

# City of San Antonio



RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

2016 APR 29 PM 3:37

## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

**Thursday, May 5, 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 Rabbi Chaim Block, Executive Director, Chabad Center for Jewish Life and Learning, guest of Councilmember Ron Nirenberg,

- District 8.
2. Pledge of Allegiance
  3. Approval of Minutes for the Regular City Council Meetings of March 30 - 31, 2016

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. An Ordinance authorizing a three year contract with Online Computer Library Center to provide automated cataloging services to the City's Library Department for an estimated amount of \$44,000.00 annually, funded from the FY2016 Library General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$892,000.00: (A) D & A Technology & Development, Inc. for Tire Rubber Modified Surface Seal (B) E.J. Ward, Inc. for E.J. Ward automated fuel management system, and (C) Recorded Books, Inc. for library recorded books. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

6. An Ordinance awarding the FY 2016-2017 Task Order Contract for Neighborhood Access and Mobility Program for infrastructure improvement projects to Construction Resolution Group in an amount not to exceed \$3,997,058.40 for a contract term of two years, of which \$135,259.25 will be reimbursed by San Antonio Water System, for the construction of NAMP projects located throughout the City. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
7. An Ordinance approving a utility-related change order in the amount not to exceed \$111,900.00 to the existing \$7,031,409.95 construction contract with Jerdon Enterprise, L.P. for construction of the Hemisfair

Internal Street Improvements Project at Water Street and E. Nueva Street, of which CPS Energy, AT&T, and Time Warner Cable each will reimburse \$27,975.00 to the City. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

8. An Ordinance authorizing the acquisition of a 41 acre tract of land located in Bexar County, Texas known as the Bluehill Pass property, from Edward Sanchez, and authorizing the payment of \$563,060.95 to Trinity Title of Texas, LLC, as escrow agent for the purchase price and associated closing costs. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]

#### **Grant Applications and Awards**

9. An Ordinance authorizing the submission of a grant application in an amount up to \$2,000,000.00 to the Office of the Governor, Criminal Justice Division for the Texas Anti-Gang Program; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]

#### **Boards, Commissions and Committee Appointments**

10. An Ordinance appointing Pamela E. Ray (City Council District 2), Richard Perez (City Council District 4), Lucy Hall (City Council District 6), Dr. Shari Albright (City Council District 8), and Phillip Thomson (City Council District 10) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2016 through May 31, 2018. [Peter Zanoni, Deputy City Manager; Kathy Bruck, CEO, Pre-K 4 SA]

#### **Miscellaneous**

11. An Ordinance reaffirming the funding commitment of up to \$5 million to the Tobin Center parking facility. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

12. An Ordinance authorizing a Funding Agreement in the amount of \$50,000.00 with the Symphony Society of San Antonio to help the organization develop and implement a financial stability plan. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Interim Director, Culture and Creative Development]
13. An Ordinance authorizing the extension of line-of-duty injury leave for San Antonio Fire Department Fire Engineer Jacob Chaulklin. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
14. An Ordinance authorizing the execution of a License Agreement with Urban Soccer Leadership Academy for operation, maintenance and use of sports fields at Old Spanish Trail Park for a five year term; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks & Recreation]
15. An Ordinance authorizing the execution of an Advanced Funding Agreement with the Texas Department of Transportation, authorizing payment to TxDOT in the amount of \$93,000.00 for their relocation of existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project, a 2012-2017 Bond-funded project, located in District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**City Manager's Report**

16. City Manager's Report
  - A. Comprehensive Plan Update
  - B. Parks Update

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.**

- Z-1. ZONING CASE # Z2016083 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD"

Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff and Zoning Commission recommend Denial.

- Z-2.** ZONING CASE # Z2016102 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a reduced perimeter setback line and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016109 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. Staff and Zoning Commission recommend Approval.
- P-1.** PLAN AMENDMENT # 16030 (Council District 5): An Ordinance amending the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.4001 acres out of Lot 8, Block 38, NCB 3697 located at 802 Brady Boulevard from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016099)
- Z-4.** ZONING CASE # Z2016099 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres out of Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16030)

- Z-5.** ZONING CASE # Z2016106 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.107 acres of land out of NCB 8289 located 723 North General McMullen Drive. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2016105 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street. Staff and Zoning Commission recommend Denial.
- Z-7.** ZONING CASE # Z2016110 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff and Zoning Commission recommend Approval.
- Z-8.** ZONING CASE # Z2016108 (Council District 7): An Ordinance amending the Zoning District Boundary from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- Z-9.** ZONING CASE # Z2016094 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval. Zoning Commission recommendation forwarded as Denial due to failed motion.
- Z-10.** ZONING CASE # Z2016130 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 an Animal Clinic on Lot 3, Block 34, NCB 19219, located at 20642 Stone Oak Parkway. 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 CLERK  
SAN ANTONIO  
2016 APR 27 PM 5:17

## City of San Antonio



### AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

Thursday, May 5, 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 Rabbi Chaim Block, Executive Director, Chabad Center for Jewish Life and Learning, guest of Councilmember Ron Nirenberg,

- District 8.
2. Pledge of Allegiance
  3. Approval of Minutes for the Regular City Council Meetings of March 30 - 31, 2016

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. An Ordinance authorizing a three year contract with Online Computer Library Center to provide automated cataloging services to the City's Library Department for an estimated amount of \$44,000.00 annually, funded from the FY2016 Library General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$892,000.00: (A) D & A Technology & Development, Inc. for Tire Rubber Modified Surface Seal (B) E.J. Ward, Inc. for E.J. Ward automated fuel management system, and (C) Recorded Books, Inc. for library recorded books. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

6. An Ordinance awarding the FY 2016-2017 Task Order Contract for Neighborhood Access and Mobility Program for infrastructure improvement projects to Construction Resolution Group in an amount not to exceed \$3,997,058.40 for a contract term of two years, of which \$135,259.25 will be reimbursed by San Antonio Water System, for the construction of NAMP projects located throughout the City. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
7. An Ordinance approving a utility-related change order in the amount not to exceed \$111,900.00 to the existing \$7,031,409.95 construction contract with Jerdon Enterprise, L.P. for construction of the Hemisfair

Internal Street Improvements Project at Water Street and E. Nueva Street, of which CPS Energy, AT&T, and Time Warner Cable each will reimburse \$27,975.00 to the City. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

8. An Ordinance authorizing the acquisition of a 41 acre tract of land located in Bexar County, Texas known as the Bluehill Pass property, from Edward Sanchez, and authorizing the payment of \$563,060.95 to Trinity Title of Texas, LLC, as escrow agent for the purchase price and associated closing costs. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]

#### **Grant Applications and Awards**

9. An Ordinance authorizing the submission of a grant application in an amount up to \$2,000,000.00 to the Office of the Governor, Criminal Justice Division for the Texas Anti-Gang Program; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]

#### **Boards, Commissions and Committee Appointments**

10. An Ordinance appointing Pamela E. Ray (City Council District 2), Richard Perez (City Council District 4), Lucy Hall (City Council District 6), Dr. Shari Albright (City Council District 8), and Phillip Thomson (City Council District 10) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2016 through May 31, 2018. [Peter Zanoni, Deputy City Manager; Kathy Bruck, CEO, Pre-K 4 SA]

#### **Miscellaneous**

11. An Ordinance authorizing the extension of line-of-duty injury leave for San Antonio Fire Department Fire Engineer Jacob Chaulklin. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
12. An Ordinance authorizing the execution of a License Agreement with

Urban Soccer Leadership Academy for operation, maintenance and use of sports fields at Old Spanish Trail Park for a five year term; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks & Recreation]

- 13.** An Ordinance authorizing the execution of an Advanced Funding Agreement with the Texas Department of Transportation, authorizing payment to TxDOT in the amount of \$93,000.00 for their relocation of existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project, a 2012-2017 Bond-funded project, located in District 1. [Peter Zaroni, 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.**

- Z-1.** ZONING CASE # Z2016083 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff and Zoning Commission recommend Denial.
- Z-2.** ZONING CASE # Z2016102 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a reduced perimeter setback line and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016109 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD"

Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. Staff and Zoning Commission recommend Approval.

- P-1.** PLAN AMENDMENT # 16030 (Council District 5): An Ordinance amending the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.4001 acres out of Lot 8, Block 38, NCB 3697 located at 802 Brady Boulevard from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016099)
- Z-4.** ZONING CASE # Z2016099 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres out of Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16030)
- Z-5.** ZONING CASE # Z2016106 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.107 acres of land out of NCB 8289 located 723 North General McMullen Drive. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2016105 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street. Staff and Zoning Commission recommend Denial.
- Z-7.** ZONING CASE # Z2016110 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales

District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff and Zoning Commission recommend Approval.

**Z-8.** ZONING CASE # Z2016108 (Council District 7): An Ordinance amending the Zoning District Boundary from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff and Zoning Commission recommend Approval.

**Z-9.** ZONING CASE # Z2016094 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval. Zoning Commission recommendation forwarded as Denial due to failed motion.

**Z-10.** ZONING CASE # Z2016130 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 an Animal Clinic on Lot 3, Block 34, NCB 19219, located at 20642 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.

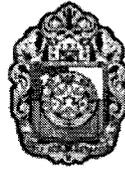
## **ADJOURNMENT**

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 CLERK  
CITY OF SAN ANTONIO  
2015 APR 27 PM 5:17

**City of San Antonio**

**Leticia Vacek**  
**City Clerk**



**AGENDA**  
**City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

**Wednesday, May 4, 2016**

**2:00 PM**

**Municipal Plaza Building**

---

The City Council of San Antonio will convene in the "B" Room of the Municipal Plaza Building at 2:00 P.M. for discussion and possible action on the following:

1. A Briefing and update on Core Public Health Functions, Key Health Indicators and 1115 Waiver Initiatives [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]
2. A Briefing on recommendations for Linear Creekway Park projects to be funded by the Proposition 2 Sales Tax Initiative, passed by voters on May 9, 2015. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]

At any time during the meeting, the City Council may recess into executive session 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 annexation pursuant to Texas Government Code Section 551.071 (consultation with attorney).

**Adjourn**

5:00 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.

**5:15 PM (may be heard after this time) - Ceremonial Recognitions**

**6:00 PM (may be heard after this time) - Citizens to be Heard**

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.

**DISABILITY ACCESS STATEMENT**

**This meeting site is wheelchair accessible. The Accessible Entrance is located at the Trevino Alley Entrance, south side. 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.

# City of San Antonio



RECEIVED  
CITY CLERK  
SAN ANTONIO

2016 APR 29 PM 3:37

## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

Thursday, May 5, 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 Rabbi Chaim Block, Executive Director, Chabad Center for Jewish Life and Learning, guest of Councilmember Ron Nirenberg.

- District 8.
2. Pledge of Allegiance
  3. Approval of Minutes for the Regular City Council Meetings of March 30 - 31, 2016

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. An Ordinance authorizing a three year contract with Online Computer Library Center to provide automated cataloging services to the City's Library Department for an estimated amount of \$44,000.00 annually, funded from the FY2016 Library General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$892,000.00: (A) D & A Technology & Development, Inc. for Tire Rubber Modified Surface Seal (B) E.J. Ward, Inc. for E.J. Ward automated fuel management system, and (C) Recorded Books, Inc. for library recorded books. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

6. An Ordinance awarding the FY 2016-2017 Task Order Contract for Neighborhood Access and Mobility Program for infrastructure improvement projects to Construction Resolution Group in an amount not to exceed \$3,997,058.40 for a contract term of two years, of which \$135,259.25 will be reimbursed by San Antonio Water System, for the construction of NAMP projects located throughout the City. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
7. An Ordinance approving a utility-related change order in the amount not to exceed \$111,900.00 to the existing \$7,031,409.95 construction contract with Jerdon Enterprise, L.P. for construction of the Hemisfair

Internal Street Improvements Project at Water Street and E. Nueva Street, of which CPS Energy, AT&T, and Time Warner Cable each will reimburse \$27,975.00 to the City. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

8. An Ordinance authorizing the acquisition of a 41 acre tract of land located in Bexar County, Texas known as the Bluehill Pass property, from Edward Sanchez, and authorizing the payment of \$563,060.95 to Trinity Title of Texas, LLC, as escrow agent for the purchase price and associated closing costs. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]

#### **Grant Applications and Awards**

9. An Ordinance authorizing the submission of a grant application in an amount up to \$2,000,000.00 to the Office of the Governor, Criminal Justice Division for the Texas Anti-Gang Program; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]

#### **Boards, Commissions and Committee Appointments**

10. An Ordinance appointing Pamela E. Ray (City Council District 2), Richard Perez (City Council District 4), Lucy Hall (City Council District 6), Dr. Shari Albright (City Council District 8), and Phillip Thomson (City Council District 10) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2016 through May 31, 2018. [Peter Zaroni, Deputy City Manager; Kathy Bruck, CEO, Pre-K 4 SA]

#### **Miscellaneous**

11. An Ordinance reaffirming the funding commitment of up to \$5 million to the Tobin Center parking facility. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

12. An Ordinance authorizing a Funding Agreement in the amount of \$50,000.00 with the Symphony Society of San Antonio to help the organization develop and implement a financial stability plan. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Interim Director, Culture and Creative Development]
13. An Ordinance authorizing the extension of line-of-duty injury leave for San Antonio Fire Department Fire Engineer Jacob Chaulklin. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
14. An Ordinance authorizing the execution of a License Agreement with Urban Soccer Leadership Academy for operation, maintenance and use of sports fields at Old Spanish Trail Park for a five year term; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks & Recreation]
15. An Ordinance authorizing the execution of an Advanced Funding Agreement with the Texas Department of Transportation, authorizing payment to TxDOT in the amount of \$93,000.00 for their relocation of existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project, a 2012-2017 Bond-funded project, located in District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**City Manager's Report**

16. City Manager's Report
  - A. Comprehensive Plan Update
  - B. Parks Update

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.**

- Z-1. ZONING CASE # Z2016083 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD"

Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff and Zoning Commission recommend Denial.

