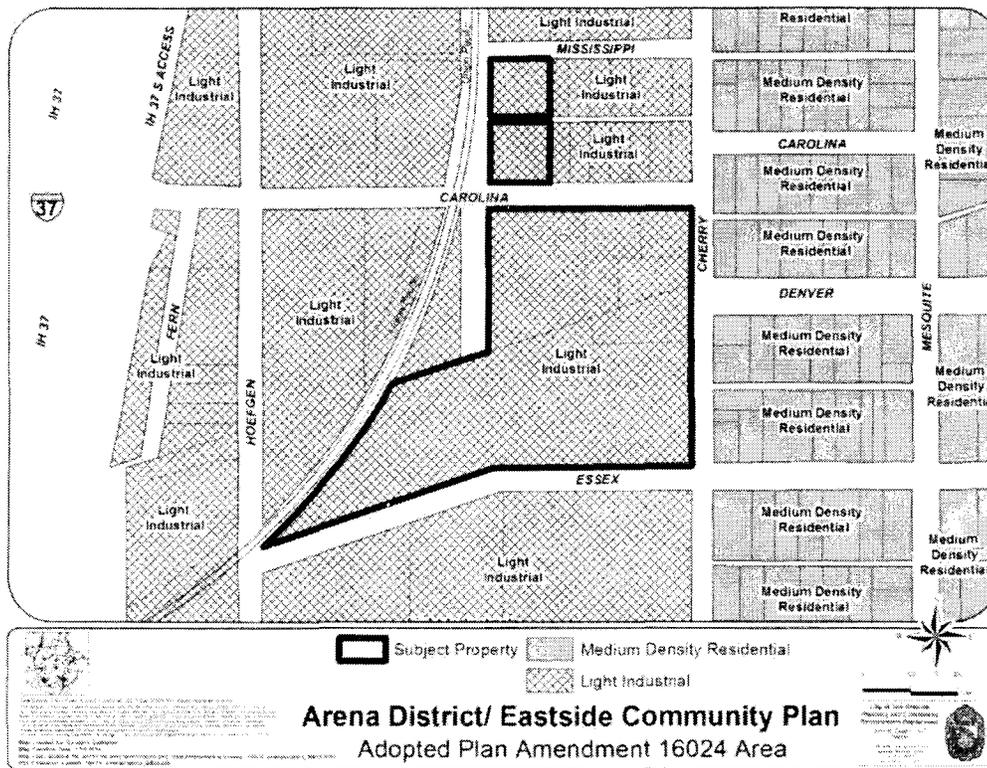
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel

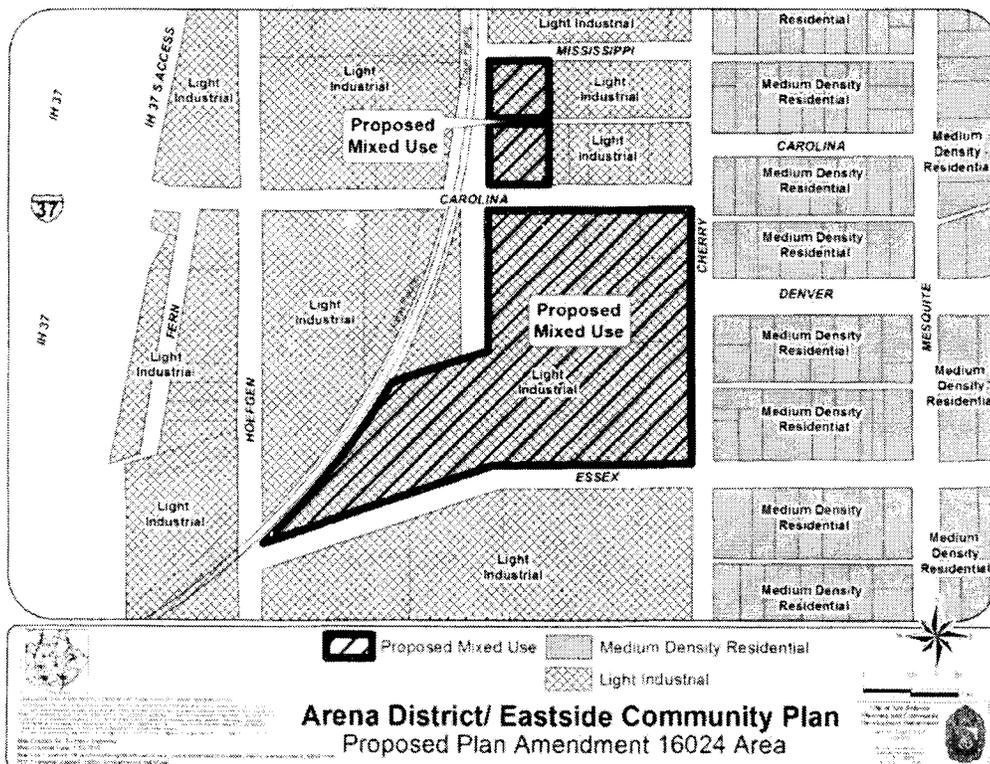
Zoning Commission Hearing Date: February 16, 2016

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1874

---

**Agenda Item Number:** Z-7.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016085

(Associated Plan Amendment 16024)

**SUMMARY:**

**Current Zoning:** "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

**Requested Zoning:** "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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Mike Horn and Edgar Lozano

**Applicant:** Varga Endeavors LLC, c/o Efraim Varga

**Representative:** Efraim Varga

**Location:** 51 Essex Street, 601 and 604 Carolina Street

**Legal Description:** 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

**Total Acreage:** 7.7104

**Notices Mailed**

**Owners of Property within 200 feet:** 73

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was within the City of San Antonio boundaries in 1938 and was originally zoned "L" Industrial District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "I-2." A 1993 zoning case rezoned the property to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the zoning designation converted to the current "I-1" Industrial District. The property consists of office buildings, vacant buildings and industrial outdoor storage yards.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Recyclers, Vacant Industrial Buildings

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Warehouses, Restaurant Supply Company

**Direction:** East

**Current Base Zoning:** RM-4, C-3 NA, C-2 NA

**Current Land Uses:** Small Business, Bar, Single-Family Residential

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Appliance Outlet, Foam Design Company, Commercial Buildings

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** Essex Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Carolina Street  
**Existing Character:** Minor Arterial  
**Proposed Changes:** None known

**Thoroughfare:** South Cherry Street  
**Existing Character:** Collector Street  
**Proposed Changes:** None known

**Public Transit:** VIA bus route #32 stops at the intersection of Carolina Street and South Cherry Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

**Parking Information:** The "IDZ" Infill Development Zone District waives off street vehicle parking requirements.

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the proposed zoning will result in the subject property retaining the "I-1" base zoning districts.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**  
**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Arena District/Eastside Community Plan and is currently designated as "Light Industrial" in the land use component of the plan. The requested "IDZ" base zoning district with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel is not consistent with the adopted land use designation. The applicant submitted a plan amendment to change the land use classification to "Mixed Use." Staff and Planning Commission recommend approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing "I-1" base zoning district is suitable, however many industrial buildings in the surrounding area are vacant and in need of repair. In addition, there is no buffer between the industrial uses and the low-density residential uses directly adjacent to the subject property on the east side. The proposed use is more suitable due to the proximity to the Alamodome and freeways and will complement the revitalization of the near Eastside of the city and will provide a buffer between the freeway to the west and the residences to the east.

**4. Health, Safety and Welfare:**

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

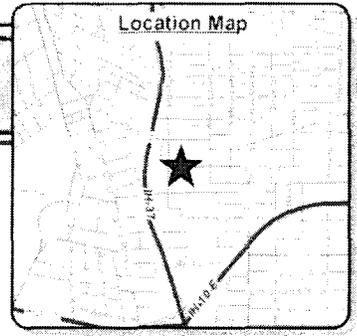
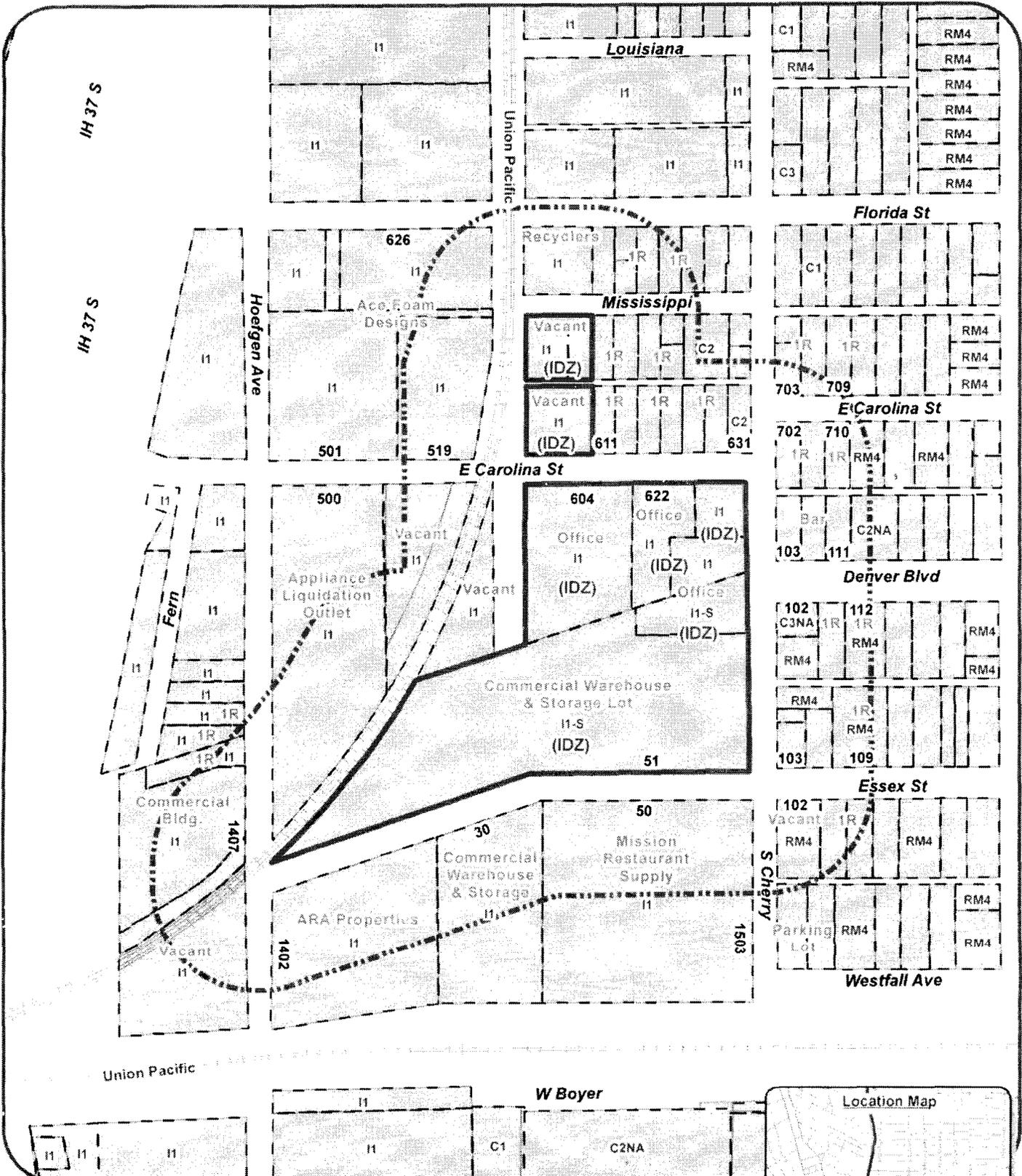
The proposed use meets the goal that mixed use developments should be located at the intersection of a collector and arterial streets, two arterial streets, or where an existing commercial area has been established. The subject property is surrounded by many collector and arterial streets as well as being near Interstate Highway 37 and Interstate Highway 10 interchange with easy freeway access to and from the development.

**6. Size of Tract:**

The 7.7104 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.



**Zoning Case Notification Plan**  
**Case Z-2016-085**

Council District: 2  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 250 Feet

**Legend**

- Subject Properties (7.7104 Acres) [Solid Line]
- 200' Notification Area [Dashed Line]
- Current Zoning [TEXT]
- Requested Zoning Change [TEXT]
- 100-Year DFIRM Floodplain [Hatched Area]
- Single Family Residential 1R [Line with '1R']
- San Antonio City Limits [Dotted Line]

Subject Property Legal Description(s): NCB A-27, 07057, 00678, 00671 - BLOCK 030 & 023 - LOT All of A-3 North of Essex St., LOT 2 through Lot 12, Lot 1, Lot A, B, C, D, E, Lots 11, 12, 13, 21, 21, 23

**Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)**

City of San Antonio - Development Services Dept.  
 (REVISED: 5/17/2016 - R. R. Martinez)  
 Case Manager - Mary Hernandez-Gonzales

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1876

---

**Agenda Item Number:** Z-8.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016088

**SUMMARY:**

**Current Zoning:** "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

**Requested Zoning:** "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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC

**Representative:** John Cooley

**Location:** 506 Nolan Street and 518 North Cherry Street

**Legal Description:** Lots 1, 2 and Lot 21, Block 1, NCB 560

**Total Acreage:** 0.468

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association

---

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1989 case zoned the subject property as "R-2" Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. In 2013, ordinance 2012-12-06-0953, the subject property was zoned "R-6 H AHOD" Single-Family Residential Dignowity Hill Historic Airport Hazard Overlay District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-6 H, R-6 H

**Current Land Uses:** Single-Family Housing

**Direction:** West

**Current Base Zoning:** D

**Current Land Uses:** Fire Station

**Direction:** South

**Current Base Zoning:** R-4 H

**Current Land Uses:** Single-Family Housing

**Direction:** East

**Current Base Zoning:** R-6 H

**Current Land Uses:** Single-Family Housing

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Dignowity Historic District, which was adopted in 1983. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** Nolan Street



**6. Size of Tract:**

The subject property totals 0.468 acres in size, which should reasonably accommodate the uses permitted in "IDZ H " Infill Development Zone Dignowity Hill Historic District with uses permitted for Single-Family attached homes not to exceed 25 units/ acre.