- Z-2.** ZONING CASE # Z2016102 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a reduced perimeter setback line and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff and Zoning Commission recommend Approval.
- Z-3.** ZONING CASE # Z2016109 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. Staff and Zoning Commission recommend Approval.
- P-1.** PLAN AMENDMENT # 16030 (Council District 5): An Ordinance amending the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.4001 acres out of Lot 8, Block 38, NCB 3697 located at 802 Brady Boulevard from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016099)
- Z-4.** ZONING CASE # Z2016099 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres out of Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16030)

- Z-5.** ZONING CASE # Z2016106 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.107 acres of land out of NCB 8289 located 723 North General McMullen Drive. Staff and Zoning Commission recommend Approval.
- Z-6.** ZONING CASE # Z2016105 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street Staff and Zoning Commission recommend Denial.
- Z-7.** ZONING CASE # Z2016110 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff and Zoning Commission recommend Approval.
- Z-8.** ZONING CASE # Z2016108 (Council District 7): An Ordinance amending the Zoning District Boundary from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- Z-9.** ZONING CASE # Z2016094 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval. Zoning Commission recommendation forwarded as Denial due to failed motion.
- Z-10.** ZONING CASE # Z2016130 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 an Animal Clinic on Lot 3, Block 34, NCB 19219, located at 20642 Stone Oak Parkway. 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.



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2395

---

**Agenda Item Number:** 4.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

**SUBJECT:**

Automated Cataloging Service

**SUMMARY:**

This ordinance authorizes a contract with Online Computer Library Center for an estimated annual amount of \$44,000.00 to provide automated cataloging services to the San Antonio Public Library. The initial term of the contract is upon award through February 28, 2019. Two additional one-year renewals at the City's option shall also be authorized by this ordinance. Funding for this contract is available through the FY2016 Library General Fund Budget.

**BACKGROUND INFORMATION:**

Submitted for Council consideration and action is a proposal submitted by Online Computer Library Center, Inc. (OCLC) to provide the San Antonio Public Library with an integral cataloging service that will alleviate manual creation of millions of catalog records maintained by the Library. This automated cataloging service is one of the most important tools utilized by library staff in the classification of thousands of titles in order to give patrons visibility of these resources while conducting research. The San Antonio Public Library system consists of a Central Library and 26 branches, one of which is a joint public/school library. The Library's service population is over 1.8 million and there are over 921,000 registered borrowers.

The San Antonio Public Library uses the Innovative Interfaces Millennium integrated library system for

cataloging, circulation, Web Online Public Access Catalog, acquisitions and serials.

As of September 10, 2015 the San Antonio Public Library had 569,697 bibliographic records and 453,830 authority records in its database. The San Antonio Public Library adds approximately 35,000 new titles per year in print and media formats plus 20,000 - 22,000 electronic resources. Approximately 30% of the Library's print and media acquisitions are cataloged and processed by vendors and the rest are cataloged and processed in-house. The San Antonio Public Library's current major vendors are Baker & Taylor for print and Midwest Tape for media.

The City issued a Request for Competitive Sealed Proposal for "Annual Contract for Automated Cataloging" on September 30, 2015, with a submission deadline of November 2, 2015. Two proposals were received and were deemed responsive and eligible for evaluation committee review.

The evaluation team consisted of representatives from the Library, The Finance Department, Purchasing Division assisted by ensuring compliance with City procurement policies and procedures. The proposals were evaluated based on the firm's qualifications, experience, and quality of service, previous performance, proposed plan and price schedule. Additional categories of consideration included references and financial qualifications.

The evaluation of each proposal response was based on a total of 100 points: 30 points allotted for experience, background, qualifications; 50 points allotted for proposed plan; and 20 points allotted for respondent's price schedule.

The evaluation committee met on November 13, 2015 to evaluate the two responsive proposals received. After committee review and discussion, the individual technical scores were submitted and the aggregate scores were submitted and were presented. After a recommendation for award was agreed upon by the selection committee, the pricing scores and the SBEDA scores were revealed. OCLC received the highest ranking and was recommended for award by the evaluation committee.

The initial term of the contract is upon award through May 11, 2019. Two additional one-year renewals at the City's option shall also be authorized by this ordinance.

#### **ISSUE:**

This contract will allow the San Antonio Public Library to continue its use of the automated cataloging service currently provided by the incumbent vendor. This will result in a seamless transition.

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

This contract 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:**

Should this contract not be approved, the San Antonio Public Library would be required to procure cataloging services on an as needed basis or resort to manual restoration of millions of catalog records. This process would be labor intensive, costly, and would possibly affect availability of resources for library patrons.

**FISCAL IMPACT:**

Funds are not encumbered by this ordinance. All expenditures will be in accordance with the Department's adopted budget approved by City Council. The estimated annual cost for this contract is \$44,000.00. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget.

**RECOMMENDATION:**

Staff recommends approval of this contract with OCLC beginning upon award through May 11, 2019. Two additional one-year renewals at the City's option shall also be authorized by this ordinance.

This contract was procured by means of Request for Competitive Sealed Proposal and a Contracts Disclosure Form is 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:** 16-2382

---

**Agenda Item Number:** 5.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** CityWide

### **SUBJECT:**

5/5/2016 Annual Contracts

### **SUMMARY:**

An ordinance awarding three contracts to provide the City with commodities and services on an annual basis for the terms of the contract, for an estimated annual cost of \$892,000.00. This ordinance provides the procurement of the following items, as needed, and dependent on the Department's available budget, for the terms of the contract:

A. D & A Technology & Development, Inc. for Tire Rubber Modified Surface Seal, \$725,000.00 annually (1 contract, Transportation and Capital Improvements Department)

B. E.J. Ward, Inc. for E.J. Ward Automated Fuel Management System, \$137,000.00 annually (1 contract, Building and Equipment Services Department)

C. Recorded Books, Inc. for Library Recorded Books, \$30,000.00 annually; \$150,000.00 contract period (1 contract, Library Department)

### **BACKGROUND INFORMATION:**

The City of San Antonio utilizes annual contracts for procuring high volume repetitive purchases. Annual

contracts are an efficient method of securing the best prices through volume purchasing and reducing large amounts of work related to the bid process. Utilization of annual contracts allows the City to procure numerous different commodities in support of the normal daily operations.

**Contract procured on the basis of low bid:**

A. D & A Technology & Development, Inc. for Tire Rubber Modified Surface Seal, \$725,000.00 annually, July 1, 2016 through March 31, 2019 with two, one year renewal options - will provide the Department of Transportation and Capital Improvements Street Maintenance Division with a contractor to provide Tire Rubber Modified Surface Seal (TRMSS) to be utilized on various streets throughout the City. TRMSS is a form of cationic rubberized slurry seal that provides the durability of a conventional slurry seal along with the uniform black appearance and environmental benefits of a tire rubber modified emulsion. This type of material combined with recycled tire rubber, asphalt and water creates a high performance seal coat; it is ideal choice to maintain asphalt pavements, slurry seal and chip seal surface treatments. TRMSS protects and extends the useful pavement life by replacing the vital surface oils, locking down the loose aggregates and preventing damage caused by oxidation, weather, and traffic.

**Contracts procured on the basis of sole source:**

B. E.J. Ward, Inc. for E.J. Ward Automated Fuel Management System, \$137,000.00 annually, July 1, 2016 through June 30, 2017 with a one year renewal option - will provide the Building and Equipment Services Department with automated fuel control system service, customer support, and additional fuel terminal and vehicle parts for the Ward 3 automated fuel management system. Services available through this contract are designed to ensure the City receives continuous trouble-free automated fueling system operations with minimal downtime or service interruption.

These items are being purchased as Sole Source according to the provisions of Texas Statutes Local Government Code 252.022.07. No other source can supply the items listed nor can any comparable item fulfill the same requirements. Vendor acknowledges, with his/her signature, that all items offered are considered a Sole Source.

C. Recorded Books, Inc. for Library Recorded Books, \$30,000.00 annually; \$150,000.00 contract period, upon award through December 31, 2018 with two, one year renewal options - will provide the San Antonio Public Library with an annual subscription to download audio books. These downloadable services are used by the San Antonio Public Library staff and patrons to download titles directly to their computer, laptop or portable devices. Audio books on CD are also included in the annual subscription.

These items are being purchased as a Sole Source according to the provision of Texas Statutes Local Government Code 252.022.07. No other source can supply the items listed nor can any comparable item fulfill the same requirements. Vendor acknowledges, with his/her signature, that all items offered are considered Sole Source.

**ISSUE:**

These contracts represent a portion of approximately 250 annual contracts that will be brought before City Council throughout the fiscal year. These products and services are used by city departments in their daily operations.

A. Tire Rubber Modified Surface Seal - The SBEDA Ordinance requirements were waived due to the lack of qualified SMWBE's available to provide the goods and services.

The recommended award is to be the lowest responsive bidder, who is also a local business. Therefore application of the Local Preference Program was not required.

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

B. E.J. Ward Automated Fuel Management System - This contract is exempt from competitive bidding and is excluded from the scope of the SBEDA program.

This contract 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.

C. Library Recorded Books - This contract is exempt from competitive bidding and is excluded from the scope of the SBEDA program.

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:**

A. Tire Rubber Modified Surface Seal - Should this contract not be approved, the Department of Transportation and Capital Improvements Street Maintenance Division will be required to procure rubberized slurry seal materials on an as needed basis. The City could lose the pricing advantage afforded through a competitively bid contract; furthermore, the department's budget could be negatively impacted through continuous price variations.

B. E.J. Ward Automated Fuel Management System - Should this contract not be approved, the BES Operations Division's operational activities would be unfavorably impacted. The department will be required to procure services on an as needed basis which could lead to inconsistent service and delay in reactionary response time to maintenance and repair requests.

C. Library Recorded Books - Should this contract not be approved, the Library Department would be required to submit a purchase requisition each month for services needed. However processing requirements on an as needed basis will not realize a cost savings customarily associated with long-term agreements.

#### **FISCAL IMPACT:**

Funds are not encumbered by this ordinance. All expenditures will be in accordance with the Department's adopted budget approved by City Council. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget.

**RECOMMENDATION:**

Staff recommends the acceptance of three contracts submitted through this ordinance to provide the City with specified services on an annual contract basis. These annual contracts are critical to the City's daily operations.

These contracts were procured on the basis of low bid and sole source and Contract Disclosure Forms are 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:** 16-2443

---

**Agenda Item Number:** 6.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

FY 2016-2017 Task Order Contract for Neighborhood Access and Mobility Program (NAMP), for the construction of infrastructure improvement projects.

### **SUMMARY:**

An ordinance awarding the FY 2016-2017 Task Order Contract for Neighborhood Access (NAMP) Projects, Package I to Construction Resolution Group (CRG) in an amount not to exceed \$3,997,058.40, for a contract term of two years, of which \$135,259.25 will be reimbursed by San Antonio Water System, for the construction of NAMP projects located throughout the City.

### **BACKGROUND INFORMATION:**

#### Project Background

In previous year's budgets, City Council has appropriated approximately \$2 million each year in the General Fund to improve safety and pedestrian mobility conditions in San Antonio neighborhoods. These improvements are implemented through the Neighborhood Access and Mobility Program (NAMP).

This contract will be used primarily for the Neighborhood Access and Mobility Program. In addition, this contract can be utilized to construct projects funded through other sources (Advanced Transportation District, Street Maintenance Program, etc.). This Task Order Contract includes, but is not limited to, the construction of sidewalks, curbs, wheelchair ramps, retaining walls, pavement markings and any other work required for the completion of the assigned projects located throughout the City. The San Antonio Waster System (SAWS)

participation on this contract is necessary in order to complete adjustments to SAWS' existing infrastructure within the project limits that impact City projects. SAWS will reimburse its improvement costs to the City based on the bid unit prices received per this construction contract.

Task order contracts are utilized when multiple projects are to be delivered through various programs and funding sources in a limited timeline but the project specifics (scope and limits) are not known. A task order contract is awarded based on the capacity, or total dollar amount, anticipated to deliver a number of projects within a specified limited timeframe. Funding for these projects may include, but is not limited to, Neighborhood Access and Mobility Program (NAMP), Advanced Transportation District (ATD), Street Maintenance Program (SMP) or other funding sources.

#### Procurement of Services

This Contract was advertised for construction bids in February 2016, in the San Antonio Hart Beat, on the City's website and in the Texas Electronic State Business Daily. Bids were due on March 22, 2016 and seven bidders responded. Of these, Construction Resolution Group (CRG) submitted the lowest responsive bid.

Construction Resolution Group is a small, minority-owned business and has agreed to meet a 17% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 1% African American Business Enterprise (AABE) Subcontracting Goal.

This Task Order contract was developed utilizing the formal competitive bid process. Therefore, a Discretionary Contracts Disclosure Form is not required.

#### **ISSUE:**

This ordinance awards the FY 2016-2017 Task Order Contract for Neighborhood Access (NAMP) Projects, Package I to Construction Resolution Group (CRG) in an amount not to exceed \$3,997,058.40, for a term of two years, of which \$135,259.25 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

This contract provides for the construction of infrastructure improvement projects to facilitate the completion of the FY 2016-2017 Neighborhood Access and Mobility Program. This contract will be utilized to ensure the timely completion of those projects, along with any other infrastructure projects that materialize throughout the duration of the contract.

This Task Order Contract includes, but is not limited to, the construction of sidewalks, curbs, wheelchair ramps, retaining walls, pavement markings and any other work required for the completion of the assigned projects located throughout the City. The San Antonio Water System (SAWS) participation on this contract is necessary in order to complete adjustments to SAWS' existing infrastructure within the project limits that impact City projects. SAWS will reimburse its improvement costs to the City based on the bid unit prices received per this construction contract.

#### **ALTERNATIVES:**

As an alternative Council could either individually bid out the projects for construction or require the utilization of TCI in-house staff. However bidding out the projects individually could result in much higher costs for these projects, and TCI does not have the capacity to construct the volume of work that is needed.

**FISCAL IMPACT:**

Requirements for each task shall be detailed in the individual work orders assigned. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. In addition, an estimated \$135,259.25 will be reimbursed to the City by San Antonio Water Systems as projects are identified.

Funding for these projects may include, but is not limited to, Neighborhood Access and Mobility Program (NAMP), Advanced Transportation District (ATD), Street Maintenance Program (SMP), or other funding sources.

**RECOMMENDATION:**

Staff recommends approval of this ordinance, awarding a task order contract to Construction Resolution Group in an amount not to exceed \$3,997,058.40 for the FY 2016- 2017 Neighborhood Access and Mobility Program projects.

**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:** 16-2479

---

**Agenda Item Number:** 7.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Utility Change Order for HemisFair Internal Street Improvements: Water Street and E. Nueva

**SUMMARY:**

An Ordinance approving a utility-related change order in the amount not to exceed \$111,900.00 to the existing \$7,031,409.95 construction contract with Jerdon Enterprise, L.P. for construction of the HemisFair Internal Street Improvements Project at Water Street and E. Nueva Street, of which CPS Energy, AT&T, and Time Warner Cable each will reimburse \$27,975.00 to the City.

**BACKGROUND INFORMATION:**

The construction of Water Street and East Nueva Street are included in the HemisFair Park Master Plan. These two streets are considered high priority for the redevelopment of HemisFair Park and will provide vehicular and pedestrian access into HemisFair Park from South Alamo Street and Cesar Chavez. Construction on this Project began in January 2015 and is estimated to be completed in the fall of 2016.

The discovery of a historical acequia (an irrigation canal or ditch) feature made it necessary to re-route a utility duct-bank conveying several new utility lines through the acequia without disturbing its structural integrity. This change order will fund the partial demolition and reconstruction of two SAWS chilled water line vaults and will allow the underground utility duct-bank to traverse the acequia without inflicting any damage to the historic structure.

Previous Council Action

A previously executed contract with Jerdon Enterprise, L.P. in the amount of \$7,031,409.95 was approved by

City Council on January 15, 2015, through Ordinance 2015-01-15-0010. Previous change orders have increased this contract amount by \$445,877.46 to a total contract amount of \$7,476,181.16. This change order will increase the contract by \$111,900.00 to a total contract amount of \$7,588,081.16.

The following table illustrates the change orders that have occurred since construction of this project began:

<b>Item</b>	<b>Amount</b>
Original Contract Value	\$ 7,031,409.95
Previously Authorized Change Orders	\$ 445,877.46
Proposed Change Orders	\$ 111,900.00
<hr/> Revised Contract Value	<hr/> \$ 7,589,087.41

**ISSUE:**

This Ordinance approving a utility-related change order in the amount not to exceed \$111,900.00 to the existing \$7,031,409.95 construction contract with Jerdon Enterprise, L.P. for construction of the Hemisfair Internal Street Improvements Project at Water Street and E. Nueva Street, of which CPS Energy, AT&T, and Time Warner Cable each will reimburse \$27,975.00 to the City Council District 1.

The discovery of a historical acequia feature made it necessary to re-route a utility duct-bank conveying several new utility lines through the acequia without disturbing its structural integrity. This change order will fund the partial demolition and reconstruction of two SAWS chilled water line vaults that will allow the underground utility duct-bank to traverse the acequia without inflicting any damage to the historic structure. Construction on this Project began in January 2015 and is estimated to be completed in the fall of 2016.

**ALTERNATIVES:**

As an alternative, City Council could choose not to approve this change order; however, not approving the change order would mean possible delays and additional costs to the Hemisfair Internal Street Improvements Project at Water Street and E. Nueva.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the total amount of \$111,900.00 payable to Jerdon Enterprise, L.P. Of this amount, \$27,975.00 will be paid by CoSA ITSD, \$27,975.00 will be reimbursed by Time Warner Cable, \$27,975.00 will be reimbursed by CPS Electric and \$27,975.00 will be reimbursed by AT&T. Funds are available from 2012-2017 General Obligation Bonds and are included in the FY 2016-2021 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this utility related change order in the total amount not to exceed \$111,900.00 related to the Hemisfair Internal Street Improvements Project at Water Street and E. Nueva.

**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:** 16-2731

---

**Agenda Item Number:** 8.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Janet A. Martin, Interim Director

**COUNCIL DISTRICTS IMPACTED:** City Wide

### **SUBJECT:**

Edwards Aquifer Protection Program - Land Acquisition

### **SUMMARY:**

This ordinance authorizes payment for real property acquisition and closing costs on an approximately 41 acre tract of land known as the Bluehill Pass property located in Bexar County, Texas for the Edwards Aquifer Protection Program, a Proposition 1 Edwards Aquifer Protection Venue funded Project, which was approved by the voters in November 2010, in the amount of \$563,060.95 payable to Trinity Title of Texas, LLC, as escrow agent, for title. This ordinance also authorizes the execution of documents to accomplish said acquisition, necessary under the Proposition 1 Edwards Aquifer Protection Venue Project.

### **BACKGROUND INFORMATION:**

In May of 2000, voters approved the first program, a 1/8-cent sales tax venue up to \$45 million, for the acquisition of lands over the Edwards Aquifer, for parks and watershed protection. That program, referred to as Proposition 3, ran from 2000 through 2005, was limited to Bexar County.

The current program, referred to as Proposition 1, is an extension of that initial endeavor, although the scope was narrowed to watershed protection and, due to a change in state legislation, funds could be expended outside of Bexar County. The purpose of the Edwards Aquifer Protection Program is to obtain property rights by fee-simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer.

The purchase of the Bluehill Pass property is presented for consideration to the City Council under the

Proposition 1 Edwards Aquifer Protection Venue Project, which was approved by the voters in November 2010. The City Council-approved Conservation Advisory Board has reviewed and recommended the acquisition of this property. This property is located entirely over the Contributing Zone in Bexar County. Most all of the land is located outside of the flood plain and suitable for potential residential development. If acquired, the property will become part of Scenic Canyon, a 453-acre City-owned natural area purchased with Edwards Aquifer protection program funds in 2007.

This property first was targeted through use of the Scientific Evaluation Team's GIS-Spatial Model (SET Model). Subsequent site visits identified previously undocumented faults and other recharge features on the property. All of the Bluehill Pass property is located within the Chiminea Creek drainage area, which is an important recharge contributor in the area. Water runoff from the property drains into Fox Cave, located on Scenic Canyon natural area, and the property significantly contributes to surface water runoff quality, due to the current undeveloped state of the property. The Edwards Aquifer Authority issued a geological assessment of the site confirming that preservation of the Bluehill Pass property would provide high water quality and moderate water quantity benefits for the City of San Antonio. Addition of these proposed 41 acres would bring the total of protected lands under the City's aquifer protection program to 135,995 acres.

#### **ISSUE:**

An ordinance authorizing payment for real property interests, due diligence and closing costs on an approximately 41 acre tract of land known as the Bluehill Pass property located in Bexar County, Texas in the amount of \$563,060.95 to Trinity Title of Texas, LLC, as escrow agent.

The Bluehill Pass property is located north of Scenic Canyon natural area and contributes to the Chiminea Creek drainage area, which is an important recharge contributor in the area. Water runoff from the property drains directly into Fox Cave, located on Scenic Canyon natural area, and the property significantly contributes to surface water runoff quality, due to the current undeveloped state of the property. The Edwards Aquifer Authority issued a geological assessment of the site confirming that preservation of the Bluehill Pass property would provide high water quality and moderate water quantity benefits for the City of San Antonio.

The acquisition of this property is necessary to accomplish the Proposition 1 Edwards Aquifer Protection Venue Project.

#### **ALTERNATIVES:**

An alternative would be to defer acquisition until a later date. By not acquiring this property at this time, it may not be available at a later date or for the same purchase price.

Another option would be to not acquire the land; however, the benefits of protecting this property and adding to the contiguous acreage of protected lands in the watershed would not be realized.

#### **FISCAL IMPACT:**

This acquisition is a one-time expenditure in the amount of \$563,060.95. Funds for the acquisition of this property have been appropriated through Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2016-2021 Adopted Annual Capital Budget.

**RECOMMENDATION:**

Staff recommends approval of the acquisition of this approximately 41 acre tract of land, known as the Bluehill Pass property, for a total of \$563,060.95, in connection with the Proposition 1 Edwards Aquifer Protection Venue Project, in order to protect the quality and quantity of water entering the Edwards Aquifer.

The Contracts Disclosure Form required by the Ethics ordinance is attached.

**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:**16-2540

---

**Agenda Item Number:** 9.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Police Department

**DEPARTMENT HEAD:** William P. McManus, Chief of Police

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Texas Anti-Gang (TAG) Program Grant

### **SUMMARY:**

This ordinance authorizes the submission of a grant application and acceptance of funds upon award, not to exceed \$2,000,000, from the Office of the Governor, Criminal Justice Division (CJD) for the Texas Anti-Gang (TAG) Program to establish a multi-agency TAG Task Force Center in San Antonio.

### **BACKGROUND INFORMATION:**

The San Antonio Police Department was chosen by the Office of the Governor, Criminal Justice Division (CJD) to apply for an invitation-only grant opportunity to initiate and establish a multi-agency task force in San Antonio to combat gang activity in the area. The grant would be similar to the HIDTA concept in that the program would be a working group/task force that includes federal, state and local law enforcement agencies. The objective is to provide a central point for investigative and operation coordination and de-confliction of investigations of gang activity and increase officer safety by not compromising an active investigation or targeting an undercover officer.

The grant request would be for an amount not to exceed \$2,000,000 with the initial grant period being for six (6) months (March 1, 2016 through August 31, 2016) and with an extension to run from September 1, 2016 through August 31, 2017. Funding will be split between the two years to coincide with the state fiscal years. Funding for FY16 would be approximately \$1,125,000 and funding for FY17 would be approximately \$844,000.

The funds are expected to be available upon completion of the grant application. While the grant is currently scheduled for 18 months, the Governor's Office has indicated that there is an expectation of funds continuing beyond the initial grant cycle. There has also been discussion with CJD regarding future funding in subsequent years.

As the fiscal agent for the grant, the SAPD would hire a program director and administrative assistant, which would be funded through the grant. Once awarded, the SAPD will initiate the request for proposal (RFP) solicitation process for leasing of office space for the TAG Task Force Center. The selected building will meet accommodation requirements or can be made to meet requirements with minimal finish out. The building would be "move-in" ready six months from proposal acceptance.

This program is being modeled after a successful program already in operation in Houston and North Richland Hills, Texas. Members of SAPD's Research and Planning Unit have consulted with members of the Houston TAG program and determined the strengths and limitations. Staff has also worked to assure that this program will build on the strengths and modify the areas which can be improved upon. The Office of the Governor expresses considerable confidence in the ability of the San Antonio Police Department to establish this program and build it into a self-sustaining project.

Based on initial commitments there are twelve agencies (including SAPD) committing approximately 84 personnel to the program. It is expected that the program will eventually include over 15 agencies and upwards of 120 personnel.

**ISSUE:**

The San Antonio Police Department has been requested by the Office of the Governor to initiate a multi-agency task force to combat gang activity in the area. The CJD is offering up to \$2,000,000 to offset costs of establishing this task force. Several agencies have already expressed interest in participating in this task force and have offered personnel for the program.

**ALTERNATIVES:**

To not apply for the grant and continue operations as they are currently conducted.

**FISCAL IMPACT:**

This grant provides funding in an amount up to \$2,000,000 for the period March 1, 2016 through August 31, 2017. Anticipated expenses for FY16 would be approximately \$1,125,000 and anticipated expenses for FY17 would be approximately \$844,000. No cash or in-kind match is required.

**RECOMMENDATION:**

It is recommended the City of San Antonio move forward in preparing and submitting this grant proposal and coordinating with other agencies to reduce gang violence in this area.

**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:** 16-2702

---

**Agenda Item Number:** 10.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Pre-K 4 SA

**DEPARTMENT HEAD:** Peter Zanoni, Deputy City Manager; Kathy Bruck, CEO

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Pre-K 4 SA Board of Directors Appointments

**SUMMARY:**

This item allows City Council to approve recommendations for appointments to the Pre-K 4 SA Board of Directors for the five even-numbered City Council District appointed members whose terms end on May 31, 2016.

**BACKGROUND INFORMATION:**

The Early Childhood Education Municipal Development Corporation (Pre-K 4 SA) Board of Directors is comprised of 11 Board Members. In accordance with the Pre-K 4 SA bylaws, the Board of Directors is appointed by the City Council. Each City Council member and the Mayor appoint one Director to the Board. The Mayor's Appointee serves as the Chairperson of the Board. District appointees do not have to reside in the City Council District for which they are serving.

Board Members serve two-year staggered terms. Appointees of even-numbered City Council Districts serve a term of two years beginning in 2014 and ending on May 31, 2016. Successors will serve a two-year term beginning June 1, 2016 and ending May 31, 2018. The odd-numbered City Council Districts appointments also serve a two-year term that will end on May 31, 2017.

Pre-K 4 SA Board of Directors Appointees, their respective City Council Districts, and expiration dates of terms follow:

Mayor - Elaine Mendoza  
May 31, 2017

District 1 - Dr. Richard Middleton  
May 31, 2017

District 2 - Pamela E. Ray  
May 31, 2016

District 3 - Major General Josue "Joe" Robles, Jr.  
May 31, 2017

District 4 - Richard Perez  
May 31, 2016

District 5 - Gloria A. Ramirez  
May 31, 2017

District 6 - Lucy Hall  
May 31, 2016

District 7 - Frances Guzman  
May 31, 2017

District 8 - Dr. Shari Albright  
May 31, 2016

District 9 - Dr. Gogi Dickson  
May 31, 2017

District 10 - Dr. Linda G. Foster  
May 31, 2016

The Governance Committee during their April 27, 2016 meeting recommended that the City Council consider approving the reappointment of Pamela Ray (City Council District 2), Richard Perez (City Council District 4), Lucy Hall (City Council District 6), Dr. Shari Albright (City Council District 8) and the appointment of Phillip Thomson (City Council District 10) to the Pre-K 4 SA Board of Directors.

**ISSUE:**

The City Council members for City Council Districts 2, 4, 6, and 8 have each recommended reappointing the existing Pre-K 4 SA Board of Directors Members to serve their respective Districts. The incumbent Pre-K 4 SA Board Members have expressed a willingness to serve an additional term. Staff is supportive of the City Council Members' decision to recommend the reappointment of the existing Board Members for the appointees for City Council Districts 2, 4, 6, and 8. Councilman Gallagher has selected Phillip Thomson to serve as the District 10 representative for the Board of Directors. Staff is supportive of Councilman Gallagher's recommendation.

The new term for the appointees of Districts 2, 4, 6, 8, and 10 will begin on June 1, 2016 and last through May

31, 2018.