**7. Other Factors:**

The applicant is proposing 11 single-family dwellings on the subject property. The subject's location on Nolan Street and North Cherry Street surrounded by single-family housing make the requested zoning change appropriate.



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1877

---

**Agenda Item Number:** Z-9.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016089

**SUMMARY:**

**Current Zoning:** "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

**Requested Zoning:** "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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 402 and 406 Center Street, 126 Cherry Street, and 126, 130, 134 and 139 North Swiss Street

**Legal Description:** 0.758 acres of land out of NCB 590

**Total Acreage:** 0.758

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject properties are located within the city limits as established in 1938 and were originally zoned "J" and "K" Commercial Districts. Upon adoption of the 1965 Unified Development Code, the property converted to "I-1" Light Industrial District. In 1999, the properties were part of a City-initiated rezoning case and converted to "B-3" Business District and "R-2" Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial and "RM-4" Residential Mixed base districts. The properties are currently vacant and undeveloped.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** D H, C-2NA H, C-3 H, RM-4 H

**Current Land Uses:** Government Building, Funeral Home and Parking lot, Community Center, Single-Family Residence, Vacant

**Direction:** East

**Current Base Zoning:** RM-4 H

**Current Land Uses:** Parking lot, Church

**Direction:** South

**Current Base Zoning:** RM-4, AE-E-1 S H, D

**Current Land Uses:** Single-Family Residence, Vacant, Hotel Parking Lot, Commercial Storage Vacant.

**Direction:** West

**Current Base Zoning:** D

**Current Land Uses:** Vacant

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in December 3, 2009. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district

except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** North Cherry Street

**Existing Character:** Collector, two lanes each direction with sidewalks both sides.

**Proposed Changes:** None known.

**Thoroughfare:** North Swiss, North Mesquite Street, Center Street

**Existing Character:** Local, Type A; one lane each direction with sidewalks on both sides.

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus routes are 25, 28 and 230 which operates one block south on East Commerce Street and VIA bus routes 25 which operates on North Cherry Street.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** The "IDZ" Infill Development Zone District waives off-street vehicle parking.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The proposed use is consistent with the Dignowity Hill Neighborhood Plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

Although the existing "RM-4" base zoning district is appropriate for the subject property, the existing "C-3" base zoning district is not appropriate.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

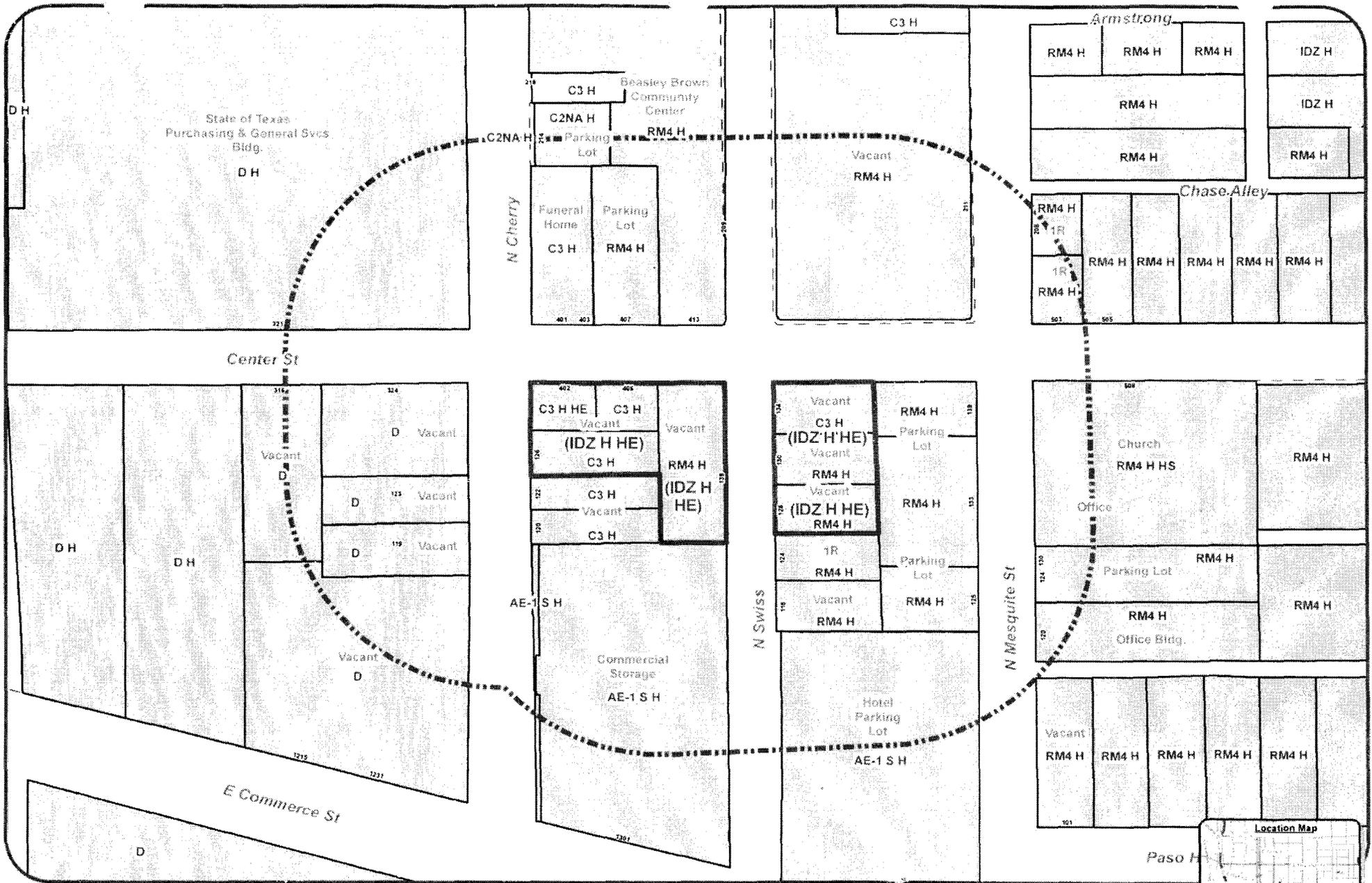
The proposed development for multiple family dwelling units is consistent with the Dignowity Hill Neighborhood objective for Low Density Mixed land use.

**6. Size of Tract:**

The subject property measures 0.758 of an acre tract and is sufficient to accommodate the proposed development and parking requirements.

**7. Other Factors:**

The applicant is proposing dwelling units not to exceed 36 units per acre.



**Zoning Case Notification Plan**

**Case Z-2016-089**

Council District: 2

School District: San Antonio ISD

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCH 00690 - BLOCK 093 - LOT 1 N 50 ft of Lot 18, 16 & S 45 ft of N 95 ft of Lot 16, 19 ARB, A-29 & S 43 45 ft of Lot 18, 19 ARB, A-20 & Lot 3 & N 40 ft of Lot 1, 2 & S 47 52 ft of N 97 52 ft of Lot 1, 2 ARB, A-16

**Legend**

- Subject Properties (0.758 Acres)
- 200 Ft. Buffer
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
 (01/23/2016 - R. K. Martinez)  
 Case Manager - Ernest Brown

**Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD).**

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2116

---

**Agenda Item Number:** Z-10.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016092

**SUMMARY:**

**Current Zoning:** "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Tom Cano

**Applicant:** Tom Cano

**Representative:** Tom Cano

**Location:** 1950-1960 Austin Highway

**Legal Description:** Northeast 160 feet of Lot 3, NCB 12172

**Total Acreage:** 0.83 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed in to the city limits on September 25, 1952 (Ordinance # 18115). According to available records, the subject property was zoned "JJ." Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "I-1" General Industrial District.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, I-1, C-3R PUD

**Current Land Uses:** Used Auto Sales, Office Building, Park

**Direction:** East

**Current Base Zoning:** C-2, C-3, MF-33

**Current Land Uses:** Motel, Auto Collision Repair, Vehicle Storage,

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Parking, Carmack Event Center

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Entryway, Fire Station, Commercial Building

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

### **Transportation**

**Thoroughfare:** Austin Highway

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** VIA Bus Routes 14 and 214 are located within close proximity to the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The zoning application does not refer to a specific use. The number of required spaces cannot be determined at this time.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present "I-1 AHOD" zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the San Antonio International Airport Vicinity Land Use Plan and is designated as Community Commercial. The requested "C-2" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for conforming commercial uses that are compatible with the surrounding neighborhood.

**3. Suitability as Presently Zoned:**

The existing "I-1" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of commercial uses. Furthermore, the subject property has an existing commercial development which would be more appropriately zoned Commercial.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

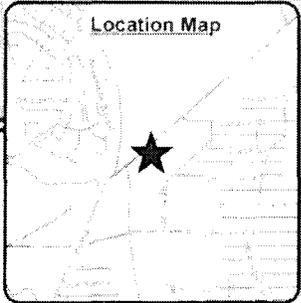
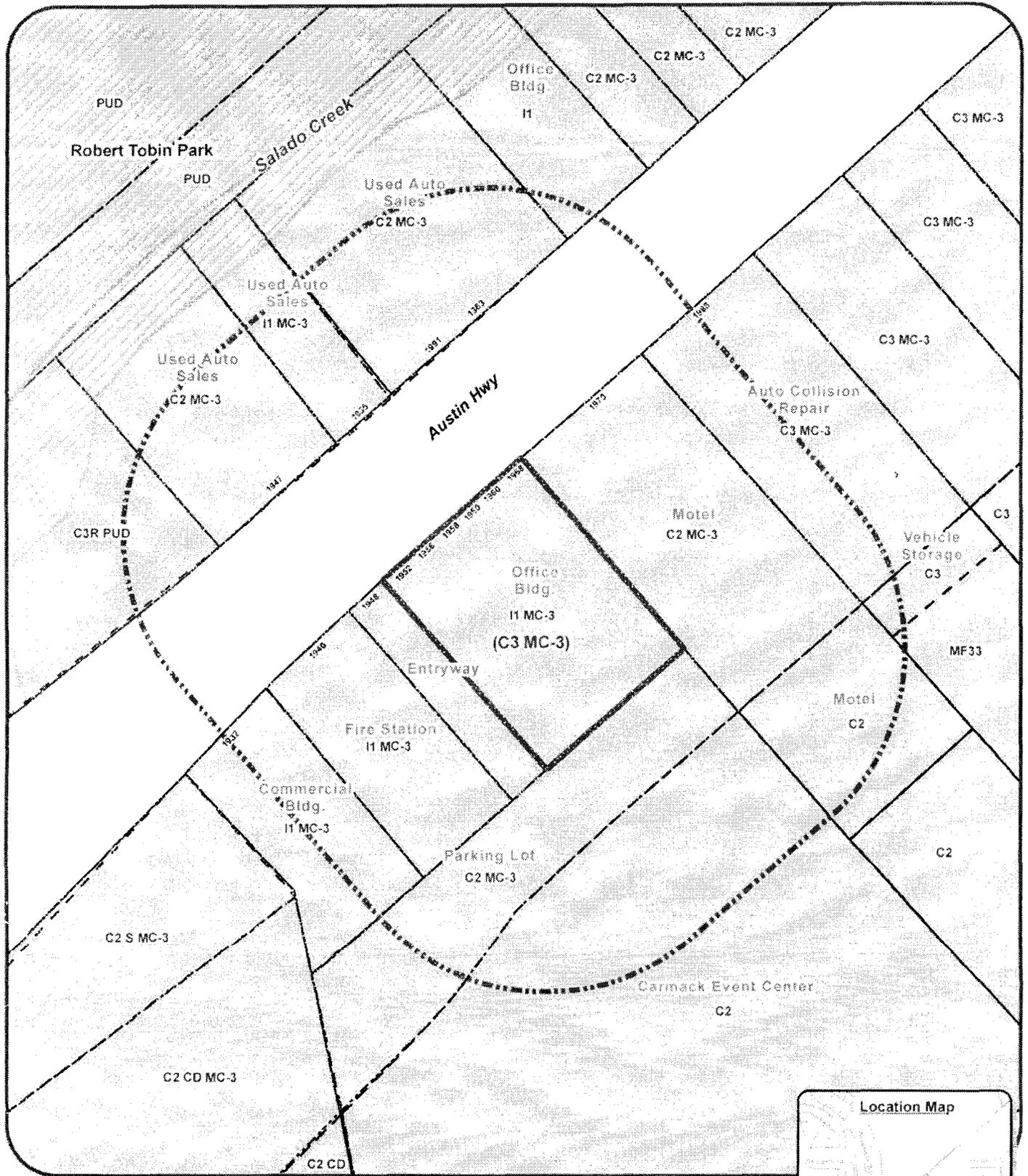
The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the San Antonio International Airport Vicinity Land Use Plan by encouraging compatible commercial uses along corridors that serve the neighborhoods and by supporting commercial redevelopment through comprehensive rezoning.