The Governance Committee during the April 27, 2016 meeting recommends that the City Council consider approving the appointment of the following individuals during the May 5, 2016 meeting. A summary of each of these individual's qualifications is as follows:

**District 2 - Pamela Ray**

- Tenured Assistant Professor and Program Director, Early Childhood and Family Studies at St. Philip's College
- Doctoral Student, Higher Education, University of the Incarnate Word
- Professional affiliations include: National Association for the Education of Young Children (NAEYC); the National Black Child Development Institute (NBCDI); and San Antonio Association for the Education of Young children (SAAEYC)

**District 4 - Richard Perez**

- CEO of The Greater San Antonio Chamber of Commerce
- Master's Degree in Public Administration from the University of Kansas
- Formerly served as: City Council Member for District 4; Special Assistant to the Deputy Secretary of the U.S. Department of Housing and Urban Development

**District 6 - Lucy Hall**

- Over 30 years of experience working for Edgewood ISD
- Master's Degree in Education from Our Lady of the Lake University
- Professional affiliations include: Alamo Area Alliance of Black School Educators and Coalition of 100 Black Women

**District 8 - Dr. Shari Albright**

- Norine R. Murchison Distinguished Professor of Practice and Chair of the Department of Education at Trinity University
- Doctorate in Educational Leadership from Columbia University
- Formerly served as: Project Director at SBC Foundation; Fellow in the Kellogg National Leadership Program; Principal at International School of the Americas; Director of Special Projects at North East ISD; CEO of Asia Society International Studies Schools Network

**District 10 - Phillip Thomson**

- Software and database developer for small company in northeast San Antonio
- Bachelor's in Science degree in Computer Science
- President of HOA and active member of Knights of Columbus Council

**ALTERNATIVES:**

City staff worked with each of the City Council Members to provide them alternative Board appointee options. The recommendations herein are consistent with the City Council Districts' input.

**FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

**RECOMMENDATION:**

The Governance Committee recommends that the City Council approve the recommended appointees for City Council Districts 2, 4, 6, and 8, and approve the candidate appointment for City Council District 10 for the Pre-K 4 SA Board of Directors.

**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:** 16-2904

---

**Agenda Item Number:** 11.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Center City Development and Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Reaffirming the funding commitment to the Tobin Center parking facility

**SUMMARY:**

This ordinance reaffirms an amendment to the Grant and Development Agreement between the City of San Antonio, Bexar County, and The Bexar County Performing Arts Center Foundation to provide a contribution from the City and the County of up to \$5 million each toward construction of a parking facility to serve the Tobin Performing Arts Center.

**BACKGROUND INFORMATION:**

On August 21, 2014, City Council approved an amendment to the Grant and Development Agreement between the City of San Antonio, Bexar County, and The Bexar County Performing Arts Center Foundation first approved by City Council in June 2008. The amendment provided a framework for a contribution from the City and the County of up to \$5 million each toward construction of a public parking facility to serve the Tobin Center for the Performing Arts. The amended agreement identified 5 conditions that must be met before the City and the County would fund their contributions consisting of the following: (1) the Foundation establishes a design review committee that includes representation from the City, County, Foundation, and First Baptist Church; (2) first floor retail is incorporated into the construction of the parking facility; (3) the Foundation operates the garage and funds its continued operation and maintenance; (4) the City and County will also retain an ownership interest in the garage; and (5) the Foundation will fund all costs above the \$10 million contribution by the City and County.

Since August 2014, the Foundation has substantially completed the design and obtained financing for the construction of the parking garage, estimated to cost \$16.2 million. The garage will be located on the corner of Lexington Avenue and Taylor Street on property owned by First Baptist Church and includes 543 parking spaces and 12,000 square feet of multi-purpose space. On March 30, 2016, the Foundation sent a letter to the City and the County confirming they met the 5 conditions:

- (1) The Design and Review Committee was established and met several times over the past year. The design complements the architecture of the First Baptist Church and the Tobin Center. It also provides for outdoor seating to support retail and a pedestrian path to the Tobin Center. The Historic and Design Review Committee approved the design February 3, 2016.
- (2) The garage will have approximately 12,000 square feet of rentable space. The First Baptist Church will lease 8,000 square feet for assembly space and their catering kitchen. The remaining 4,000 square feet will be marketed for restaurant retail. An additional 1,500 square feet of outdoor patio space will be made available to the tenant. In the event a restaurant tenant is not secured, the space will be made available to a resident artist or another artist organization.
- (3) The Foundation will operate and maintain the garage.
- (4) The Foundation is open to an ownership structure that satisfies the requirement of the City and County's funding.
- (5) The Foundation has obtained financing from The Bank of San Antonio for the project costs above the City and County's \$10 million contribution.

#### **ISSUE:**

Although the Tobin Center has been open since September 4, 2015, day-time parking remains an issue because the surrounding surface parking lots and facilities are used during the day by office tenants and other surface lots that service Tobin Center patrons are now being developed into higher and better uses. The new parking facility will provide parking to day-time patrons of the Tobin Center as well as transient parking for the northern portion of downtown where the current parking supply will not be sufficient to meet future demand. City Council approved the amendment to the Grant and Development Agreement to provide partial funding for the parking facility on August 21, 2014, but due to the 21 month time lapse staff is requesting that City Council reaffirm the funding commitment to the Foundation.

#### **ALTERNATIVES:**

The City may elect not to reaffirm their funding contribution towards the construction of a parking facility for the Tobin Performing Arts Center. This action would negatively impact the Tobin Center's ability to market the venue for day-time events and programs.

#### **FISCAL IMPACT:**

The City will contribute up to \$5 million toward the construction of this parking facility utilizing revenue in the Parking Repair and Replacement Fund. Bexar County has also agreed to provide up to \$5 million toward construction of the parking garage. Commissioner's Court will take action on the funding agreement at the May 3, 2016 Commissioner's Court meeting.

#### **RECOMMENDATION:**

Staff recommends that City Council reaffirm its support of the Third Amendment to the Grant and Development Agreement between the City of San Antonio, Bexar County and the Bexar County Performing Arts Center Foundation, and appropriating up to \$5 million for construction of a parking facility to serve the

parking needs of the Tobin Center for the Performing Arts center and the downtown area.

**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:** 16-3000

---

**Agenda Item Number:** 12.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Department for Culture and Creative Development

**DEPARTMENT HEAD:** Debbie Racca-Sittre, Interim

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:** Funding Agreement for San Antonio Symphony

### **SUMMARY:**

This ordinance authorizes a \$50,000 Agreement with the Symphony Society of San Antonio to help the San Antonio Symphony develop and implement a financial stability plan to fund their fiscal year 2016 operating deficit of \$600,000. The City along with the major SAS donors and the SAS Board of Directors have identified \$600,000 to assist SAS. This funding is being provided on a one-time basis by the donors.

### **BACKGROUND INFORMATION:**

In early 2016, the San Antonio Symphony leadership informed its major donors they had an operating deficit of \$600,000 for fiscal year 2016. Since then representatives from the Tobin Endowment, Kronkosky Charitable Foundation, HEB, San Antonio Area Foundation, Bexar County, City of San Antonio, and SAS have collaborated to develop a plan that will eliminate the current deficit and assist with the financial sustainability for future fiscal years.

The Board of Directors of SAS committed to fund at least the first \$100,000 to reduce the FY2016 Deficit. The remaining \$500,000 is from the major donors provided the SAS Board of Directors agrees to the following:

1. SAS Board approves an annual budget (being a balanced budget, whereby expenses cannot exceed revenues) not to exceed \$7,200,000 for FYE 2017, 2018 and 2019. If at any time the SAS Board can demonstrate additional revenues to cover any additional proposed expenditures then, the Board may review such facts with the donors, who shall have sole discretion to decide whether to increase the \$7,200,000 budget by the approved amount;
2. SAS Board prohibits the use of ticket revenues from the following fiscal year to be used for current fiscal year operating budget; and
3. SAS Board agrees to restructure the Board of Directors to reasonably assure the donors of proper management and oversight to avoid future operating deficits.

The financial stability of SAS is contingent upon the continued support of its donors. The donors are prepared to commit funding for future fiscal years provided the above mentioned conditions are met. Additional City support for future fiscal years is subject to City Council approval.

The funding provided by the City shall be used for the development and implementation of a financial stability plan to address the FY 2016 deficit.

**ISSUE:**

The City is coordinating with other donors to ensure financial stability of SAS. The City will provide \$50,000 to help the organization develop and implement a financial stability plan to fund their fiscal year 2016 operating deficit of \$600,000. The City along with the major SAS donors and the SAS Board of Directors have identified \$600,000 to assist SAS.

**ALTERNATIVES:**

If the City does not provide this funding, the financial stability of SAS may be jeopardized.

**FISCAL IMPACT:**

This one-time funding is available in the Department of Culture and Creative Development Fiscal Year 2016 Operating Budget and is not included in the Art Agency Funding Process. This funding is separate from the \$613,852 the City provides to SAS through the competitive arts funding process and does not duplicate services. Operational support for future fiscal years will be determined through the arts funding process and is subject to future City Council approval.

**RECOMMENDATION:**

Staff recommends approval of the \$50,000 one-time funding to SAS to develop and implement a financial stability plan to eliminate their FY 2016 operating deficit.

**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:** 16-2435

---

**Agenda Item Number:** 13.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** SAFD

**DEPARTMENT HEAD:** Charles N. Hood

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Extension of Line of Duty Leave

**SUMMARY:**

This Ordinance would extend the line-of-duty (LOD) leave for Fire Engineer Jacob Chauklin. He was charged accrued leave from October 29, 2014 to November 5, 2015 for an on the job injury which occurred while on duty October 27, 2013. This ordinance will restore one thousand six hundred ninety (1690) hours, or seventy shifts and ten hours (70.4) of accrued leave. Approval of this ordinance is only within the authority of City Council. The Local Government Code, Chapter 143.073, states that after the one-year initial period of leave, the municipality's governing body may extend the line of duty illness or injury leave at full or reduced pay. This will allow the Department to consider this period line of duty leave.

**BACKGROUND INFORMATION:**

Fire Engineer Chauklin injured his right shoulder while lifting the backend of the stretcher and placing a patient into an EMS unit. He was initially diagnosed with recurrent dislocation of his right shoulder. Fire Engineer Chauklin had conservative medical treatment which included physical therapy, diagnostic tests, injections, chiropractic care and medications prior to surgery. On January 17, 2014, he underwent a right shoulder arthroscopy, followed by post operative physical therapy and rehabilitation. He began to experience difficulty with his shoulder and additional diagnostic testing was performed. He underwent an open reconstruction of the right shoulder on October 8, 2014 and continued with conservative chiropractic modalities. On August 18, 2015, he had a third surgical procedure which was the removal of surgical screws from his shoulder. He was on Line of Duty leave from October 29, 2013 until October 28, 2014. He began

using his own leave on October 29, 2014 to November 5, 2015. Fire Engineer Jacob Chaulklin returned to full duty on November 6, 2015.

**ISSUE:**

Fire Engineer Jacob Chaulklin, seeks an extension of Line of Duty leave from October 29, 2014 to November 5, 2015 for an injury suffered on October 27, 2013. This extension will restore 1690 hours, or 70.4 shifts, of his accrued leave. Chapter 143 gives the City Council the authority to grant the extension of line-of-duty leave.

**ALTERNATIVES:**

Without approval by the City Council to grant the extension of line-of duty leave, Fire Engineer Chaulklin would be required to utilize earned sick leave for an injury which occurred during the performance of his official duties with the City of San Antonio.

**FISCAL IMPACT:**

This extension would have no immediate fiscal impact; however, the value of one thousand six hundred ninety (1690) hours, based on current Collective Bargaining Agreement rates, would be \$59,099.30.

**RECOMMENDATION:**

Staff recommends approval of this Ordinance to extend the Line of Duty (LOD) for Fire Engineer Jacob Chaulklin.

**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:** 16-2729

---

**Agenda Item Number:** 14.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Janet A. Martin, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 1

### **SUBJECT:**

License Agreement with Urban Soccer Leadership Academy

### **SUMMARY:**

This ordinance authorizes the negotiation and execution of a License Agreement with Urban Soccer Leadership Academy for operation, maintenance, and use of sports fields at Old Spanish Trail Park for a five (5) year term; no City funds are associated with this action.

### **BACKGROUND INFORMATION:**

In June 2013, through the ten-year Bexar County Flood Control Program, construction began on a regional storm water flood control basin at a twenty-six (26) acre site along Fredericksburg Rd. at Gardina St. known as Laddie Place Phase III. The primary purpose of the project is to enhance storm water control in the greater Woodlawn Lake area with secondary functionality as a park. The project was completed in April 2016 and is now the Old Spanish Trail Park and contains sports fields, a walking trail, parking, and other onsite amenities.

The City issued a Request For Qualifications (RFQ) titled "License of Sports Field at Old Spanish Trail Park" on February 17, 2016, with a submission deadline of March 18, 2016. Two (2) responses were received: Urban Soccer League Academy and Classics Elite Soccer Club. The evaluation committee convened on April 6, 2016, which each organization presented their proposal prior to scoring. The evaluation committee consisted of representatives from the Parks and Recreation Department, Office of the Bexar County Manager, the City's Convention & Sports Department, and the Purchasing Division of the Finance Department which assisted with solicitation process guidelines. The proposals were evaluated based on the organizations' background,

qualifications, experience, the proposed operating and maintenance plans, and the operating budget.

The evaluation of each proposal response was based on a total of 100 points- thirty-five (35) points were allotted for experience, background, and qualifications of which fifteen (15) preference points were available for historical longevity of program service delivery to youths within the greater San Antonio area; thirty (30) points were allotted for proposed operating and staffing plan; twenty (20) points allotted for a proposed maintenance and improvements plan; and fifteen (15) points allotted for respondent's operating budget and planned revenue. As the RFQ was limited to responses from non-profit entities, the Local Preference and Veteran-Owned Small Business Preference programs were not applicable. Additionally, the City's Small Business Economic Development Advocacy Program (SBEDA) does not apply and was not part of the scoring model.

After evaluation committee review and discussion, scores were finalized and the aggregate scores were presented to the committee. Urban Soccer Leadership Academy received the highest ranking and was recommended for award by the evaluation committee.

The License Agreement shall have a five (5) year term which shall commence immediately upon execution by the parties. This Agreement is consistent with other City Sports License Agreements as there will be no rent paid to the City; however, as consideration for use of the land, Urban Soccer Leadership Academy will have full maintenance responsibility of the licensed area. Other standard provisions include the tenant's retention of all revenue for the purpose of offsetting the cost of field operation and maintenance including utilities, and use of the facility by other amateur sports groups subject to the tenant's own schedule, fees and policies.

#### **ISSUE:**

This ordinance authorizes the Parks and Recreation Department to negotiate and execute a License Agreement with Urban Soccer Leadership Academy for operation, maintenance and use of sports fields at Old Spanish Trail Park for a five (5) year term. This action is consistent with the City policy to facilitate the use of parks for athletic and recreational activities by the citizens of San Antonio.

This contract is procured by means of Request for Proposals and the Contracts Disclosure Form is attached.

#### **ALTERNATIVES:**

City Council could elect not to approve this action resulting in the Parks and Recreation Department maintaining the sports fields at Old Spanish Trail Park. Alternatively, the City could reissue a solicitation for a modified use model at the facility.

#### **FISCAL IMPACT:**

This action has no General Fund impact and results in cost avoidance to the City since the tenant has full operational and maintenance responsibility of the licensed premises.

#### **RECOMMENDATION:**

Staff recommends approval to negotiate and execute a License Agreement with Urban Soccer Leadership

Academy for operation, maintenance and use of sports fields at Old Spanish Trail Park

**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:** 16-2207

---

**Agenda Item Number:** 15.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Advanced Funding Agreement: McCullough Avenue Area Drainage

### **SUMMARY:**

An ordinance authorizing the execution of an Advanced Funding Agreement between the City of San Antonio and TxDOT, payable to TxDOT in the amount of \$93,000.00 for the relocation of existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project, a 2012-2017 Bond-funded project, located in District 1.

### **BACKGROUND INFORMATION:**

On May 12, 2012, voters approved the 2012 - 2017 Bond Program which authorized \$12,509,000.00 for the McCullough Avenue Area Drainage Project.

In 2013, A Preliminary Engineering Report was done by HNTB to provide a drainage analysis for the McCullough Avenue Area Drainage Project. The purpose of the study was to provide an analysis to identify the source of the flooding on the lower level of Interstate Highway 35 and to evaluate possible solutions to alleviate storm water flooding on local City of San Antonio streets and existing storm sewer systems. The report included data collection, hydrology and hydraulic analysis, development of conceptual design graphics, preliminary opinion of probable project costs and the evaluation of design alternatives. The report led to the City pursuing the drainage project.

The McCullough Avenue Area Drainage project scope includes the reconstruction of the pavement with curbs,

sidewalks, driveway approaches and traffic signal improvements at St. Mary's Street & Elmira Street; and the underground drainage of Euclid Avenue from Brooklyn Avenue to Wilmington Avenue; Wilmington Avenue from Euclid Avenue to Elmira Street; Elmira Street from Wilmington Avenue to Newell Avenue; Newell Avenue from Elmira Street to Quincy Street and to outfall near the Newell Avenue Street Bridge to the SA River. Project construction is anticipated to begin in June 2016 and is estimated to be completed by September 2017.

The City is authorizing payment to TxDOT in the amount of \$93,000.00 for the construction costs associated with the relocation of existing TxDOT fiber optic lines for the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project. The City is funding the relocation in order to expedite construction and clear the conflict before the June construction start date.

#### **ISSUE:**

This ordinance authorizes the execution of an Advanced Funding Agreement between the City of San Antonio and TxDOT, payable to TxDOT in the amount of \$93,000.00 for their relocation of existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage project, a 2012-2017 Bond-funded project, located in District 1.

The scope of work includes TxDOT relocating their existing TxDOT fiber optic lines used by the Transguide Center which are in conflict with the McCullough Avenue Area Drainage Project on Elmira Street from St. Mary's Street to Wilmington Avenue. TxDOT project construction is anticipated to be completed by June 2016.

#### **ALTERNATIVES:**

As an alternative, City Council could choose not to approve the execution of this Advanced Funding Agreement to contribute construction funds. However, the McCullough Avenue Drainage project will be significantly delayed due to the existing fiber optic cable being in conflict with the proposed improvements.

#### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$93,000.00 authorized payable to TxDOT related to the relocation of existing fiber optic lines on Elmira Street from St. Mary's Street to Wilmington Avenue. Funds are available from 2012 General Obligation Bonds and are included in the 2016-2021 Capital Improvement Program Budget.

#### **RECOMMENDATION:**

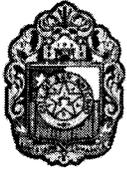
Staff recommends approval of this ordinance and authorizing payment to TxDOT in the amount of \$93,000.00 for their relocation of existing fiber optic lines on Elmira Street from St. Mary's Street to Wilmington Avenue, located in Council District 1.

**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:**16-2128

---

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

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016083

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2016. This case is continued from the February 16, 2016 hearing.

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Charles A. Pena

**Applicant:** Charles A. Pena

**Representative:** Charles A. Pena

**Location:** 2219 West Houston Street

**Legal Description:** Lot 8 & 9, Block 2, NCB 2276

**Total Acreage:** 0.287

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood 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 "B" Residence 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 was platted as established in the original 36 square mile plat of the city of San Antonio. The subject property was improved in 1952 with approximately 4 units totaling approximately 4,114 square feet of residential.

**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:** All Direction

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**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:** West Travis Street, West Houston Street, North Nueces Street, North Sabinas

**Existing Character:** Local, Type A; one lane each direction with sidewalks on both sides.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is 75, 76, 275, and 276 which operates one block south on West Commerce 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 Multi-Family Residential

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 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 (9-1) recommend Denial.

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

**1. Consistency:**

The subject property is not located within a Community or Sector Plan, therefore a finding of consistency is not required. The proposed zoning request of "MF-25 AHOD" is not consistent with the surrounding predominately "R-4" zoning districts and land uses consisting of single-family homes.

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

The proposed zoning request is located within the Prospect Hill Neighborhood Association and is surrounded on all sides by single-family residences on 4,000 square foot lots. The proposed "MF-25" would result in a negative impact on the single-family fabric of the neighborhood.

**3. Suitability as Presently Zoned:**

The existing base zoning "R-4" is consistent with the surrounding base zoning districts and land use.

**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 as proposed appears to conflict with the basic planning principles of non-compatible uses by introducing high density housing into a predominately single-family zoned area.

**6. Size of Tract:**

The subject property measures 0.287 of an acre tract and is sufficient to accommodate the existing six unit development and parking requirements.

**7. Other Factors:**

None.

**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:** 16-2646

---

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

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016102

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District

**Requested Zoning:** "PUD R-5" Planned Unit Development Single-Family Residential District with a decrease in the perimeter setback line

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016. This case is continued from the March 15, 2016 hearing.

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Marcus P. Rogers, Administrator of the Estates of Salvador and Genoveva Garza

**Applicant:** Marcus P. Rogers

**Representative:** Brown & Ortiz, PC (c/o James Griffin)

**Location:** 5126 and 5130 Vance Jackson

**Legal Description:** Lot 13 and P-102, NCB 11641

**Total Acreage:** 10.214

**Notices Mailed**

**Owners of Property within 200 feet:** 43

**Registered Neighborhood Associations within 200 feet:** Vance Jackson Neighborhood Association

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed in 1952. A portion of the subject property Lot P-102 was originally zoned "A" Single-Family District and Lot 13 was Temporary "A" Single-Family District. In 1957 Lot 13 was rezoned to "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5" Residential Single-Family District for Lot P-102 and "MF-33" Multi-Family District for Lot 13. A portion of the subject property NCB 11641, Lots 13 was platted in 1956 (volume 4181, page 25 of the Deed and Plat Records of Bexar County, Texas) and NCB 1164, Lot P-102 is not. The totality of the subject property is not platted in its proposed current configuration. The subject property is developed with a 5,026 square foot detached porch built in 2001 and a 7,191 single-family structure with a 2,000 square foot residential miscellaneous shed built in the year 2000.

**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:** Northeast, Northwest

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential

**Direction:** Southeast

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residential

**Direction:** Southwest

**Current Base Zoning:** R-6, R-5

**Current Land Uses:** Single-Family Residential

### **Transportation**

**Thoroughfare:** Vance Jackson

**Existing Character:** Secondary Arterial, Type A; two lanes each direction, with sidewalk on both sides

**Proposed Changes:** None known

**Thoroughfare:** Algrita, Catanet, Talba, Callaghan Road

**Existing Character:** Local, Type A; one lane each direction with sidewalks on both sides.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line to the subject property is the 96 and 602 which operate along Vance Jackson.

**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:** ff-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: 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 (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 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 proposed "PUD R-5" 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 land in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing base zoning "R-5" is consistent with the surrounding base zoning district.

**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 request does meet the North Sector Plan's land use goal to promote a variety of housing types that include residential clustering that would enhance quality housing within the community.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

The North Sector Plan encourages such developments conducive to Low Impact Development (LID).

**6. Size of Tract:**

The subject property measures a 10.214 acre tract and is sufficient to accommodate the proposed Residential Single-Family subdivision development and parking requirements.

**7. Other Factors:**

The applicant is requesting a decrease of the perimeter setback line. Planned Unit Developments (PUDs) for residential uses require a 20 foot perimeter setback. However, City Council may approve lesser perimeter

setbacks for a Planned Unit Development, considering physical features such as the location of trees, waterways, steep slopes, other buffers and or compatibility of the PUD with adjacent land uses. The applicant will be submitting a site plan which indicates varying setbacks of 5 feet to 10 feet in order to accommodate the preservation of trees. Staff has no objection to the stated request.

**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:**16-2718

---

**Agenda Item Number:** Z-3.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016109 CD

**SUMMARY:**

**Current Zoning:** "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Duplex

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Aaron L. Koch and Samuel L. Byrd

**Applicant:** Aaron L. Koch

**Representative:** Aaron L. Koch

**Location:** 939 West Craig Place

**Legal Description:** 0.113 acres of land out of NCB 1852

**Total Acreage:** 0.113

**Notices Mailed**

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

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

---

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938. On September 25, 1997, Ordinance 86704 zoned the property as "R-1" Temporary Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. On December 15, 2005, Ordinance 2008-01-17-0050 added the Beacon Hill Neighborhood Conservation Overlay District to the subject 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:** West, North

**Current Base Zoning:** R-6 NCD-5, RM-4 NCD-6

**Current Land Uses:** Single Family, four-family dwellings.

**Direction:** East, South

**Current Base Zoning:** RM-4 NCD-5, R-6 NCD-5, MF-33 NCD-5

**Current Land Uses:** Single Family, four-family dwellings, and Apartments.

**Overlay and Special District Information:** The Beacon Hill Neighborhood Overlay District (NCD-5) 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.

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:** Craig Place

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** The VIA number 90 bus line operates along Woodland Avenue and Grant Ave.

**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:** Dwelling - 2 family: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces 2 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 (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 subject property is located within the Midtown Neighborhood Plan and is currently designated as Low Density Residential. The requested Conditional Use for a Duplex is consistent with the more intense and similar uses surrounding the subject property.

**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 "R-4" is appropriate for the subject property. The subject property location is adjacent to other multi-family properties and duplexes which makes it appropriate for the "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex. The development of the subject property contributes toward the Midtown Neighborhood 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 0.113 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.



**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:**16-2193

---

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

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 16030  
(Associated Zoning Case Z2016099)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Current Land Use Category:** Low Density Residential

**Proposed Land Use Category:** Neighborhood Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 9, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** George Abraham

**Applicant:** George Abraham

**Representative:** George Abraham

**Location:** 802 Brady Boulevard

**Legal Description:** 0.4001 acres out of Lot 8, Block 38, NCB 3697

**Total Acreage:** 0.4001

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Brady Boulevard  
**Existing Character:** Local Street  
**Proposed Changes:** None.

**Thoroughfare:** Driftwood Street  
**Existing Character:** Local Street  
**Proposed Changes:** None.

**Public Transit:** There are no VIA Bus Routes near the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan  
**Plan Adoption Date:** May 3, 2007

**Plan Goals:** Goal 19: Enhance Physical Environment - Promote a more sustainable community by strengthening the focus on the physical environment within the planning area.  
Objective 19.3 - Encourage the development of vacant and substandard parcels  
Objective 19.4 - Promote compatibility between businesses and residents

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Small scale retail or offices, professional services and convenience retail that serves neighborhood market.

Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses.

Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

**Permitted Zoning Districts:** R3, R4, R5, R6

**Comprehensive Land Use Categories**

**Land Use Category:** Neighborhood Commercial

**Description of Land Use Category:** Single-family homes on individual lots, on streets with low traffic volumes.

Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category.

Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** NC, C1

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Single Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Railroad, Single Family Residences

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant, Railroad

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

**Land Use Analysis**

The current land use designation, under the Guadalupe Westside Community Plan, is Low Density Residential, which is suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a convenience store and laundromat. The requested "C-1" Light Commercial is permitted under the Neighborhood Commercial land use designation. The requested Neighborhood Commercial land use designation is appropriate as the property is on a corner lot that serves as a buffer for the single residential uses to the west and the railway to the east. Furthermore, the subject property currently has a vacant structure and could be better utilized for commercial purposes.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends Approval. The requested land use change will allow the development of convenience store and laundromat will not have any significant negative impact on the surrounding land.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016099

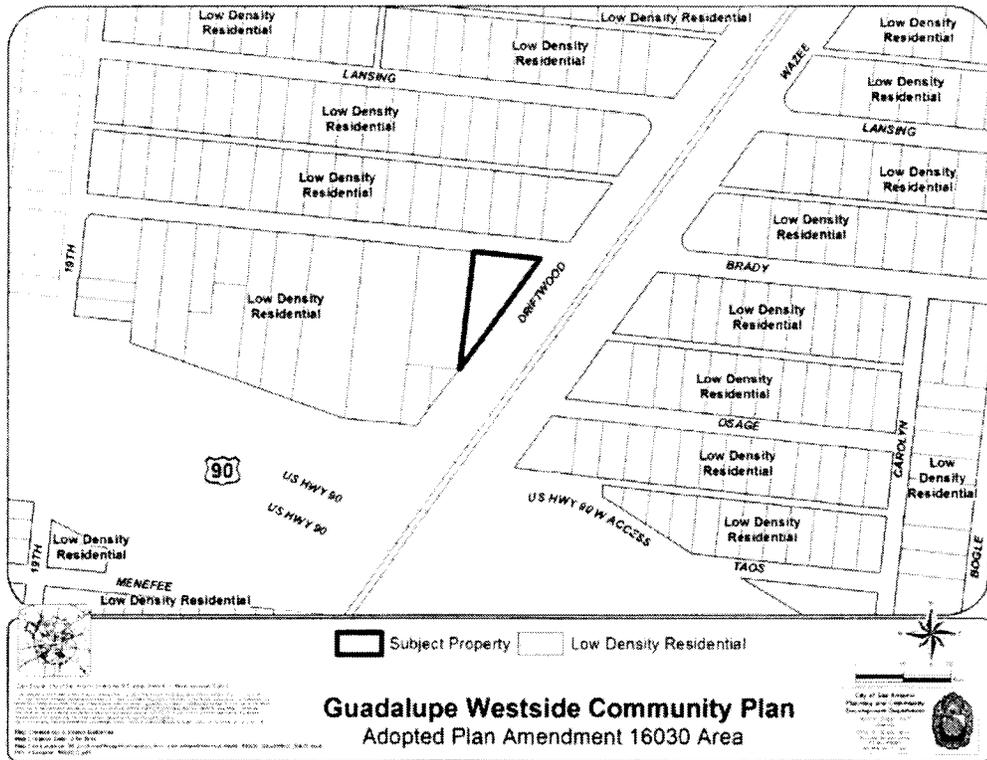
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

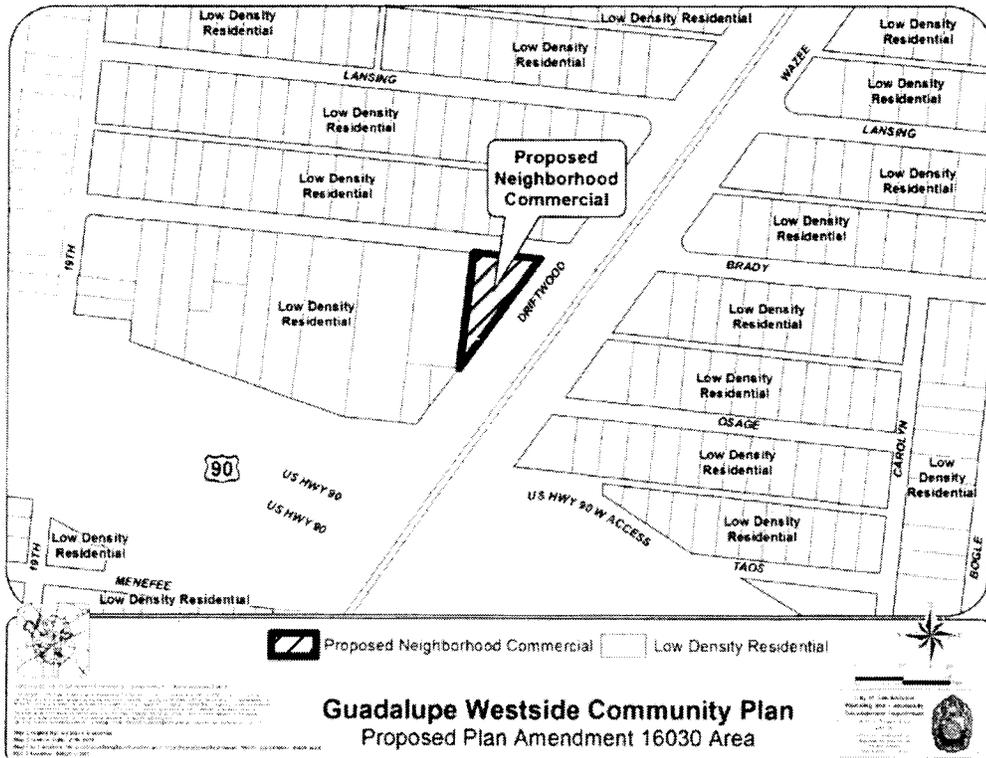
Zoning Commission Hearing Date: March 15, 2016

Attachment I

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:** 16-2716

---

**Agenda Item Number:** Z-4.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016099  
(Associated Plan Amendment 16030)

**SUMMARY:**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016. This case is continued from March 15, 2016 hearing.

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** George Abraham

**Applicant:** George Abraham

**Representative:** George Abraham

**Location:** 802 Brady Boulevard

**Legal Description:** 0.4001 acres from Lot 8, Block 38, NCB 3697

**Total Acreage:** 0.4001

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was a part of the original 1938 city limits. According to available records, the subject property was zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "I-2" Heavy Industrial District.

**Topography:** The subject property is surrounded by the 100-year floodplain zone and does not have un-flooded access.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-33

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** UZROW, I-2

**Current Land Uses:** Railroad

**Direction:** South

**Current Base Zoning:** I-2, UZROW

**Current Land Uses:** Vacant, Highway 90

**Direction:** West

**Current Base Zoning:** I-2, 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:** Brady Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Driftwood

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There are no VIA Bus Routes located within close proximity to the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

**Parking Information:** Retail - Convenience Store-Minimum Vehicle Spaces: 6 per 1,000 sf GFA; Maximum Vehicle Spaces: 10 per 1,000 sf GFA.

Service - Laundry/Dry Cleaning (Self-Service)-Minimum Vehicle Spaces: 1 per 300 sf GFA; Maximum Vehicle Spaces: 1 per 200 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present "I-2 AHOD" zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) 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 Guadalupe Westside Community Plan and is designated Low Density Residential. The requested "C-1" base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to Neighborhood Commercial. 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. The requested zoning will allow for a convenience store and laundromat.

**3. Suitability as Presently Zoned:**

The existing "I-2" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of residential uses. Furthermore, the subject property is situated on the neighborhood perimeter and is adjacent to a railroad. The proposed zoning would serve as a buffer between the railroad and residences.

**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 requested zoning and project uphold the goals of the Guadalupe Westside Community Plan by encouraging the development of vacant and substandard parcels as well as by promoting compatibility between business and residents.

**6. Size of Tract:**

The subject property is 0.4001 acres in size, which will accommodate commercial/retail uses.

**7. Other Factors:**

The applicant has been informed of the C-1 requirements including a minimum 15 foot landscape buffer between the primary use and the adjoining residential properties in the rear and the public right-of-way in the front. Furthermore, under the "C-1" zoning district, parking must be located behind the front facade of the primary structure.



**Zoning Case Notification Plan**

**Case Z-2016-099**

Council District: 5

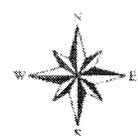
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03697 - BLOCK 038 - LOT W Tri 142.94 ft of Lot 8

**Legend**

- Subject Properties (0.400 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
 (02/10/2016 - R. R. Martinez)  
 Cash Manager

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:** 16-2712

---

**Agenda Item Number:** Z-5.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016106

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Brenda Holliman and Stephanie Lopez

**Applicant:** Odilon Bernal III

**Representative:** Anthony Recine III, P.E.

**Location:** 723 North General McMullen Drive

**Legal Description:** 0.107 acres of land out of NCB 8289

**Total Acreage:** 0.107

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Prospect Hill

**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 1965 case zoned the subject property as "R-5" Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" 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-5, C-2

**Current Land Uses:** Vacant Lot; Roofing Company, Hair Salon, & Spiritual Retail Store

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant Lot and Single-Family Residences

**Direction:** South

**Current Base Zoning:** C-2-CD

**Current Land Uses:** Bar and Used Auto Sales

**Direction:** East

**Current Base Zoning:** C2-CD

**Current Land Uses:** Used Auto Sales

**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 General McMullen Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** North San Augustine Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes is #82 located within walking distance 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:** Auto: Parking Lot does not require a minimum or maximum of vehicle spaces.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

**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 property is located within the West/Southwest Community Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" 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-5" base zoning district is not appropriate for the subject property's location. The properties to the south are zoned "C-2" and to the east are zoned "C-2".

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

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

**5. Public Policy:**

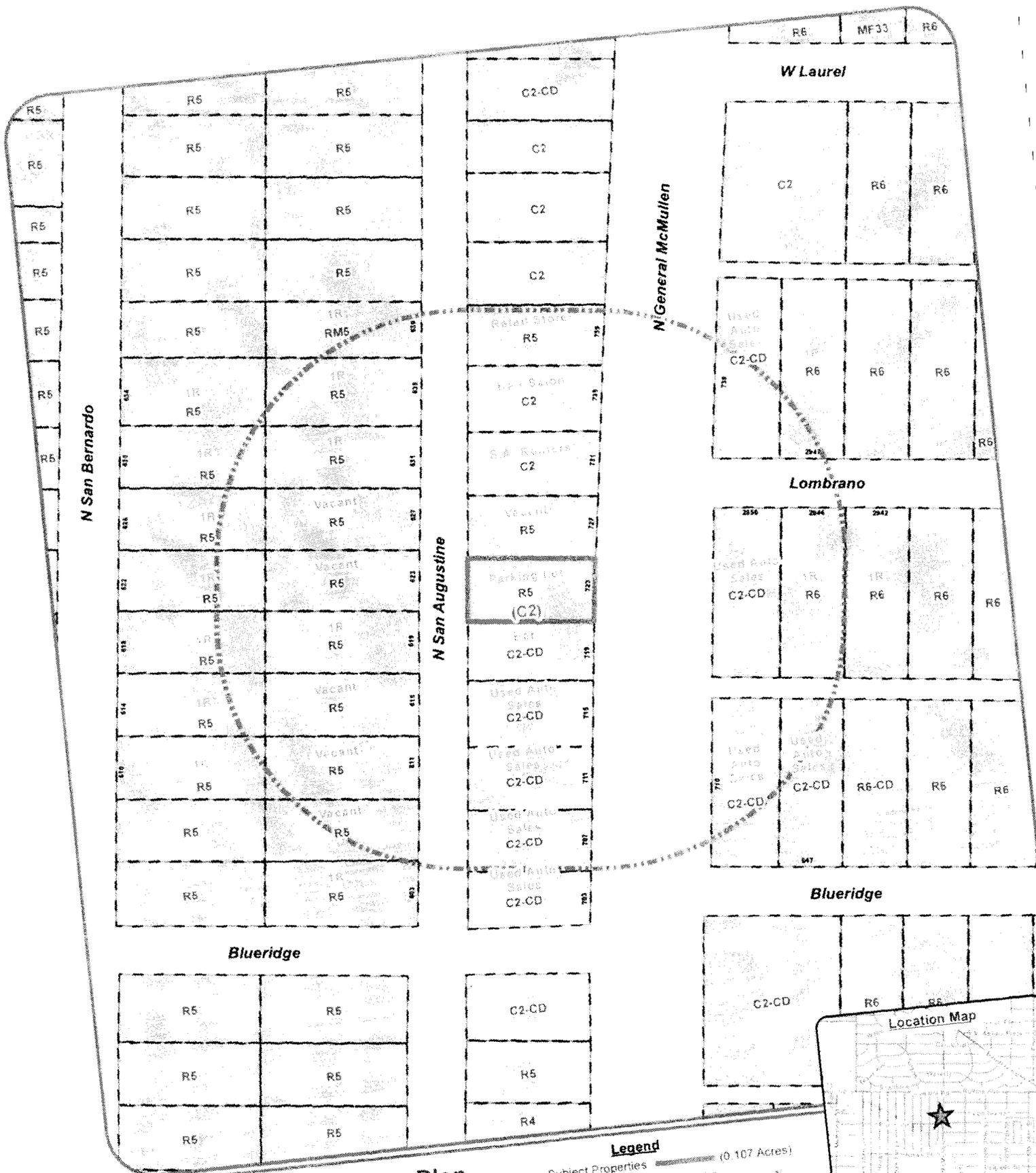
The rezoning request does not appear to conflict with the land use goals and strategies of the West/Southwest Sector Plan that focuses on a community that values existing and future businesses; businesses which in turn support the neighborhoods.

**6. Size of Tract:**

The subject property totals 0.107 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

**7. Other Factors:**

The applicant proposes a commercial parking lot on the subject property. The adjacent property owned by the same property owner is zoned "C-2" Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.



# Zoning Case Notification Plan

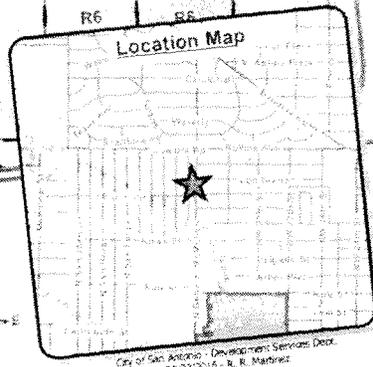
## Case Z-2016-106

Council District: 5  
 School District: Edgewood I.S.D.  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08289 - BLOCK 001 - LOT W 95 ft of Lot 29 and 30

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

- Legend**
- Subject Properties (0.107 Acres)
  - 200' Notification Area
  - Current Zoning (TEXT)
  - Requested Zoning Change (TEXT)
  - 100-Year DFIRM Floodplain
  - Single Family Residential
  - San Antonio City Limits



City of San Antonio - Development Services Dept.  
 02/23/2016 - R. R. Martinez  
 Case Manager - Erica Green

**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:**16-2717

---

**Agenda Item Number:** Z-6.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016105

**SUMMARY:**

**Current Zoning:** "R-5 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:** April 5, 2016. This case is continued from the March 15, 2016 hearing.

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Benita V. Rodriguez

**Applicant:** Martin Rodriguez Lopez

**Representative:** Martin Rodriguez Lopez

**Location:** 134 Colby Street

**Legal Description:** Lots 39 and 40, Block 3, NCB 8277

**Total Acreage:** 0.1377

**Notices Mailed**

**Owners of Property within 200 feet:** 44

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association.

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is composed of two legal lots, Lots 39 and Lots 40 Block, NCB 8277, Rosendale Subdivision recorded On February 18, 1829, in Volume 105 page 12 of the Deed and Plat Records of Bexar County. The property was annexed into the City Limits on August 3, 1944 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "MF-33" Multi-Family District. In a large area rezoning by Ordinance 97385 in March 2003, the property was zoned to its current zoning of "R-5" Residential Single-Family District. The two lot property configuration is the result of taking the two (2), twenty-five foot (25') wide lots and utilizing them together to create a fifty foot (50') lot width for "R-5" Single-Family Residential District use and classification.

**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:** West, North

**Current Base Zoning:** R-5 CD, R-5

**Current Land Uses:** Duplexes, Single-Family Residential

**Direction:** East, South

**Current Base Zoning:** R-5

**Current Land Uses:** 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.

**Transportation**

**Thoroughfare:** Colby Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 277 and 79 at Colby Street and Northwest 26 Street

**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:** Dwelling - Single-Family cluster parking: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces 1.9 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 (6-2) recommend Denial.