**6. Size of Tract:**

The subject property is 0.83 acres in size, which accommodates the existing commercial development.

**7. Other Factors:**

None.



City of San Antonio - Development Services Dept.  
 NSU/ESD: 02/06/2016 - R. H. Martinez  
 Case Manager - Shepard Barron

## Zoning Case Notification Plan

### Case Z-2016-092

Council District: 2

School District: Northeast I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 12172 - LOT NE 160 ft of Lot 3

#### Legend

- Subject Properties (0.830 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

File Number: 16-2119

---

**Agenda Item Number:** Z-11.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016093

**SUMMARY:**

**Current Zoning:** "O-2 H AHOD" High-Rise Office Dignowity Hill Historic Airport Hazard Overlay District

**Requested Zoning:** "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Scott O. Hill and Patricia S. Lynch

**Applicant:** Scott O. Hill and Patricia S. Lynch

**Representative:** Jay Loudon

**Location:** 1833 East Houston Street

**Legal Description:** 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 the North 89.21 Feet of Lot 25 and North 89.21 Feet of the West 10 Feet of Lot 26, Block 2, NCB 1370

**Total Acreage:** 0.2056

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association  
**Applicable Agencies:** San Antonio Aviation Department, Office of Historic Preservation

### Property Details

**Property History:** The property was within the City of San Antonio boundaries in 1938 and was originally zoned "E" Apartment District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "O-1" base zoning district. Upon adoption of the 2001 Unified Development Code, the zoning designation converted to "O-2" base zoning district.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

### Adjacent Base Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** RM-4 H, RM-4 H CD

**Current Land Uses:** Single-Family Residential, Vacant Land

**Direction:** South

**Current Base Zoning:** RM-4 H, C-3 H

**Current Land Uses:** Single-Family Residential, Vacant Land and Buildings

**Direction:** East

**Current Base Zoning:** RM-4 H, C-3 H

**Current Land Uses:** Single-Family Residential, Vacant Buildings

**Direction:** West

**Current Base Zoning:** O-2 H

**Current Land Uses:** Apartments and Single-Family Residential

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in December 3, 2009. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

### Transportation

**Thoroughfare:** East Houston Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known

**Public Transit:** VIA bus route # 24 stops at the corner of East Houston Street and North Monumental Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and

building size. The zoning application refers to renovation of the current structure as a single-family residence.  
Minimum Parking Requirement: 1 per unit;  
Maximum Parking Requirement: NA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the "O-2" base zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Mixed Use. The proposed "RM-4" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing "O-2" and the proposed "RM-4" are both suitable for the subject property.

**4. Health, Safety and Welfare:**

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

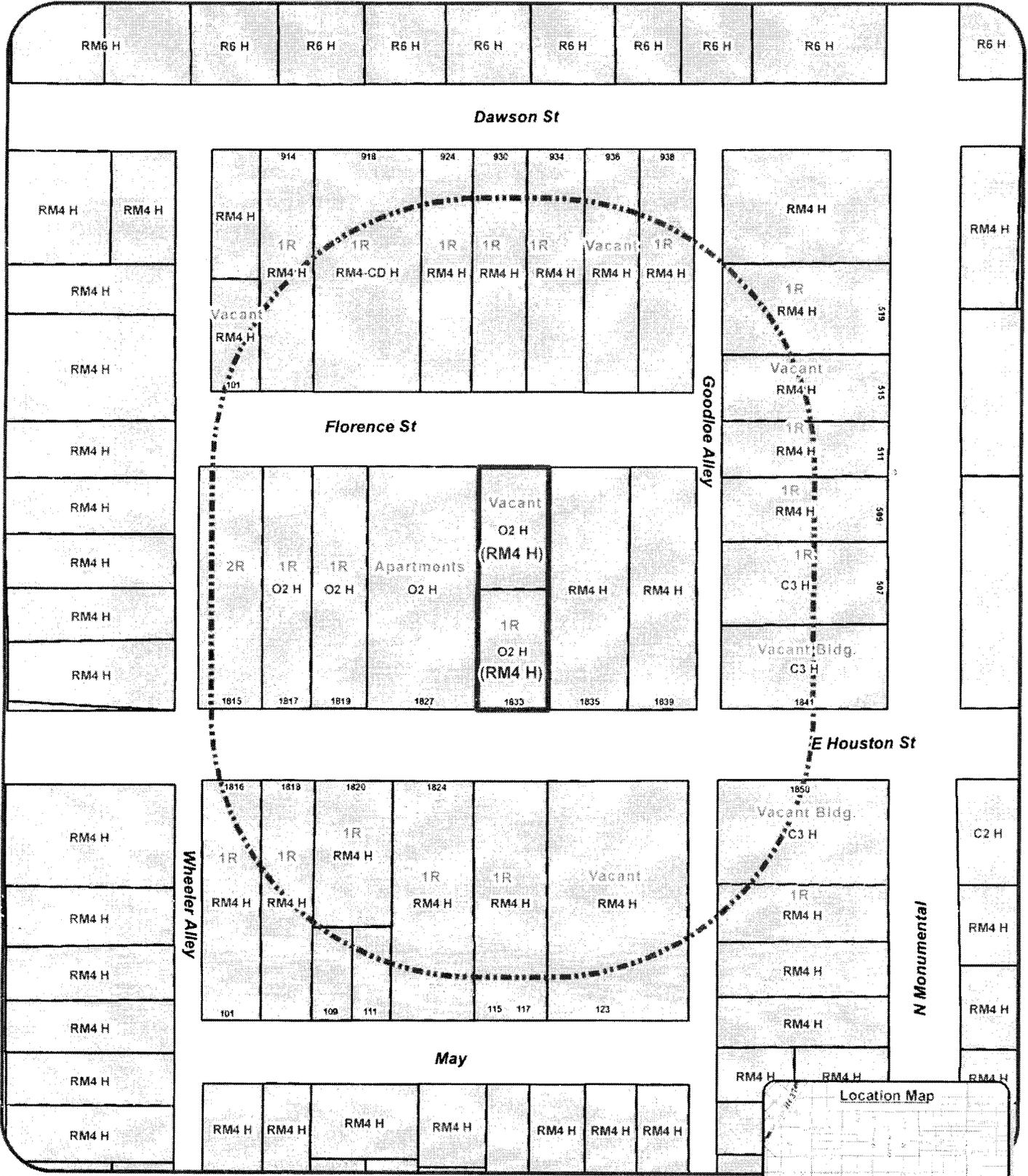
The proposed use meets the goal of increasing home ownership, as well as ensuring a well maintained and diverse housing stock.

**6. Size of Tract:**

The 0.2056 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.



**Zoning Case Notification Plan**  
**Case Z-2016-093**

Council District: 2  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 01370 - BLOCK 002 - LOT S 89 21 ft of Lot 25 & W 10 ft of S 89 21 ft of Lot 26

**Legend**

- Subject Properties (0.205 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits

TEXT  
 (TEXT)  
 1R

City of San Antonio - Development Services Dept.  
 (01/26/2016 - R. S. Martinez)  
 Case Manager - Mary Morales-Gonzales

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1871

---

**Agenda Item Number:** Z-12.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016081 CD

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Acclaimed Insurance Strategies of Texas, Inc.

**Applicant:** Jose A. Martinez

**Representative:** Jose A. Martinez

**Location:** 646 East Rigsby Avenue

**Legal Description:** East half of Lot 11 and Lot 12, Block 48, NCB 3316

**Total Acreage:** 0.2583

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Highland Park NA

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the City limits as recognized in 1938 and was originally zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning was converted to the current "R-4" Single-Family Residential District.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Elementary School, Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Apartment, Single-Family Residences

**Direction:** South

**Current Base Zoning:** R-4, R-6 S

**Current Land Uses:** Single-Family Residences, Daycare Center

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residences

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** New Braunfels Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known.

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Connector Street

**Proposed Changes:** None known

**Thoroughfare:** Kayton Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop in front of the subject property at the corner of Rigsby Avenue and New Braunfels Avenue. Routes 230, 30 and 20 service the area.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

**Parking Information:** Professional Office: Minimum 1 space per 300 sf. GFA. Maximum Parking Requirement: 1 space per 140 sf. GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "R-4" Residential Single Family District

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Highlands Community Plan and is designated as Low Density Residential in the future land use component of the Plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The proposed "R-4" zoning district is appropriate for the subject property's location due to its close proximity to other Single-Family Residential uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The requested rezoning does not appear to be in conflict with any public policy.

**6. Size of Tract:**

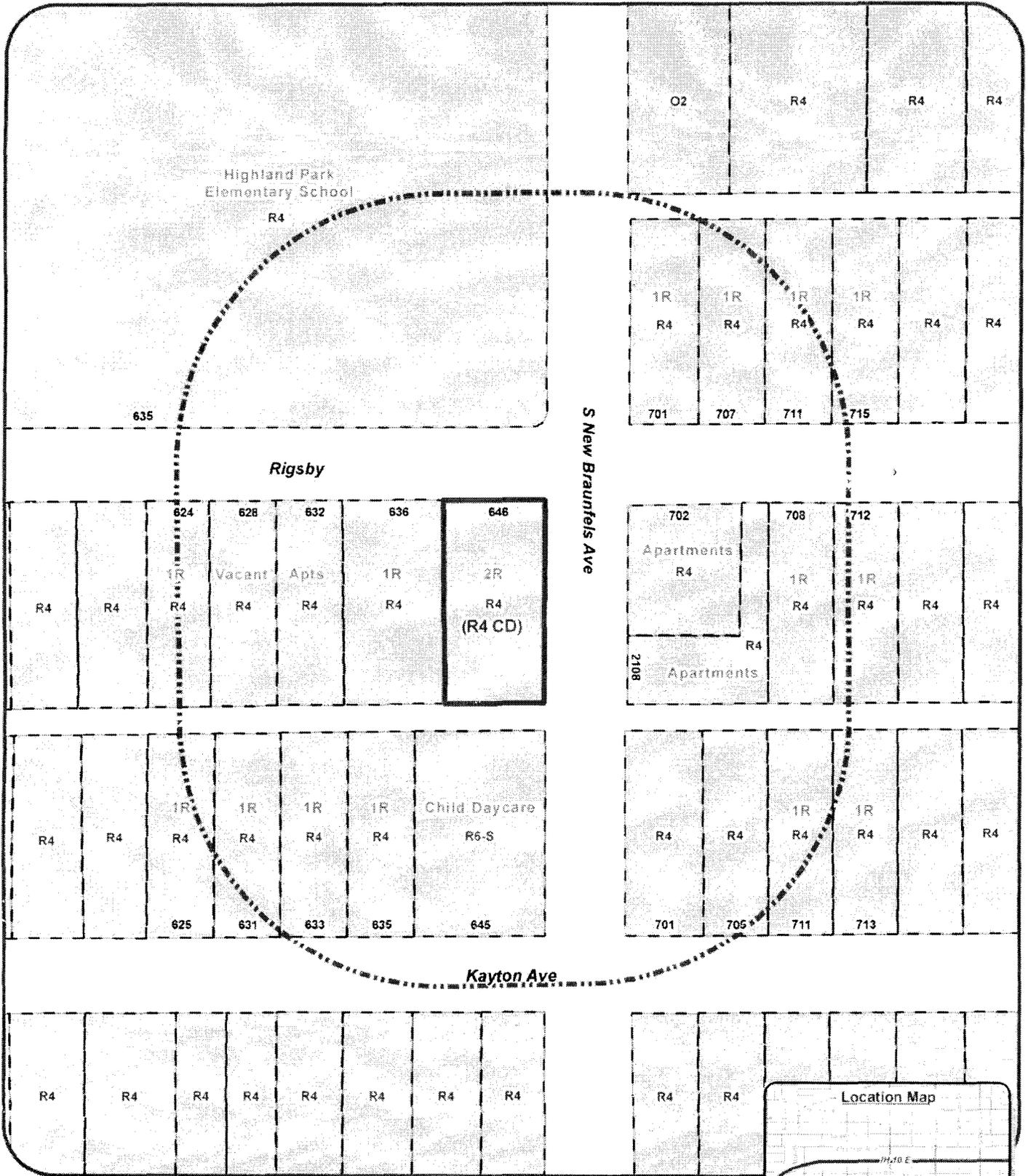
The subject property is 0.2583 acres in size.

**Other Factors:**

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council.