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

**1. Consistency:**

The subject property is not within a Community Plan or Sector Plan, therefore a finding of consistency is not required. However, the requested "RM-5" Residential Mixed District is not consistent with the existing and surrounding primarily "R-5" Residential Single-Family uses.

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

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property was rezoned in 2003 as part of a large area rezoning from "MF-33" to "R-5" as a vast majority of the properties in the area were developed as single-family homes. The structures on this property appear to have been expanded to accommodate three (3) dwelling units after the down zoning of 2003. The intensity of the proposed zoning (three residential units/tri-plex) introduces more density into a predominantly single-family zoned area.

**3. Suitability as Presently Zoned:**

The current zoning of "R-5" Residential Single-Family is most consistent with the area. The proposed "RM-5" Residential Mixed District is not consistent as it introduces more density mid-block within a single-family zoned area.

**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 appear to conflict with public policy. In March 2003, by Ordinance 97385 the City Council approved a large area rezoning which carefully considered the zoning and land use pattern in place within the area and found that multi-family zoning was not consistent with the residential character of the area. The result of the Ordinance was the "R-5" Residential Single-Family zoning designation for a large majority of the area, with the exception of some lots which were zoned with Conditional Use for duplexes and quadraplexes.

**6. Size of Tract:**

The subject property is 0.1377 acres in size, which accommodates the current zoning of "R-5" Residential Single-Family.

**7. Other Factors:**

This request is the result of a code violation. The property was originally configured as a primary residence with a detached garage and an accessory dwelling unit in the rear which was in conformance with code. The inconsistency with the current "R-5" Residential Single-Family District occurred when Code Enforcement found that the garage had been expanded and converted to a residential unit, resulting in three (3) dwelling units on the property. The applicant is requesting rezoning to come into compliance with the 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:**16-2714

---

**Agenda Item Number:** Z-7.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016110

**SUMMARY:**

**Current Zoning:** "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District

**Requested Zoning:** "MF-18" Limited Density Multi-Family Residential District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 05, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Jay Khadem

**Applicant:** Jay Khadem

**Representative:** Daniel Ortiz

**Location:** 9936 and 10148 Culebra Road

**Legal Description:** Lot P-6, Lot P-10 and Lot P-11, NCB 17639

**Total Acreage:** 9.73

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1989 and original zoned Temporary "R-1" Single-Family Residence District and then rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single-Family District. In 2008 a portion of the subject property was rezoned to "C-3R" General Commercial Restrictive Alcohol Sales and "C-2" Commercial District on the other portion of the subject property. The subject property is vacant and undeveloped. It is not platted in its current configuration.

**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, C-3R, C-3

**Current Land Uses:** Gas Station, Retail Center, Auto Repair

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** R-6, C-3NA CD

**Current Land Uses:** Vacant, Commercial Yard, Commercial Truck, Auto Repair

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial, Type A; two lanes each direction divided with turn lane.

**Proposed Changes:** None known

**Thoroughfare:** Easterling

**Existing Character:** Local, Type B; one lane each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line to the subject property is the 610 and 602 which operate along Culebra.

**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 Multi-Family Residential.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 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 (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 in the future land use component of the plan. The proposed "MF-18" 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 land in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

Both the existing "C-2" base zoning district and the proposed "MF-18" zoning district are suitable as presently zoned. The existing "C-3" base zoning district is not appropriate for the subject property.

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

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

**5. Public Policy:**

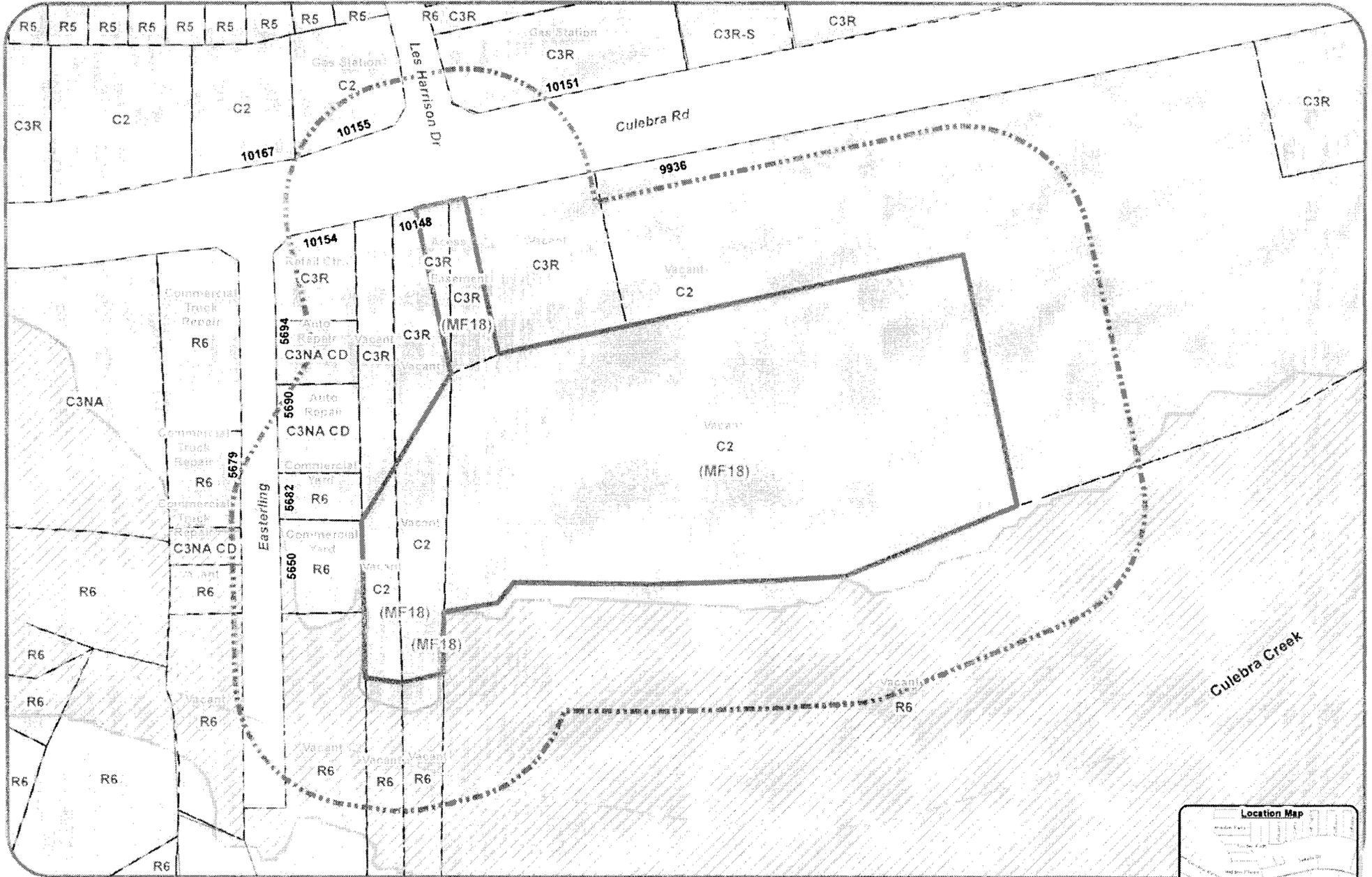
The proposed development for multiple family dwelling units is consistent with the West/Southwest Sector Plan objective for Suburban Tier land use.

**6. Size of Tract:**

The subject property measures a 9.73 acre tract and is sufficient to accommodate the proposed Multi-Family subdivision development and parking requirements.

**7. Other Factors:**

None.



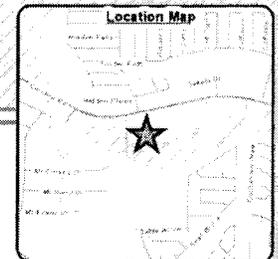
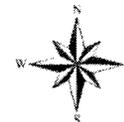
**Zoning Case Notification Plan**

**Case Z-2016-110**

Council District: 6  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description: NCB 17639 - LOT P-6, P-10, & P-11

**Legend**

- Subject Properties (0.735 Acres)
- 200 Ft. Buffer
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- Single Family Residential (R)
- 100-Year DFIRM Floodplain
- San Antonio City Limits



City of San Antonio - Development Services Dept  
 02/24/2016 - R. R. Martinez  
 Case Manager - Ernest Brown

**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:**16-2713

---

**Agenda Item Number:** Z-8.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2016108

**SUMMARY:**

**Current Zoning:** "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for a Horse Stable/Equestrian Center

**Requested Zoning:** "MF-33" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Carol Blakely n/k/a Carol Duncan

**Applicant:** 1604 Laurel Glen, Ltd.

**Representative:** Kenneth Naylor

**Location:** 11403 North Loop 1604 West

**Legal Description:** Lot P-16, NCB 15663

**Total Acreage:** 2.93

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed within City limits on December 31, 1993, (Ordinance # 79038). According to available records, the subject property was zoned Temporary "R-1" Single-Family Residence. The subject property was then rezoned to "R-A" CC Residence Agriculture District with special City Council approval for a Horse Stable/Equestrian Center, (Ordinance # 80810). Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for a Horse Stable/Equestrian Center.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3, R-6 PUD

**Current Land Uses:** Hotel, Single Family Residences

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** Loop W 1604 N

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant, Gateway Fellowship Church

**Direction:** West

**Current Base Zoning:** NP-10 S

**Current Land Uses:** S.A.W.S. Ground Water Storage Facility

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Loop 1604 North

**Existing Character:** Highway

**Proposed Changes:** None known

**Public Transit:** There is no VIA Bus Route 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:** Dwelling - Multi-Family (40 units maximum) - Minimum Vehicle Spaces: 1.5 per unit; Maximum Vehicle Spaces: 2 per unit

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present "NP-10" 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 property is located within the West/Southwest Sector Plan and is designated as Regional Center. The requested "MF-33" 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 a multi-family development, with up to 81 units, that is compatible with the surrounding neighborhood.

**3. Suitability as Presently Zoned:**

The existing "NP-10" zoning district is not appropriate for the subject property. "NP-10" zoning district carries the same uses as "R-6" Single-Family Residential District and is typically developed with single-family detached dwelling units. The subject property is located along a highway with heavy traffic volumes making single-family homes less suitable for this location. Furthermore, the surrounding properties are primarily commercial along Loop 1604 and the requested Multi-Family zoning, along with those commercial uses, would serve as buffer between Loop 1604 and the nearby single-family homes.

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

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

**5. Public Policy:**

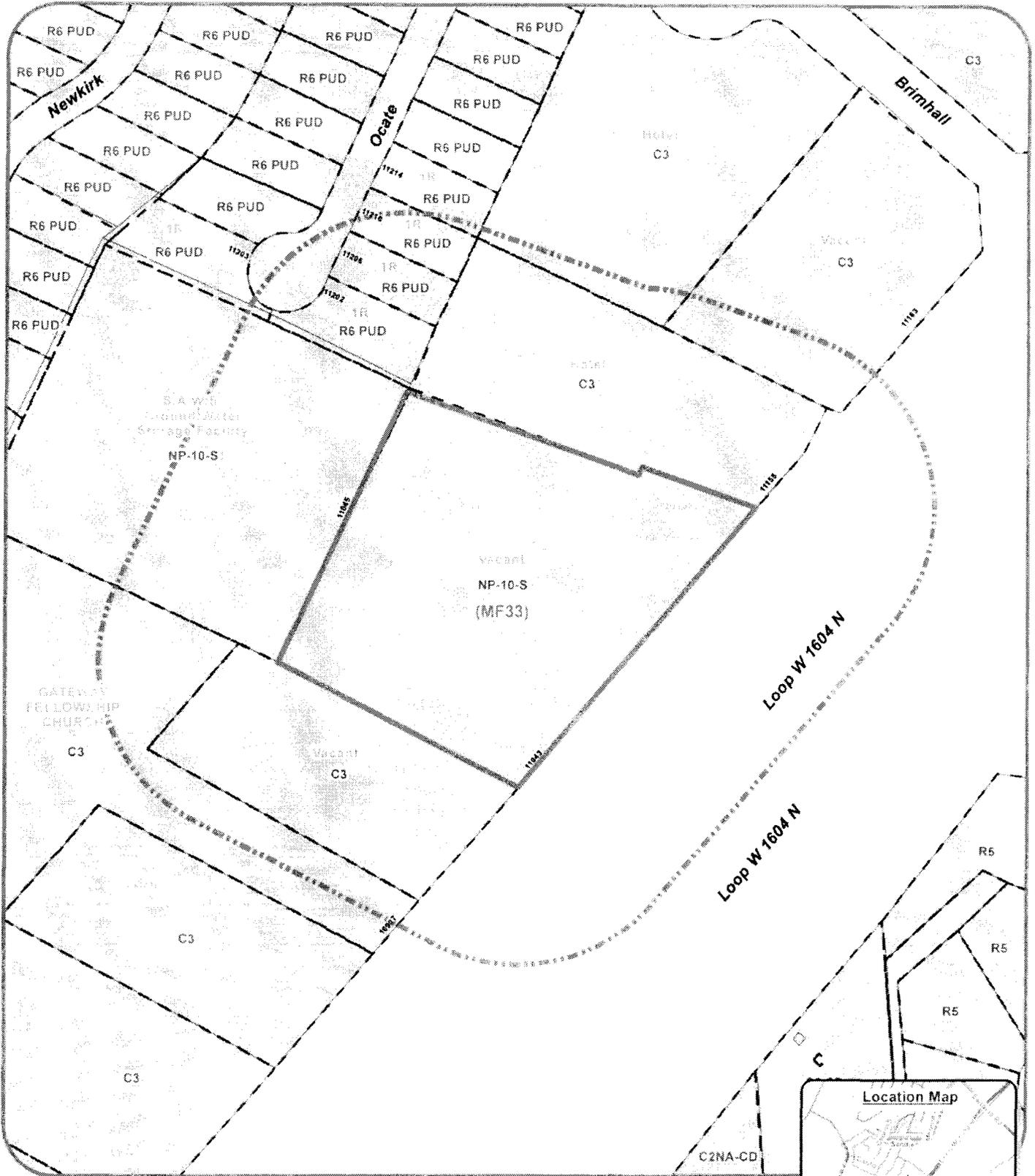
The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the West/Southwest Sector Plan by providing a diverse and affordable housing stock.