- A. There shall be not exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

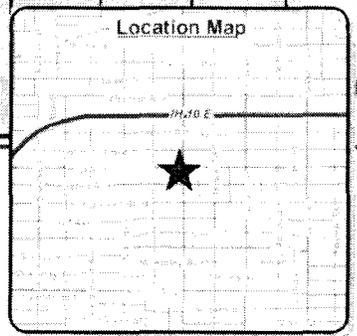
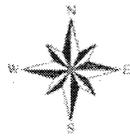


# Zoning Case Notification Plan

## Case Z-2016-081 CD

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 03315 - BLOCK 048 - LOT 12 & E 1/2 of Lot 11

- Legend**
- Subject Properties (0.258 Acres) [Solid Line]
  - 200' Notification Area [Dashed Line]
  - Current Zoning [TEXT]
  - Requested Zoning Change [TEXT]
  - 100-Year DFIRM Floodplain [Hatched Box]
  - Single Family Residential [1R]
  - San Antonio City Limits [Dotted Line]



City of San Antonio - Development Services Dept.  
 (01/15/2016 - R. R. Martinez)  
 Case Manager - Robert Acosta

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2127

---

**Agenda Item Number:** Z-13.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016031

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

**Requested Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016. This case is continued from the December 15, 2015 and February 2, 2016 hearings.

**Case Manager:** Erica Greene, Planner

**Property Owner:** Jose Cruz & Rosa Elia Montelongo

**Applicant:** Jose Cruz Montelongo

**Representative:** Jose Cruz Montelongo

**Location:** 2122 Valencia Calle

**Legal Description:** Lot 31, Block 24, NCB 11357

**Total Acreage:** 0.152

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** West/Southwest Sector Plan - 34

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned was previously zoned "R-1" Single-Family Residence District which was established by Ordinance #00494 in 1987. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Valencia Calle

**Existing Character:** Arterial Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #66 and #68 located to the north of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The proposed zoning change will not change the parking requirement of the current uses.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Zoning Commission recommends Approval (9-1).

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the West/Southwest Sector Plan and designated as Neighborhood and Community Commercial. The requested "RM-4" Residential Mixed base zoning district is not consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The intensity of rezoning the subject property to "RM-4" will alter the consistency of the land uses.

**3. Suitability as Presently Zoned:**

The current "R-6" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-6" which works in conjunction with surrounding single family dwellings in the zoning districts.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

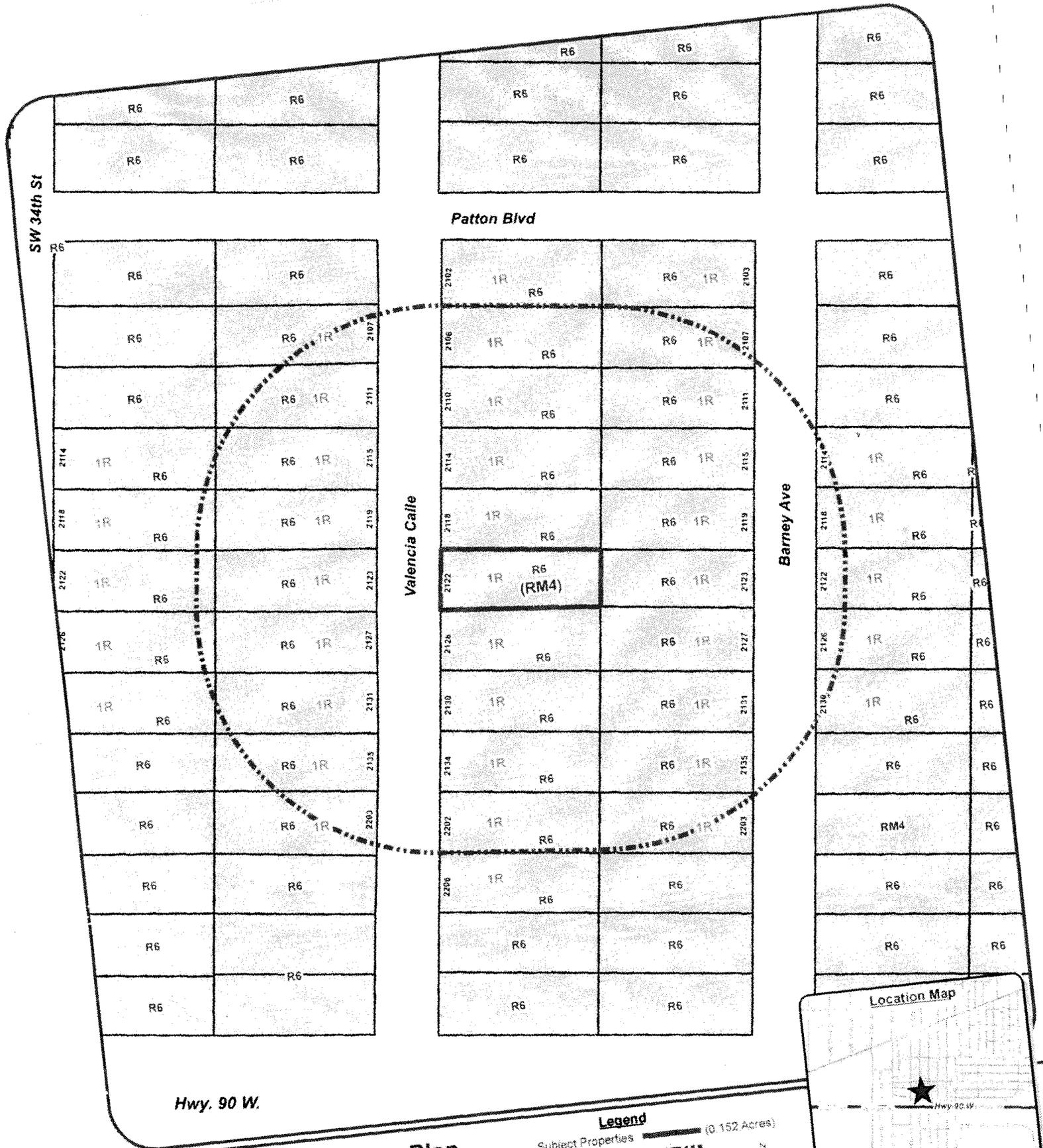
The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.152 acres in size, which should reasonably accommodate the uses permitted in "R-6" Residential Single-Family District.

**7. Other Factors:**

The applicant proposes converting the garage into living space on the subject property which involves an additional meter. The surrounding properties are zoned "R-6" Residential Single-Family District and the request to rezone the subject property will not make the land uses more compatible with one another. The applicant may need to request a variance from the Board of Adjustments for a change in setbacks and/or encroachments.



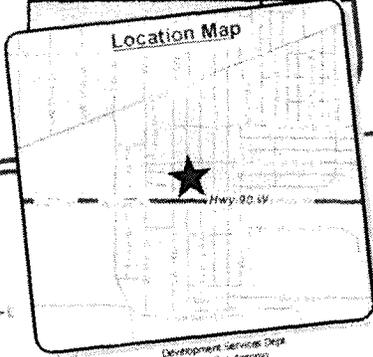
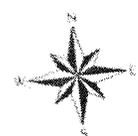
# Zoning Case Notification Plan

## Case Z-2016-031

Council District: 5  
 School District: Edgewood I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 11357 - BLOCK 024 - LOT 031

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

- Legend** (0.152 Acres)
- Subject Properties
  - 200' Notification Area
  - Current Zoning
  - Requested Zoning Change
  - 100-Year DFIRM Floodplain
  - Single Family Residential
  - San Antonio City Limits



Development Services Dept  
 City of San Antonio  
 (11/23/2015 - R. R. Martinez)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

File Number: 16-1882

---

**Agenda Item Number:** Z-14.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016026 CD

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Moving Company

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016. This case is continued from the February 2, 2016 hearing.

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Magnum Movers, LLC

**Applicant:** Magnum Movers, LLC

**Representative:** Brown & Ortiz, PC (c/o James McKnight)

**Location:** Generally located in the 1800 block of Loop 1604 North at Kilmarnoch

**Legal Description:** Lot P-36, NCB 34400

**Total Acreage:** 0.510

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** Oak Creek Neighborhood Association.

---

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on 12/31/2000 (ordinance # 92902) and was originally zoned Temporary "R-1" Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District.

**Topography:** The property is not within a flood plain. However, portion of the property's features includes a steep slope.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** UZROW, R-6, C-2NA.

**Current Land Uses:** Recreation/ Private Park, ROW.

**Direction:** East, South

**Current Base Zoning:** R-6, C-2

**Current Land Uses:** Vacant Land, Single-Family Homes.

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** North 1604 Loop

**Existing Character:** Freeway

**Proposed Changes:** None known

**Thoroughfare:** Kilmarnoch

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** No VIA transit routes nearby the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Moving Company: Minimum vehicle parking spaces NA. Maximum vehicle parking spaces NA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the West / Southwest Sector Plan and is currently designated as Suburban Tier. The requested "C-2" base zoning districts is appropriate for the subject property. The requested Conditional Use is intended for the operation of a moving company with moving trucks to be parked.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The proposed rezoning to "C-2" is appropriate for the subject property. The subject property location, next to Loop West 1604 North and adjacent to other commercial properties, makes it appropriate for the "C-2 CD" Commercial with a Conditional Use for Moving Company. The development of the subject property with these zoning districts contributes toward the West / Southwest Sector Plan vision of compatibility and purpose of the plan.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 0.510 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

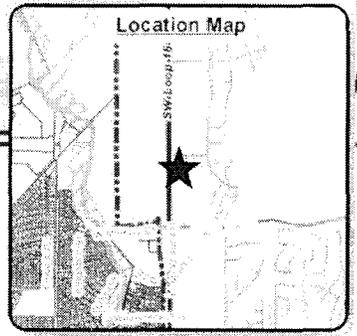
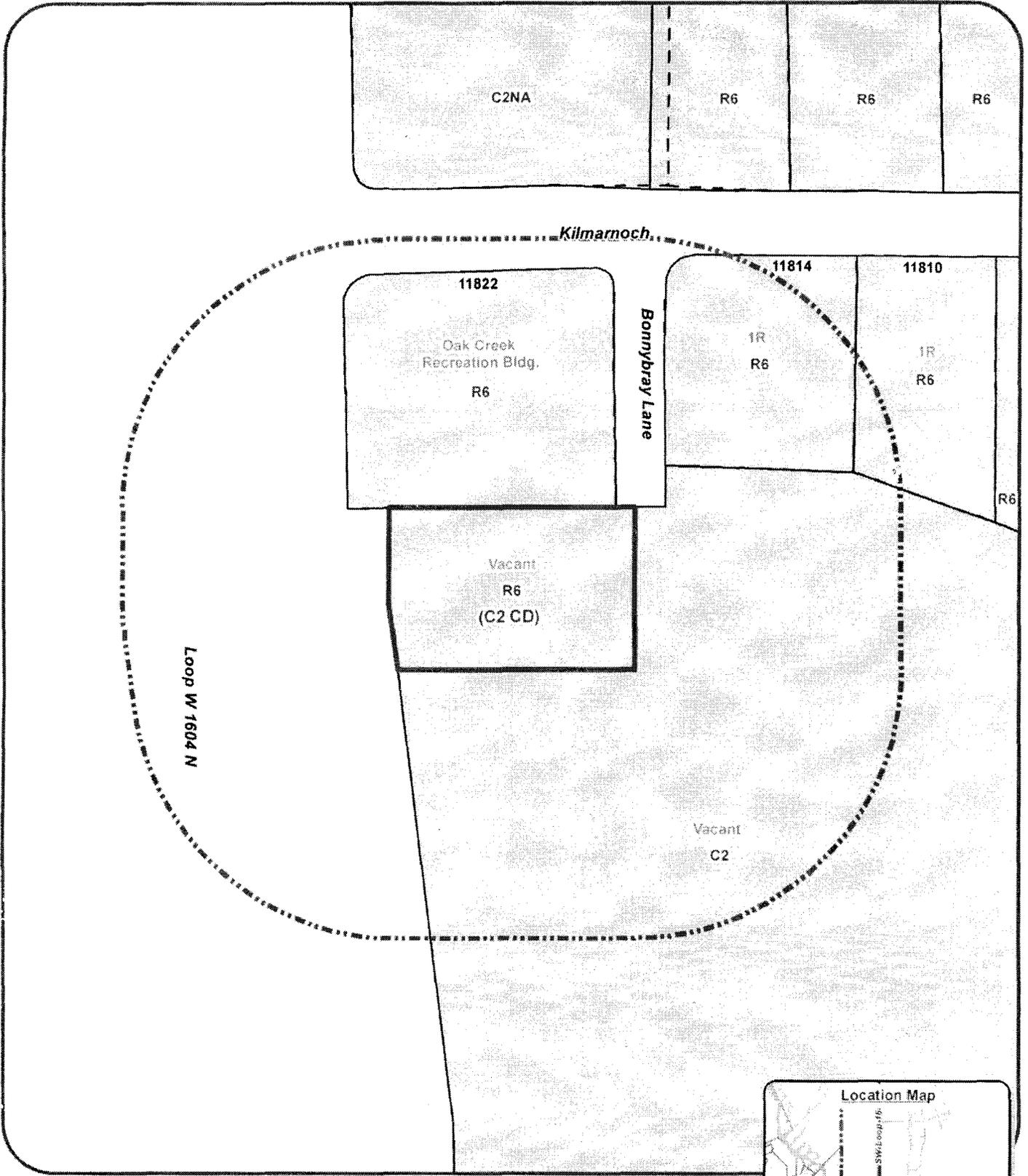
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the zoning district with the specified conditional use provisions.

Staff recommends the following conditions:

1. Solid screen fencing adjacent to residential zoning and uses.
2. A buffer yard of fifteen (15) feet is required per Section 35-510.

This case was previously submitted as a request for "C-2 CD" Commercial with a Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage. The applicant has officially amended the request to the current request of "C-2 CD" Commercial with a Conditional Use for a Moving Company. The case was published and noticed appropriately for consideration at the February 2, Zoning Commission Hearing.



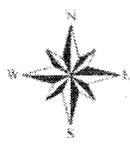


**Zoning Case Notification Plan**  
**Case Z-2016-026**

Council District: 6  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 34400 - LOT P-36

- Legend**
- Subject Properties (0.510 Acres)
  - 200' Notification Area
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential 1R
  - San Antonio City Limits



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

Development Services Dept.  
 City of San Antonio  
 (11/19/2015 - R. R. Martinez)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number: 16-1883**

---

**Agenda Item Number:** Z-15.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016062

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

**Requested Zoning:** "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016. This case is continued from the February 2, 2016 hearing.

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Felicita Avila

**Applicant:** Dominita A. Mireles

**Representative:** Dominita A. Mireles

**Location:** 718 Southwest 41<sup>st</sup> Street

**Legal Description:** Lot 18, Block 14, NCB 8988

**Total Acreage:** 0.203

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Community Workers Council Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City Limits on 10/12/1944 (ordinance 1418) and was originally zoned "R-7" Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Single-Family Residential.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Homes

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Homes.

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Homes.

**Direction:** West

**Current Base Zoning:** R-4, R-5 and C-2NA CD

**Current Land Uses:** Single-Family Homes and Auto Repair Business.

**Overlay and Special District Information:**

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** 41<sup>st</sup> Street, one lane in each direction with sidewalks

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus route 76 at the corner of 41<sup>st</sup> Street and Old US 90 Highway.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Dwellings - 3 family - Minimum requirement: 1.5 spaces per unit. Maximum: 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district

designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Denial.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the West / Southwest Sector Plan and is designated as General Urban Tier. The proposed "RM-5" is consistent with the adopted land use designation. However, the increase of density will be out of character with the existing subdivision. The subdivision character consists of single-family lots.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found evidence of a negative adverse impact on neighboring lands in relation to this zoning change request. The change of zoning will increase the density and will be out of character for the neighborhood.

**3. Suitability as Presently Zoned:**

The current zoning is "R-4". The proposed "RM-5" is not consistent with surrounding zoning uses. The proposed uses will change the neighborhood character of the existing subdivision by increasing the density. The subdivision is comprised primarily of single-family lots.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property measures 0.203 acres in size and is sufficient to accommodate the proposed zoning request.

**7. Other Factors:**

None.

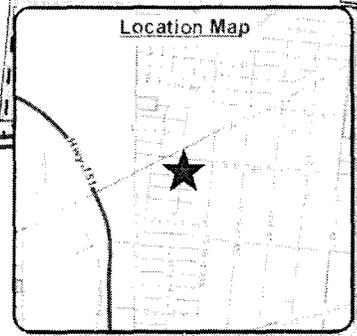


# Zoning Case Notification Plan

## Case Z-2016-062

Council District: 6  
 School District: Edgewood I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 08988 - BLOCK 014 - LOT 018

- Legend**
- Subject Properties (0.203 Acres) [Solid Line]
  - 200' Notification Area [Dashed Line]
  - Current Zoning [TEXT]
  - Requested Zoning Change (TEXT) [TEXT]
  - 100-Year DFIRM Floodplain [Hatched Box]
  - Single Family Residential 1R [Dotted Box]
  - San Antonio City Limits [Dashed Line]



Development Services Dept  
 City of San Antonio  
 (12/22/2015 - R. R. Martinez)

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-6181

---

**Agenda Item Number:** P-2.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 16003  
(Associated Zoning Case Z2016013 CD S ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** Suburban Tier

**Proposed Land Use Category:** Regional Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 18, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Douglas S. Payne and Rhonda Payne

**Applicant:** Shannon Bolin and Greg Bolin

**Representative:** Aaron M. Saxon

**Location:** 13407 Western Oak Drive

**Legal Description:** Lot 1, Block 1, NCB 17615

**Total Acreage:** 1.994

**Notices Mailed**

**Owners of Property within 200 feet:** 12

---

**Registered Neighborhood Associations within 200 feet:** None.  
**Planning Team:** North Sector Planning Team-39  
**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Western Oak Drive  
**Existing Character:** Local Street  
**Proposed Changes:** None known.

**Thoroughfare:** West Hausman Road  
**Existing Character:** Secondary Arterial Type B  
**Proposed Changes:** None known.

**Public Transit:** None.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:** Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

**Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Category:** Regional Center

**Description of Land Use Category:** RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses. NON-RESIDENTIAL: Regional Commercial, Office Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Land Use Overview**

Subject Property  
Future Land Use Classification: Suburban Tier  
Current Use: Plumbing Contracting Facility

Direction: North  
Future Land Use Classification: Natural Tier, Suburban Tier  
Current Use: Single Family Residences, Pedrotti's North Wind Ranch

Direction: East  
Future Land Use Classification: Suburban Tier  
Current Use: Business Park, Single Family Residences

Direction: South  
Future Land Use Classification: Suburban Tier  
Current Use: Business Park

Direction: West  
Future Land Use Classification: City of Helotes  
Current Use: Single Family Residences

### **Land Use Analysis**

#### **Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The subject property is designated Suburban Tier and the surrounding land use designation consists primarily of Suburban Tier. The Suburban Tier designation allows for small businesses and other commercial uses on the property. The applicant requests this plan amendment and associated zoning to continue operating the existing plumbing contractor facility on the property. Suburban Tier places limitations on non-residential uses and does not adequately support construction trade contractors facilities. This amendment achieves Goal LU-1 of the North Sector Plan by emphasizing compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses. The proposed land use change from "Suburban Tier" to "Regional Center" aligns with the Vision Statement of the North Sector Plan. The "Regional Center" designation will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

#### **The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is currently a plumbing contractor's facility that has been in service since 2006 and is located within a business park. The nearby single-family residences are separated by West Hausman Road, a major arterial. "Regional Center" is appropriate given its proximity to the surrounding business park and

location adjacent to West Hausman Road. Changing the land use designation to "Regional Center" is consistent with the existing character of the immediate area. "Regional Center" is compatible with adjacent commercial uses and is not located in the near vicinity of Camp Bullis. Development on the subject property will not interfere, obstruct or hinder existing recreational amenities, parks, open spaces, or trails.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends Approval. The subject property's location West Hausman Road, a major thoroughfare, together with the general surrounding conditions which include a business park and other commercial uses, make it appropriate for the Regional Center land use classification. The requested land use change is consistent with the North Sector Plan and will not have any negative impact on neighboring properties as the existing business intends to remain in operation on the site.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016013 CD S ERZD

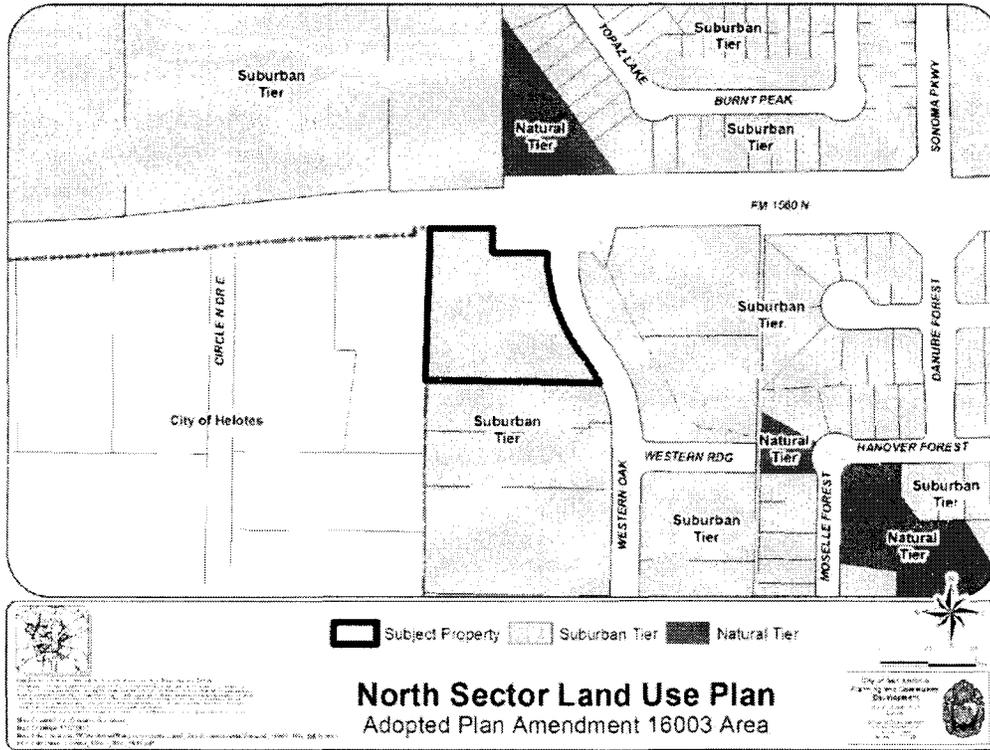
Current Zoning: "C-3NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District

Proposed Zoning: "C-3NA CD S ERZD" Commercial Non-Alcoholic Sales Edwards recharge Zone District with Conditional Use and Specific Use Authorization for Construction Trades Contractor Facility

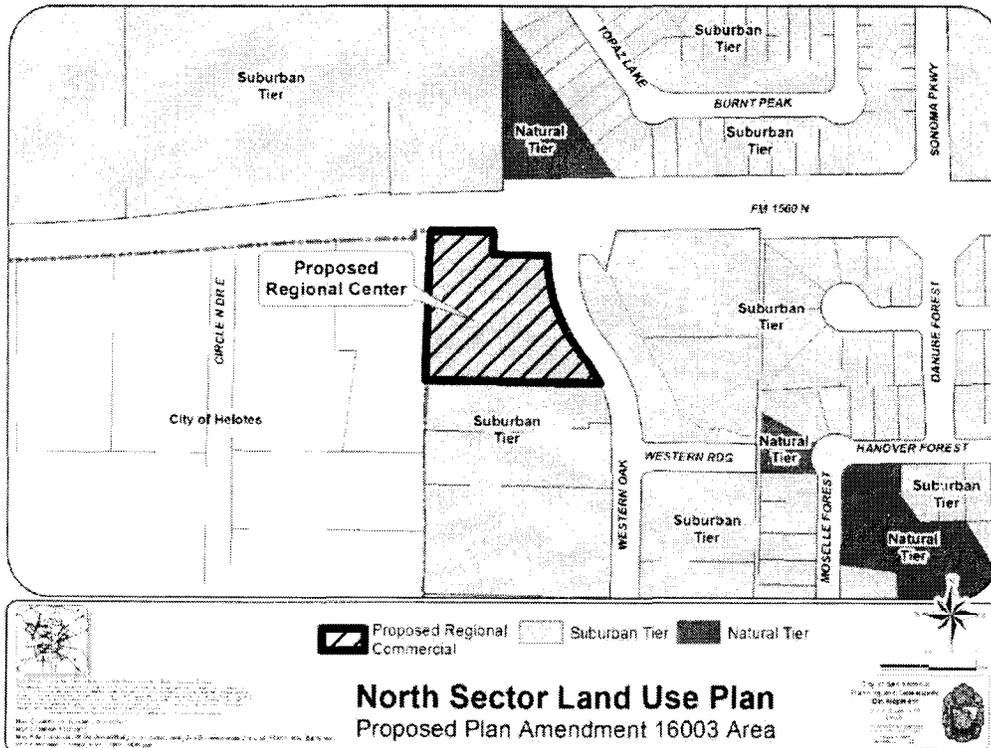
Zoning Commission Hearing Date: TBD

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1881

---

**Agenda Item Number:** Z-16.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2016013  
(Associated Plan Amendment 16003)

**SUMMARY:**

**Current Zoning:** "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District

**Requested Zoning:** "C-3NA CD S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Construction Trades Contractor Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Douglas & Rhonda Payne

**Applicant:** Greg & Shannon Bolin

**Representative:** Aaron M. Saxon

**Location:** 13407 Western Oak Drive

**Legal Description:** Lot 1, Block 1, NCB 17615

**Total Acreage:** 1.994

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None



Contractor Facility - Minimum Vehicle Spaces: 1 per 1,500 sf GFA. Maximum Vehicle Spaces: 1 per 300 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present "C-3NA" zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the North Sector Plan and is designated as Suburban Tier. The requested zoning "C-3NA CD S" is not permitted under the current land use designation. The applicant has requested a plan amendment to Regional Center. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

**3. Suitability as Presently Zoned:**

The existing "C-3NA" base zoning district is appropriate for the subject property as the surrounding properties carry the same zoning and similar business. However, the property requires Specific Use Authorization for a Construction Contractor Facility, over the Edwards Recharge Zone, which is the existing business on the property. Additionally, the subject property requires Conditional Use for outdoor storage in "C-3". Under the requested Regional Center land use designation, "C-3" is a permitted use and light manufacturing is allowed. The requested Specific Use and Conditional Use are appropriate as they will not significantly alter to the subject property and existing business.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals and strategies of the North Sector Plan, by promoting compatible land use patterns so that natural resources are preserved and the local economy remains viable.

**6. Size of Tract:**

The subject property is 1.994 acres in size, which accommodates the proposed development for the requested "C-3NA CD S" zoning.