**6. Size of Tract:**

The subject property is 2.93 acres in size, which accommodates the proposed development for 81 multi-family dwelling units with adequate space for parking.

**7. Other Factors:**

None.



**Zoning Case Notification Plan**

**Case Z-2016-108**

Council District: 7

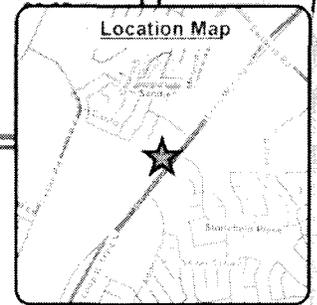
School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15663 - LOT P-16

**Legend**

- Subject Properties (2.936 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential
- San Antonio City Limits



City of San Antonio - Development Services Dept.  
 02/24/2016 - R. R. Martinez  
 Case Manager - Shepard Beamon

**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:**16-2618

---

**Agenda Item Number:** Z-9.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2016094

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2016. This case is continued from the March 1, 2016 and March 15, 2016 hearings.

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Sless Investments, LLC c/o Yury Sless

**Applicant:** Yury Sless

**Representative:** Miles Stanley

**Location:** 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive

**Legal Description:** 2.559 acres of land out of NCB 11766

**Total Acreage:** 2.559

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hill Neighborhood Association

**Applicable Agencies:** None.

### **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single-Family District. In 1986 a portion of the subject property, NCB 11766 was rezoned to "B-2" Business District. In 1997 the other portion of the subject property, NCB 11736, Block 20, Lots 1-3, was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2 AHOD" Commercial Airport Hazard Overlay District. NCB 11766 is not platted in its current configuration. NCB 11736, Block 20, Lots 1-3 were platted in 1950 (volume 2805, page 118 of the Deed and Plat Records of Bexar County, Texas). The subject property is not developed and remains vacant.

**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:** Northeast

**Current Base Zoning:** R-5, O-1

**Current Land Uses:** Vacant

**Direction:** Southeast

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential

**Direction:** Southwest

**Current Base Zoning:** C-2, C-3

**Current Land Uses:** Vacant, Parking Lot, Walgreens

**Direction:** Northwest

**Current Base Zoning:** MF-33, R-5

**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.

### **Transportation**

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial, Type A; two lanes each direction undivided

**Proposed Changes:** None known

**Thoroughfare:** Anchor Street

**Existing Character:** Local Type A; one lane each direction with sidewalks both sides.

**Proposed Changes:** None known

**Public Transit:** VIA transit route 97 is the nearest route to the subject property which operates along Lockhill-Selma and West Avenue.

**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 Multi-Family Residential.

Minimum Parking Requirement: 1.5 per unit;  
Maximum Parking Requirement: 2 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 recommends Approval. Zoning Commission recommendation is forwarded as Denial due to lack of a motion.

**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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The "MF-25" base zoning district is consistent with the future 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.

**3. Suitability as Presently Zoned:**

Both the existing "C-2" base zoning district and the proposed "MF-25" zoning district are 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 San Antonio International Airport Vicinity Land Use Plan objective for Mixed Use land use.

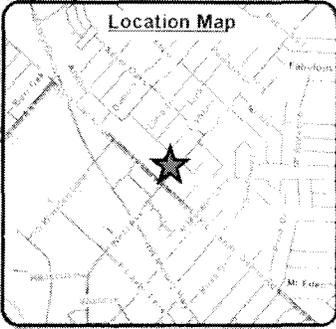
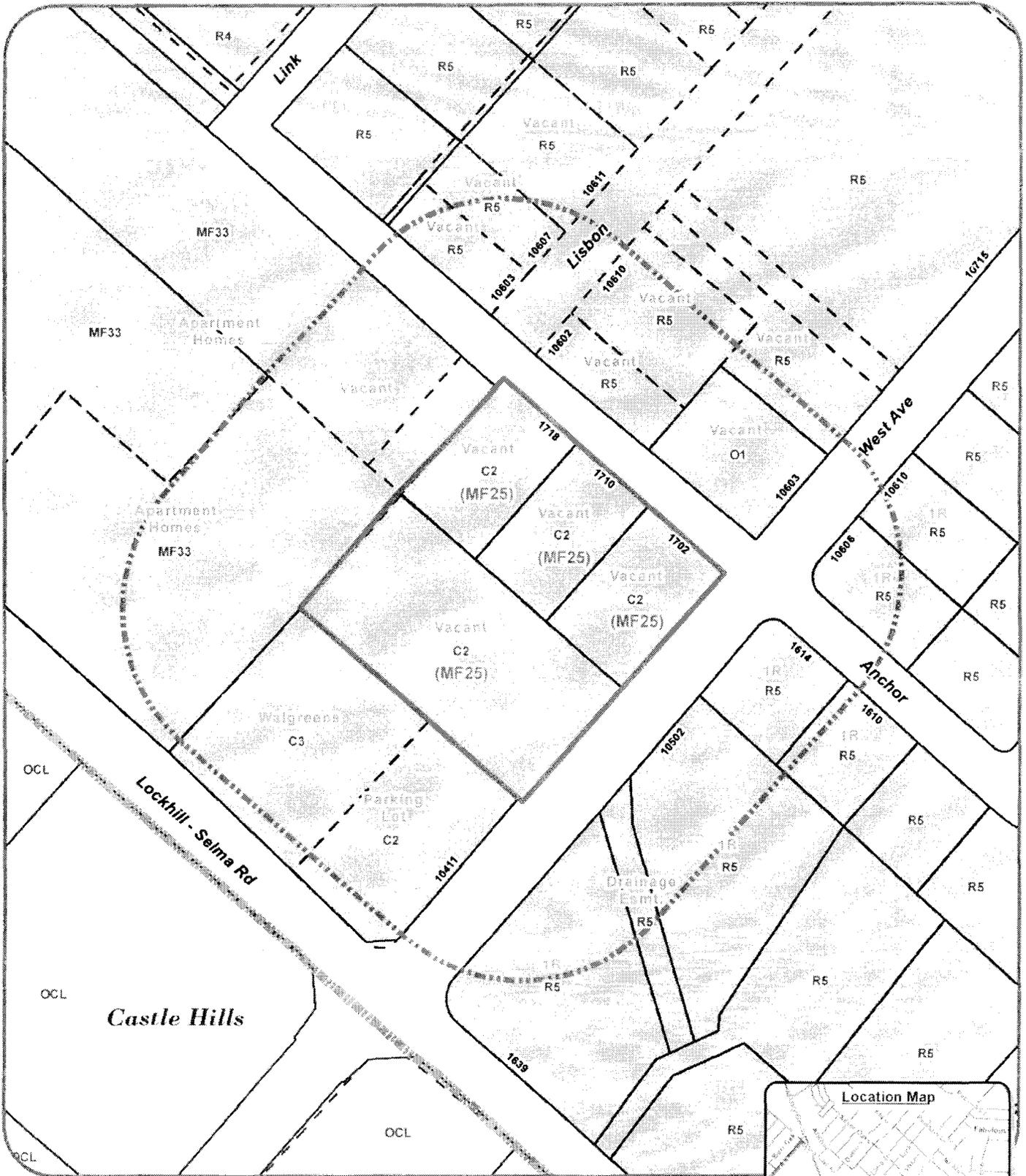
**6. Size of Tract:**

The subject property measures 2.559 acres and is sufficient to accommodate the proposed development and parking requirements.

**7. Other Factors:**

None.

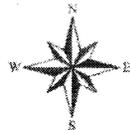




**Zoning Case Notification Plan**  
**Case Z-2016-094**

Council District: 9  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 11736 & 11766 - BLOCK 020 - LOT 1, 2, 3, & E IRR part of NON-ADJ

- Legend**
- Subject Properties (2,559 Acres) [Dashed Line]
  - 200' Notification Area [Dotted Line]
  - Current Zoning [TEXT]
  - Requested Zoning Change [TEXT]
  - 100-Year DFIRM Floodplain [Hatched Box]
  - Single Family Residential [IR]
  - San Antonio City Limits [Dashed Line]



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:**16-2747

---

**Agenda Item Number:** Z-10.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2016130 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 an Animal Clinic

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** SCAJ Enterprises, Series LLC

**Applicant:** Dr. Suzie Pet Hospital PLLC

**Representative:** Suzanne Jardine

**Location:** 20642 Stone Oak Parkway

**Legal Description:** Lot 3, Block 34, NCB 19219

**Total Acreage:** 0.835

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** San Antonio Water System

### **Property Details**

**Property History:** The subject property was annexed on December 31, 1997 by Ordinance 86866 and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District.

**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:** MF-25

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** R-6 PUD

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Offices

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Business Park

**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:** Stone Oak Parkway

**Existing Character:** Secondary Arterial Type A 86'; two lanes in each direction separated by a landscaped median, with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 648, which operates from Loop 1604 at Sonterra Boulevard and up to Stone Oak Parkway at Huebner Road.

**Traffic Impact:** 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 typically are determined by the type of use and building size. Multiple commercial uses already exist for the subject property and parking requirements have been met and are sufficient for the proposed zoning classification.

### **ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning classification and would not allow the operation of an animal clinic on the property.

**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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested base district of "C-2" Commercial District is consistent with the adopted 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. The proposed use will be compatible with the surrounding land uses and overall character of the community.

**3. Suitability as Presently Zoned:**

The current "C-2" zoning is compatible with the surrounding land uses.

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

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

**5. Public Policy:**

The proposed use meets the goals of the Suburban Tier land use classification within the North Sector Plan to ensure commercial uses in suburban areas serve both neighborhood and community scale markets.

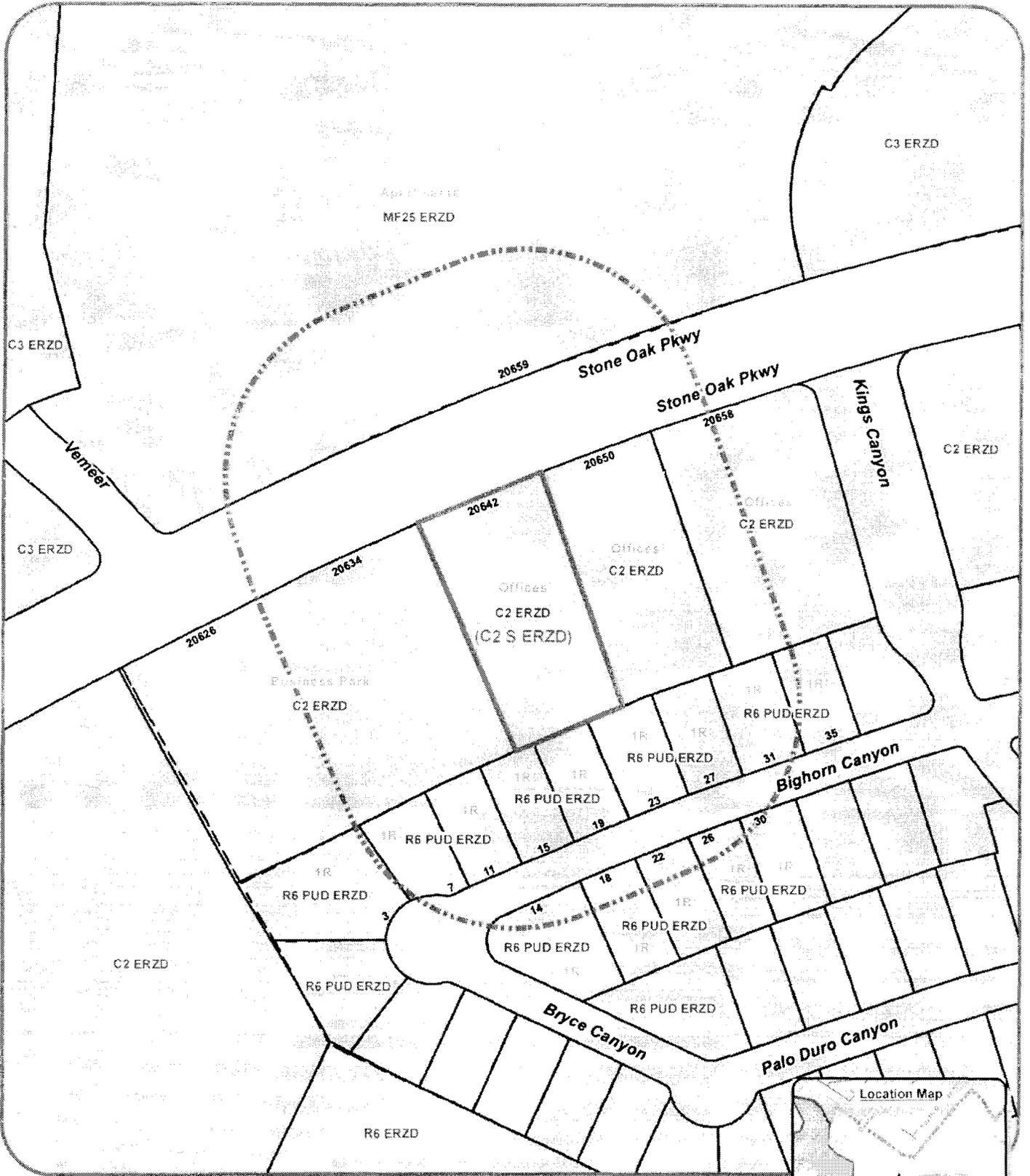
**6. Size of Tract:**

The subject property is 0.835 acres in size and should reasonably accommodate the proposed specific use authorization of an animal clinic and meet the required parking.

**7. Other Factors:**

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that any future development on the property after the zoning classification has been changed, must be restricted as stated in the environmental section of their SAWS report.

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 which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

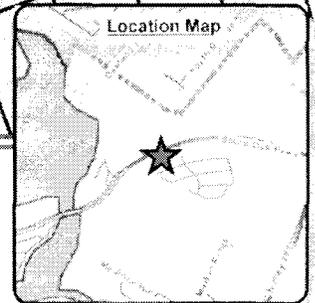


## Zoning Case Notification Plan

### Case Z-2016-130

Council District: 9  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 19219 - BLOCK 034 - LOT 003

Legend	
Subject Properties	(0.835 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.  
 03/25/2016 - R. R. Martinez  
 Case Manager - Mary Morala-Gonzales

Note: All Current and Requested Zoning includes Military Lighting Overlay District (MLOD).