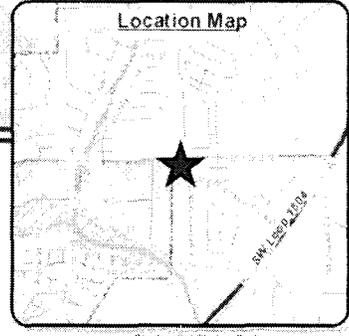
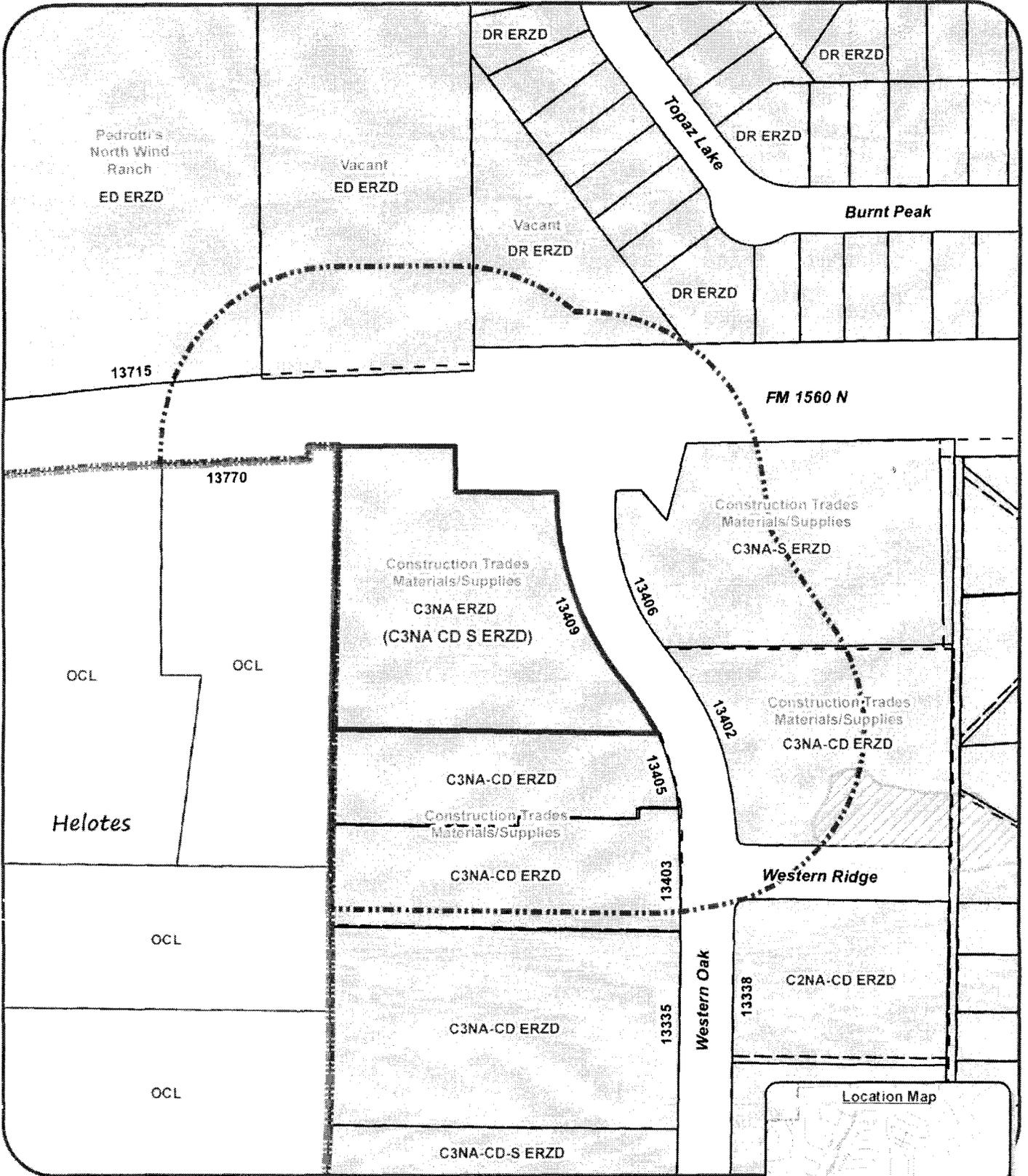
**7. Other Factors:**

SAWS staff recommends approval of the zoning request, provided that the existing impervious cover shall not increase on the site. Reference SAWS report dated January 25, 2016.

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.



**Zoning Case Notification Plan**

**Case Z-2016-013**

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17615 - BLOCK 001 - Lot 001

**Legend**

- Subject Properties (1,994 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1916

---

**Agenda Item Number:** Z-17.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2016078 CD

**SUMMARY:**

**Current Zoning:** "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

**Requested Zoning:** "C-2 CD GC-1MLOD" 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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Galleria Ventures, Ltd.

**Applicant:** Amin Guindi, Manager

**Representative:** Brown & Ortiz, P.C. (James McKnight)

**Location:** 5053 UTSA Boulevard

**Legal Description:** Lots P-1H, P-18, NCB 15825

**Total Acreage:** 3.500

**Notices Mailed**

**Owners of Property within 200 feet:** 10  
**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City limits on February 25, 1971 (Ordinance #39169). Shortly thereafter, the property was rezoned to "I-1" General Industrial District and the west end portion of the property was zoned "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District and "C-3" General Commercial District. On May 22, 2003, Ordinance #97656 added "GC-1" Hill Country Gateway Corridor Overlay District for the west end portion of the property. On 2006, Ordinance #2006-68-17-0955 rezoned the property to "MF50" Multi-Family District and the west end portion remained "C-3" General Commercial District Hill Country Overlay District. In 2008, Ordinance #2008-12-11-1133 added the Military Lighting Overlay District to the subject property.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, C-3, MF 50

**Current Land Uses:** Apartments, Apartment Parking and Vacant Land

**Direction:** East

**Current Base Zoning:** MF 50, MF-25

**Current Land Uses:** Vacant Land and Apartments

**Direction:** South

**Current Base Zoning:** C-3, MF-25

**Current Land Uses:** Vacant land and Apartments

**Direction:** West

**Current Base Zoning:** C-3, MF-50

**Current Land Uses:** Communications Building and Cell Tower and Vacant Land

**Overlay and Special District Information:** All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

In addition part of the property is in the "GC-1" Hill Country Gateway Corridor District. The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor.

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known



**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

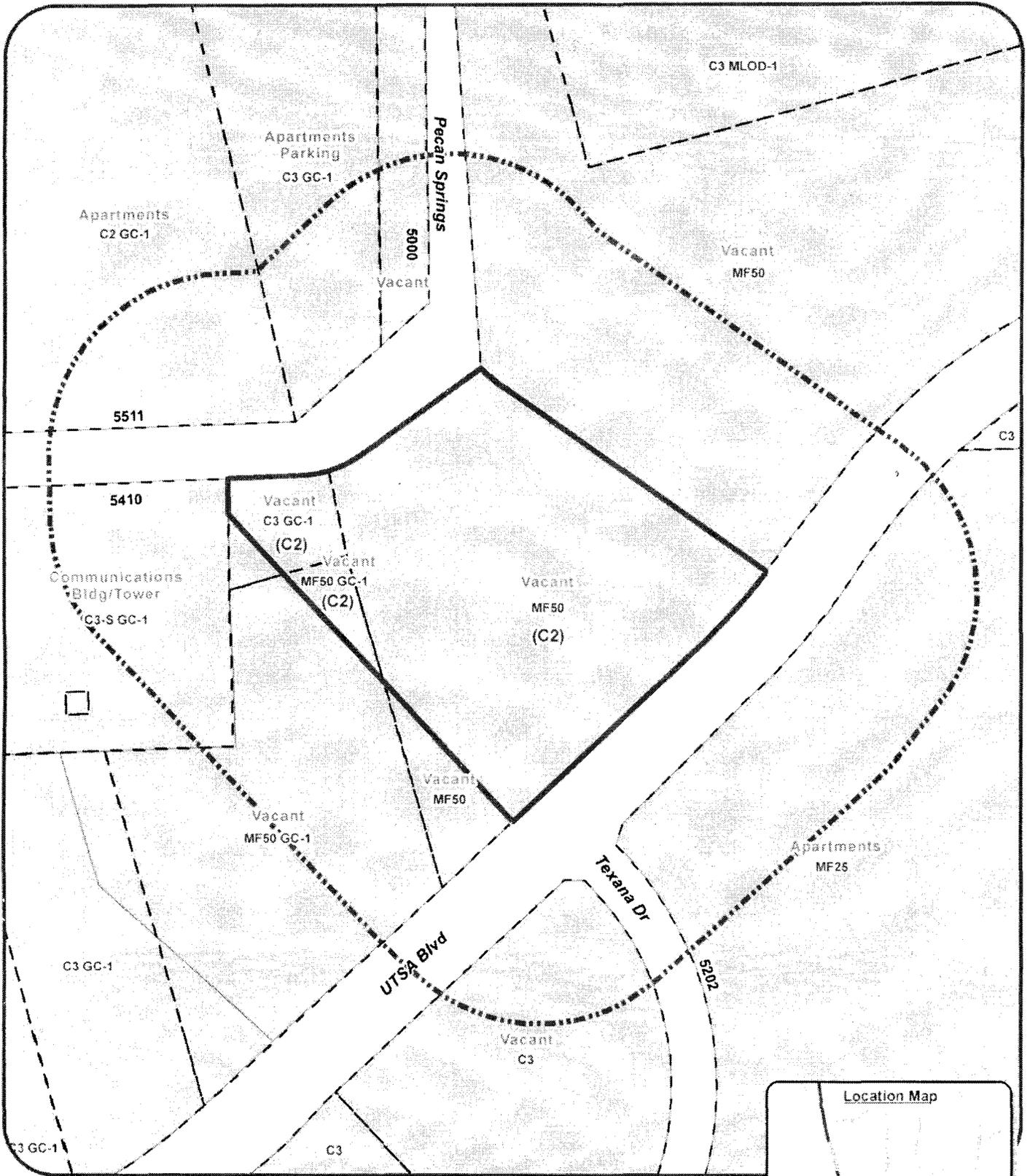
The requested rezoning does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The subject property is 3.500 acres in size, which is sufficient to accommodate the uses permitted in the "C-2" district and the typical required parking.

**Other Factors:**

The subject property is located within the Camp Bullis Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.



**Zoning Case Notification Plan**

**Case Z-2016-078**

Council District: 8

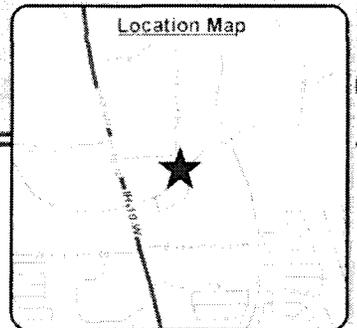
School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15825 - LOT P-1H ( 446 AC), P-10D (38.6236 AC), P-18 (6.9 AC)

**Legend**

- Subject Properties (3.500 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
 3/11/2016 - R. K. Martinez  
 Capt. Manager - Robert Acosta

**Note: All Current and Requested Zoning includes Military Lighting Overlay District (MLOD).**

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-5944

---

**Agenda Item Number:** P-3.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 15089  
(Associated Zoning Case Z2015311 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** Regional Center

**Proposed Land Use Category:** Mixed Use Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 28, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Santikos Legacy, Ltd.

**Applicant:** Embrey Partners, Ltd.

**Representative:** Kaufman & Killen, Inc. (Ashley Farrimond)

**Location:** 1900 Block of East Sonterra Boulevard

**Total Acreage:** 7.465

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** North Sector Plan - 22

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** East Sonterra Boulevard

**Existing Character:** Secondary Arterial Type A; two lanes in each direction; center turn lane.

**Proposed Changes:** None

**Public Transit:** None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Update History:** None

**Goal ED-1.1** Continue to locate higher density residential and compatible employment uses near the intersections of: IH-10/Loop 410, US 281/Loop 1604, IH-10/Loop 1604, and IH-35/Loop 410.

**Goal HOU-2.3** Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

**Comprehensive Land Use Categories**

**Regional Center:**

Residential: High Density.

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

Non-Residential: Regional Commercial, Office.

Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Related Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Comprehensive Land Use Categories**

**Mixed Use Center:**

Residential: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

Non-Residential: Community Commercial; Office, Mixed Use

Generally: Detached or attached walkable retail service such as convenience stores, live/work, units, cafes, pantry stores, hotels, and other businesses wholesaling, warehouses, office parks, laboratories, and regional retail/services.

Related Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant

North

**Future Land Use Classification**

Regional Center

**Current Use**

Hotel, Vacant Land

East

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Commercial

South

**Future Land Use Classification**

Regional Center, Freeway

**Current Use**

Vacant Land, Movie Theater, Loop 1604

West

**Future Land Use Classification**

Regional Center, Highway

**Current Use**

Fitness Center, Retail Shopping Center, Highway 281

**Land Use Analysis**

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the North Sector Plan.

The applicant requests this plan amendment and associated zoning change in order to rezone to "MF-50" Multi-Family Residential District. The subject property is currently vacant. The requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

**The amendment will not adversely impact a portion of, or the entire Planning Area by:**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The Plan Amendment will ensure compatibility of surrounding lands and future development. The Mixed Use Center designation is appropriate for the proposed development on the subject property.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015311 ERZD

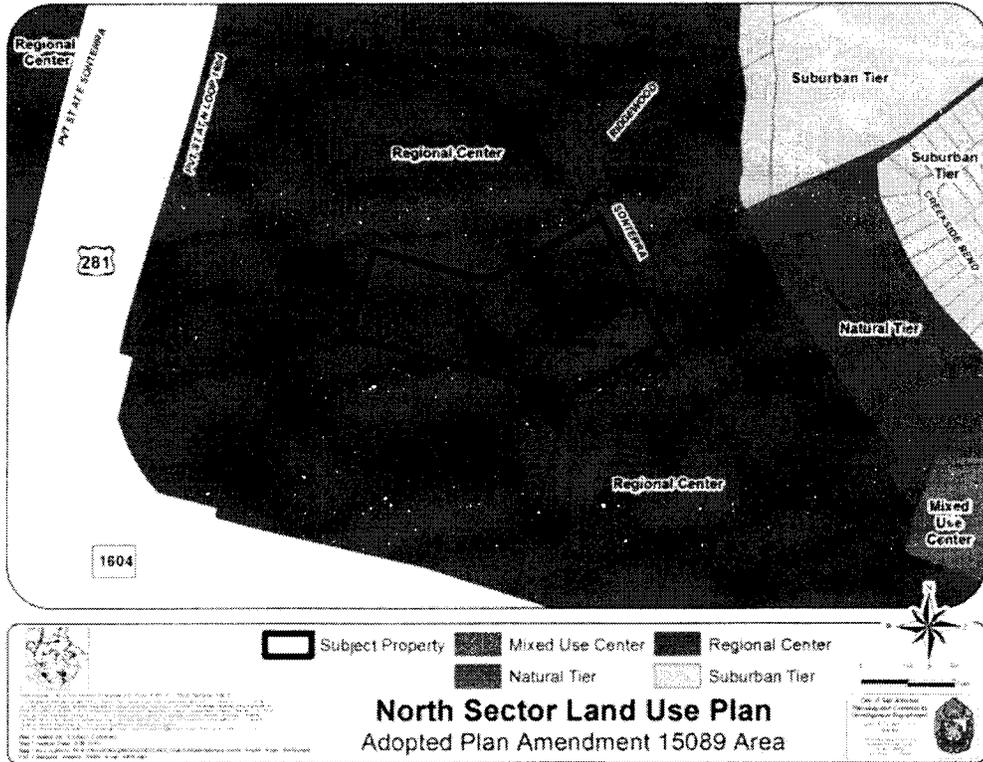
Current Zoning: "C-3 S MLOD-1 ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting Photostatting Facility

Proposed Zoning: "MF-50 MLOD-1 ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District

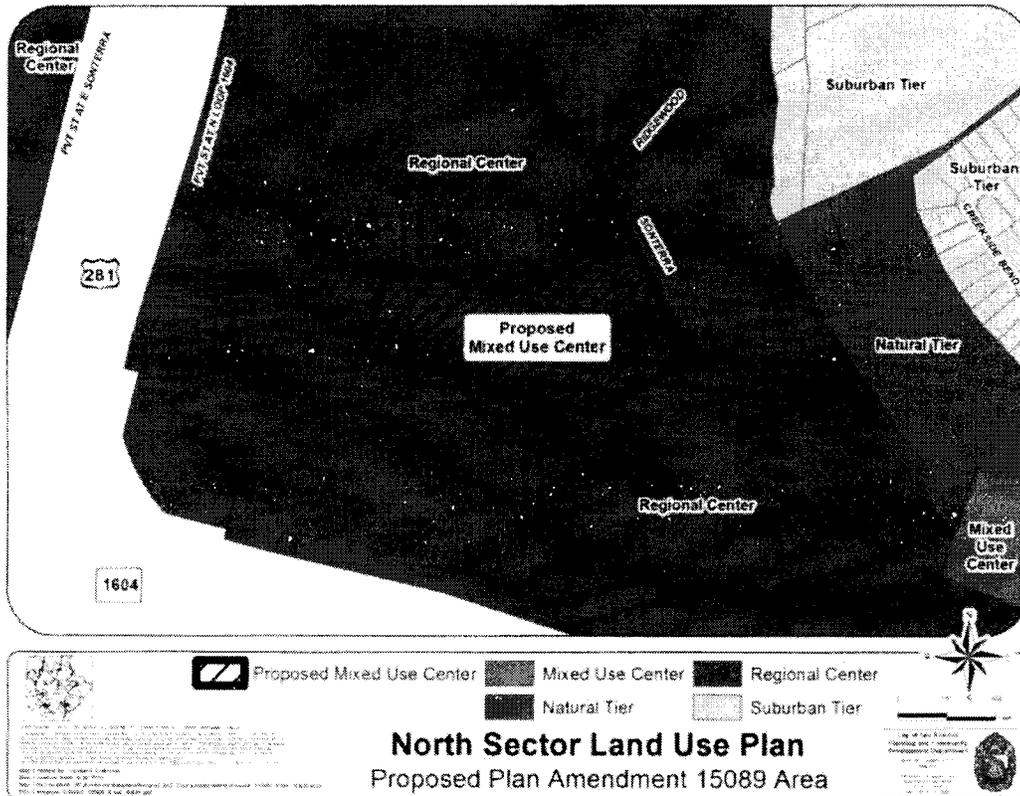
Zoning Commission Hearing Date: To be determined at a later date.

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1880

---

**Agenda Item Number:** Z-18.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2015311 ERZD  
(Associated Plan Amendment 15089)

**SUMMARY:**

**Current Zoning:** "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

**Requested Zoning:** "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016. This case is continued from the January 19, 2016 and February 2, 2016 hearings.

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Santikos Legacy, Ltd.

**Applicant:** Embrey Partners, Ltd.

**Representative:** Kaufman & Killen, Inc.

**Location:** 1900 Block of East Sonterra Boulevard

**Legal Description:** Lot 11, Block 4, NCB 15671

**Total Acreage:** 7.465

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** San Antonio Water Systems, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed in 1984 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1985, the property was rezoned to "B-3" Business District. In 2000, the property was rezoned to "B-3 S" Business 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. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The subject property was platted into its current configuration in 2014, Plat #130399, recorded in Volume 9675, Page 32 of the Bexar County Clerk Records.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-33

**Current Land Uses:** Multi-Family Residential

**Direction:** South

**Current Base Zoning:** C-3 S

**Current Land Uses:** Retail Center and Vacant Land

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Retail Center

**Overlay and Special District Information:** All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD."

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

**Transportation**

**Thoroughfare:** East Sonterra Boulevard

**Existing Character:** Secondary Arterial Type A 86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** There is no public transit line located within the immediate vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are determined by the use and the size of structure. The application refers to a multi-family residential development.

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in a C-3 zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested "MF-50" base zoning district is not consistent with the adopted land use plan. A plan amendment has been submitted to change the future land use designation to Mixed Use Center. Staff and Planning Commission recommended approval of the Plan Amendment.

**2. Adverse Impacts on Neighboring Lands:**

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS has reviewed the project and has found that no sensitive geologic features have been identified on the subject site and that stormwater from the development will drain to the north in an unnamed tributary to Mud Creek. Therefore, staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

Both the existing "C-3" zoning district and the proposed "MF-50" zoning district are appropriate for the subject property. Surrounding properties consist of shopping centers, hotels and high density residential developments and are in close proximity to both Loop 1604 and Highway 281 freeways.

**4. Health, Safety and Welfare:**

Staff has found no likely significant affects on the health, safety and welfare of the surrounding community.

**5. Public Policy:**

The requested zoning classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

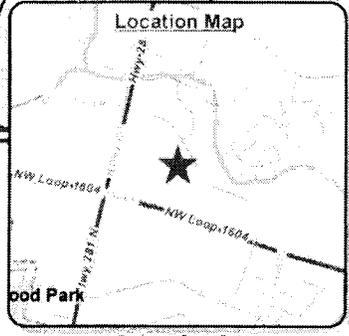
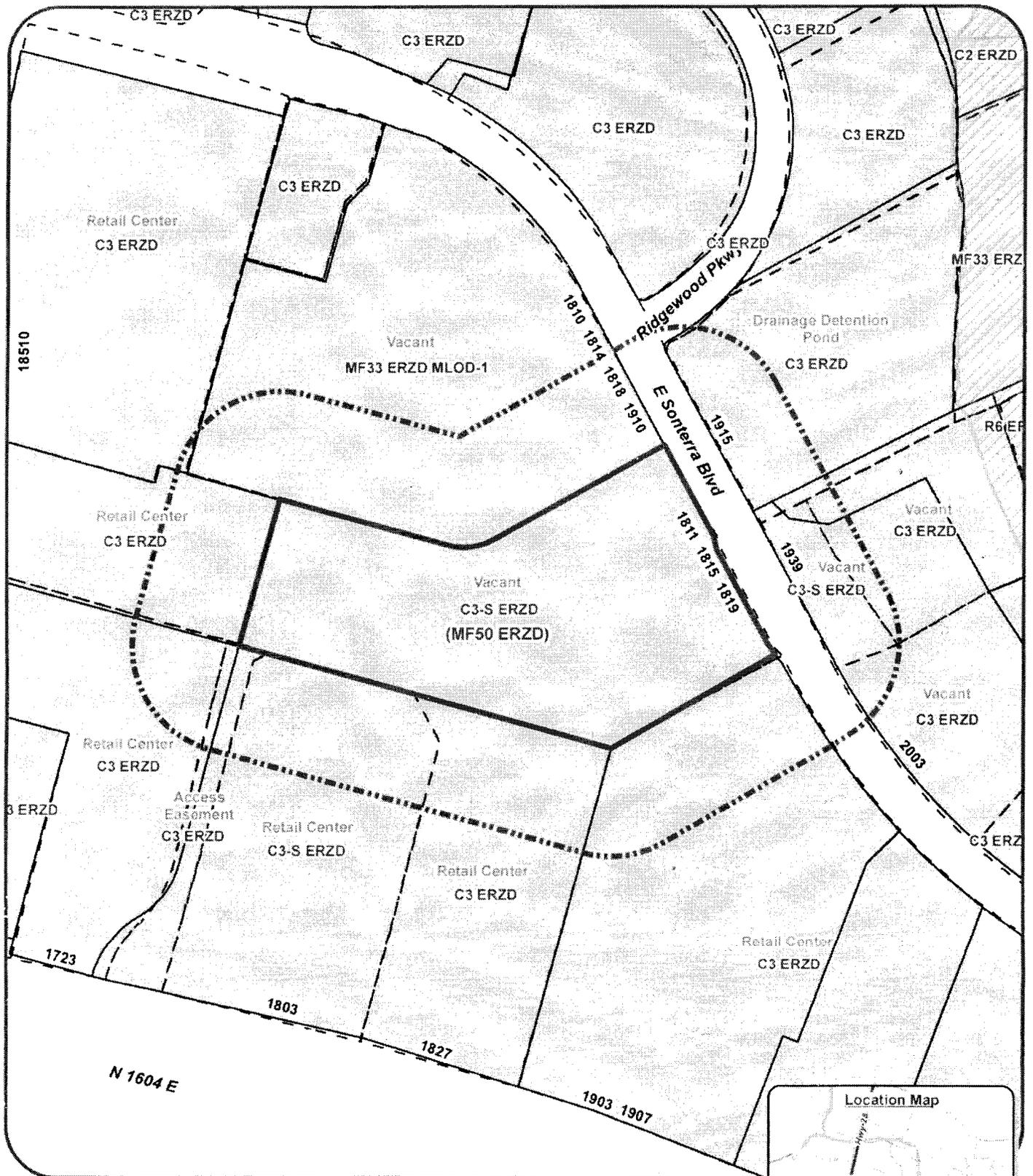
**6. Size of Tract:**

The subject property is approximately 7.465 acres in size, which should be able to reasonably accommodate the uses permitted in the "MF-50" base zoning district.

**7. Other Factors:**

SAWS staff recommends approval of the zoning request. The property is currently classified as a Category I property. SAWS staff recommends that impervious cover not exceed 50% on the site.

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.



**Zoning Case Notification Plan**  
**Case Z-2015-311 ERZD**

Council District 9  
 School District, Northeast I.S.D.  
 Scale: 1" approx. = 250 Feet  
 Subject Property Legal Description(s): NCB 15671 - BLOCK 004 - LOT 011

Legend	
Subject Properties	(7.465 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	



Development Services Dept  
 City of San Antonio  
 (10/17/2015 - R. R. Martinez)

Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2125

---

**Agenda Item Number:** Z-19.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2016076 S ERZD

**SUMMARY:**

**Current Zoning:** "C-2 ERZD" Commercial Edwards Recharge Zone District

**Requested Zoning:** "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Carwash

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Capital Foresight, LP

**Applicant:** Gorda Cay, LLC

**Representative:** Kaufman & Killen, Inc.

**Location:** 3103 TPC Parkway

**Legal Description:** Lot 7, Block 10, NCB 18218

**Total Acreage:** 0.88

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** Winchester Hills Neighborhood Association

**Applicable Agencies:** SAWS

### **Property Details**

**Property History:** The subject property was annexed into the City Limits on December 30, 1985 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In 1997 the subject property was rezoned to "B-2 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2 ERZD" Commercial Edwards Recharge Zone District. The subject property was part of the Laredo Encino Master Development Plan. On November 6, 2008, the property was platted to its current configuration (Capital Foresight at Stone Oak Subdivision Plat no 070493)

**Topography:** The property is within the Edwards Recharge Zone and does include a slope to the south and east. The property is not within the one hundred year floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** C-2 ERZD

**Current Land Uses:** Retail Centers

**Direction:** South

**Current Base Zoning:** R-6 ERZD

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** C-2ERZD, R-6 PUD

**Current Land Uses:** Single-Family Residence, Vacant Lot, Restaurant

**Overlay and Special District Information:** All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

### **Transportation**

**Thoroughfare:** TPC Parkway

**Existing Character:** Secondary Arterial Type A 86'

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA transit routes by the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic engineer must be present at the Zoning Commission Meeting.

**Parking Information:** Carwash: 1 spaces per 500 sf. GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 space per 375 sf. GFA including service bays, wash tunnels and retail areas.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-1) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the current land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested "C-2 S ERZD" with a Specific Use Authorization for a Carwash zoning district is appropriate for the subject property. The request for "C-2 S ERZD" with a Specific Use Authorization for a Carwash will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Secondary Arterial Type A 86 thoroughfare.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

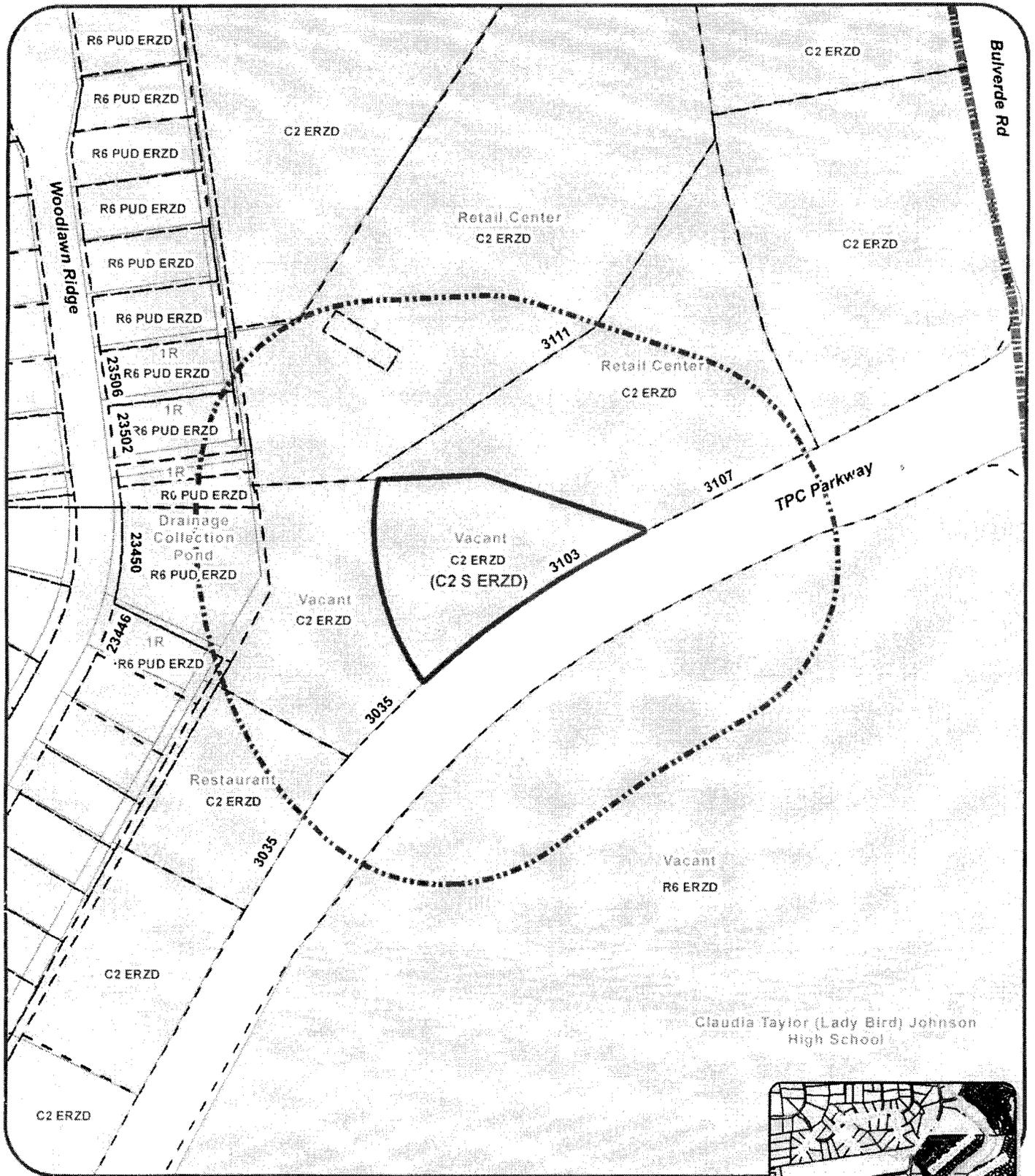
The subject property is 0.88 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The property is adjacent to other commercial uses and the proposed development is compatible.

In addition, the San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends the impervious cover shall not exceed 65% on the site.

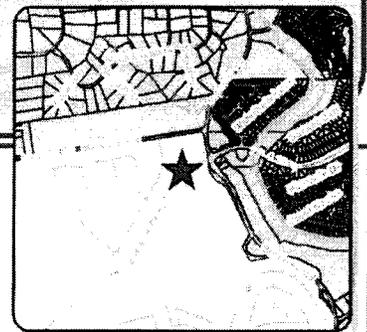
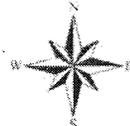




**Zoning Case Notification Plan**  
**Case Z-2016-076 S ERZD**

Council District: 9  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 18213 - BLOCK 010 - LOT 007

- Legend**
- Subject Properties (0.884 Acres)
  - 200' Notification Area
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential 1R
  - San Antonio City Limits



City of San Antonio - Development Services Dept.  
 REVISED: 02/26/2016 - R. R. Martinez  
 Case Manager - Oscar Aguirre

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1915

---

**Agenda Item Number:** Z-20.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2016074

**SUMMARY:**

**Current Zoning:** "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

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016. This case is continued from the February 2, 2016 hearing.

**Case Manager:** Erica Greene, Planner

**Property Owner:** Mandan Developments, LLC

**Applicant:** Mandan Developments, LLC

**Representative:** Salvador Flores, P.E.

**Location:** 129 and 135 Clouthaven Drive, and 208, 210, 212, and 222 Rainbow Drive

**Legal Description:** Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634

**Total Acreage:** 1.529

**Notices Mailed**

**Owners of Property within 200 feet:** 24  
**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952. The subject property (Lots 2, 9, & 10) in a 1938 case zoned the property as "B" Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property (Lots 3 & 4) in a 1957 case zoned the property as "B" Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property (lots 11 and 12) in a 1987 case zoned the subject property as "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North  
**Current Base Zoning:** R-4, RM-4  
**Current Land Uses:** Residential Dwellings

**Direction:** West  
**Current Base Zoning:** MF-33  
**Current Land Uses:** Multi-Family Dwellings

**Direction:** South  
**Current Base Zoning:** C-2  
**Current Land Uses:** Skyline Motel

**Direction:** East  
**Current Base Zoning:** C-2  
**Current Land Uses:** Multi-Family Dwellings

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** Rainbow Drive  
**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Clouthaven Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #14 located to the south within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

**Parking Information:** The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Northeast Inner Loop Neighborhood Plan, and is currently designated as High Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "C-2" base zoning district is appropriate for the subject properties. The adjacent properties to the north and west are zoned for "RM-4" and "MF-33" which works in conjunction with surrounding mixed residential dwellings and multi-family dwellings in the zoning district. The request to rezone the subject property follows the current pattern of development.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

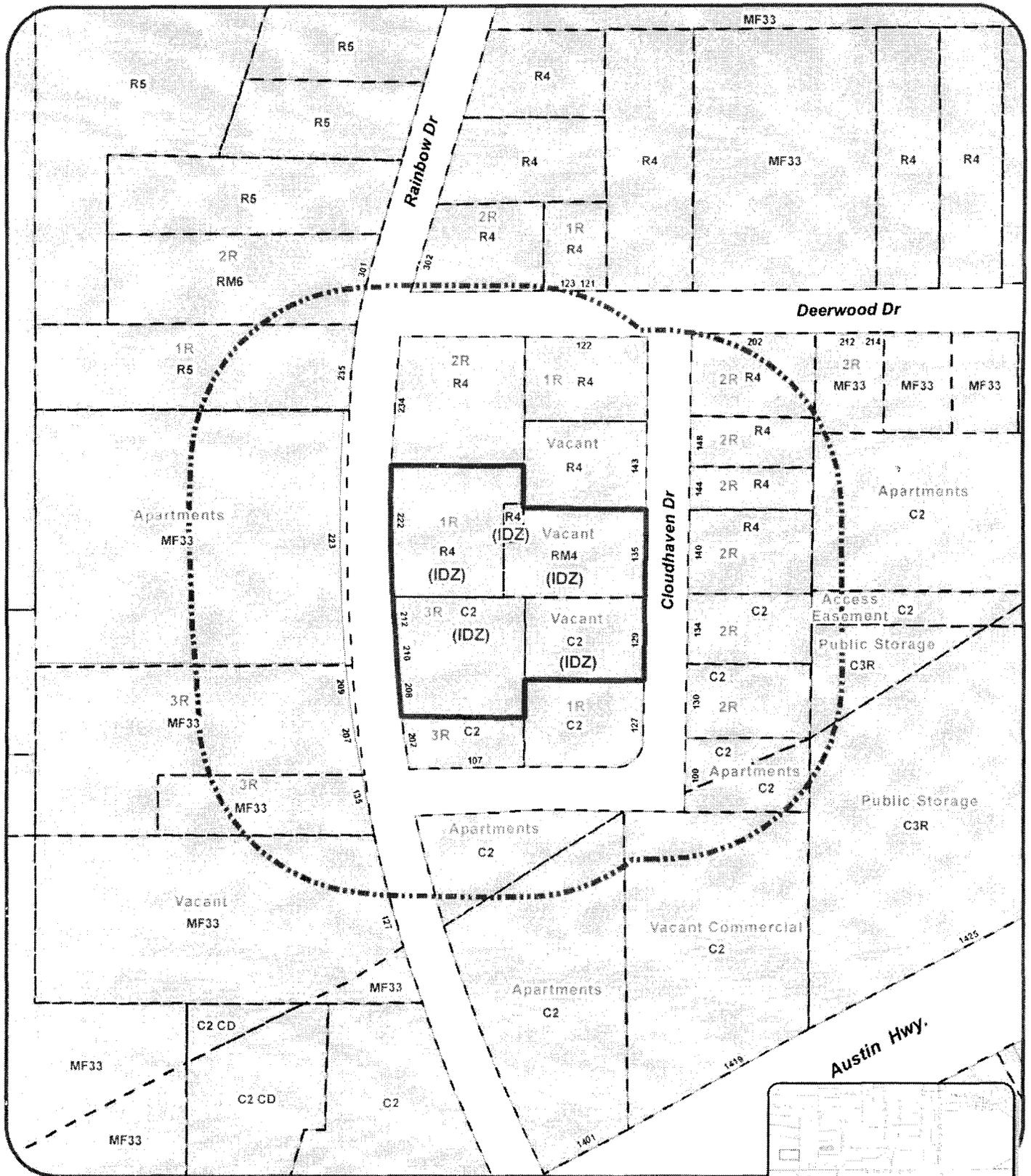
The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 1.529 acres in size, which should reasonably accommodate the uses permitted in IDZ AHOD" Infill Development Zone Airport Hazard Overlay District.

**7. Other Factors:**

The applicant proposes single-family "garden style" dwellings not to exceed 15 units per acre. The subject's location on Cloudhaven Drive and Rainbow Drive surrounded by single-family and multi-family dwellings make the requested zoning change appropriate.



**Zoning Case Notification Plan**  
**Case Z-2016-074**

Council District: 10

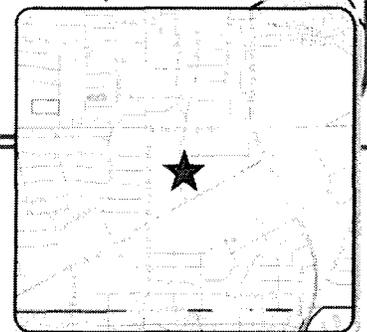
School District: Northeast I S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 09634 - LOT 2, WIRR 127 1 ft of Lot 3 & S 43 ft of Lot 4, 11, 12 & E 20 ft of Lot 3, Lot 9 & 10

**Legend**

- Subject Properties (1 529 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
 (512)221-6116 - R. R. Martinez  
 Case Manager - Robert Accia

**Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD)**

**SUPPORTING DOCUMENT NOTICE**

**This City Council Agenda Memo contains 1 or more attachments.**

**The attachment(s) may be accessed and viewed through the City's Website at [www.sanantonio.gov](http://www.sanantonio.gov) and selecting the Council Agenda link.**

**Copies of the agenda and any supporting documents may also be requested through the Office of the City Clerk or any public library.**