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City of San Antonio



AGENDA City Council A Session

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

Thursday, January 9, 2014

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 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

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) 207-7245 or 711 Texas Relay Service for the Deaf.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation by Rev. Michael Novak, Reformed University Fellowship (RUF) Campus Minister at Trinity University, guest of Councilmember Cris Medina, District 7.

- 2. Pledge of Allegiance.
- 3. Approval of Minutes for the October 9 - 10, 2013 City Council Meetings

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

ACTION ITEMS FOR STAFF BRIEFING

Items 4 - 7 concern the Limited Purpose Annexation of South San Antonio Areas 1 - 4 and the Dissolution of the City South Management Authority. Item 4 is the limited purpose annexation of South San Antonio Areas 1-4. Items 5A-5C carve out certain properties from the annexed areas. Items 6A-6H are the Plan Amendments and associated Zoning for properties within the annexed areas. Item 7 is the dissolution of the City South Management Authority. Items 4-7 may be voted on in subsets or individually.

- 4. Reading and consideration of an ordinance approving the Limited Purpose Annexation of South San Antonio Areas 1 – 4, consisting of 36 square miles generally located south of Loop 410, between Old Pearsall Road and State Highway 181, in the southern portion of San Antonio’s Extraterritorial Jurisdiction and Bexar County and the Adoption of the Regulatory Plan. [Peter Zaroni, Deputy City Manager, John Dugan, Director, Planning and Community Development] **2014 - 01 - 09 - 0001**

- 5. Consideration of the following Ordinances (Items 5A - 5C) relating to agreements within the proposed Limited Purpose Annexation area: [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

- 5A. An Ordinance authorizing the Planning Director to execute Development Agreements guaranteeing the continued extraterritorial status of the property which is appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years between the City of San Antonio and multiple property owners within the proposed Limited Purpose Annexation area

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- 5B. An Ordinance authorizing the Planning Director to execute Development Agreements guaranteeing the continued extraterritorial status of properties with exceptional circumstances which are appraised for ad valorem tax purposes as agricultural, wildlife

management or timber use for a period of 10 years between the City of San Antonio and multiple property owners within the proposed Limited Purpose Annexation area.

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- 5C. An Ordinance authorizing an "Agreement for Services in lieu of Annexation between the City of San Antonio and Southwest Independent School District" located in the City's extraterritorial jurisdiction. 2014 - 01 - 09 - 0004
6. Consideration of the following Ordinances (Items 6A - 6H) relating to the Comprehensive Plan and zoning district boundaries within the proposed Limited Purpose Annexation area: [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
- 6A. PLAN AMENDMENT #14007 (District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1596.85 acres of land located west of Loop 410, south of Old Pearsall Road, north IH-35, and east of the Medina River from Agricultural, Community Commercial, Mixed Use, Parks and Open Space, Regional Commercial, and Light Industrial to Regional Commercial, Heavy Industrial and Light Industrial, and adding a Heavy Industrial comprehensive land use category to the Land Use Plan. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2014041A CD S) 2014 - 01 - 09 - 0005
- 6B. ZONING CASE # Z2014041 A CD S (District 4): An Ordinance amending the Official Zoning Map of the City of San Antonio, Texas by applying zoning to newly annexed territory as follows: "C-2" Commercial District, "C-3" General Commercial, "I-1" General Industrial District, "I-2" Heavy Industrial District, "L" Light Industrial District, "L S" Light Industrial District with a Specific Use Authorization for a Animal - Equestrian Center and Riding Trails, "C-3 CD" General Commercial with a Conditional Use for a Flea Market - Outdoor, "RP" Resource Protection District, "FR" Farm and Ranch District, "MI-1" Mixed Light Industrial District, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for a Fairground, MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for a Fairground and/or Stadium, "RD" Rural

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Development District, "UD" Urban Development District and adding the "AHOD" Airport Hazard Overlay District on approximately 9,872 acres to be annexed into the City of San Antonio currently in the City's Extraterritorial Jurisdiction located west and south of Loop 410, south of Old Pearsall Road, east of the Medina River, north of a line 1,320 feet south of the Medina River and west of State Highway 16. Staff and Zoning Commission recommend approval.

2014-01-09-0006

6C. PLAN AMENDMENT #14008 (District 3 & 4): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 38.88 acres of land located south of the Medina River, west of Applewhite Road, and north of Loop 1604, 2789 West Loop 1604 and portions of 19859 Applewhite Road and 19775 Applewhite Road from "Country Tier" to "Agribusiness/RIMSE Tier" Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2014041B)

2014-01-09-0007

6D. ZONING CASE # Z2014041 B (Districts 3 & 4): An Ordinance amending the Official Zoning Map of the City of San Antonio, Texas by applying zoning to newly annexed territory as follows: "BP" Business Park District, "L" Light Industrial District, "RP" Resource Protection District, "FR" Farm and Ranch District, "UD" Urban Development District, "MI-1" Mixed Light Industrial District, and adding the "AHOD" Airport Hazard Overlay District on approximately 987 acres located along both sides of Applewhite Road, south of the Medina River and north of Loop 1604. Staff and Zoning Commission recommend approval.

2014-01-09-0008

6E. PLAN AMENDMENT #14009 (District 3): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 942.36 acres of land bound by IH-37 to the west, U.S. Highway 181 and South Presa Street to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south from Suburban Tier, Rural Estate Tier, and Agribusiness/RIMSE Tier to Rural Estate Tier, Agribusiness/RIMSE Tier, and Specialized Center. Staff and Planning Commission recommend approval. (Associated Zoning Case: #Z2014041C CD S)

2014-01-09-0009

6F. ZONING CASE # Z2014041 C CD S (District 3): An Ordinance amending the Official Zoning Map of the City of San Antonio, Texas by applying zoning to newly annexed territory as follows: "BP" Business Park District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional use for Motor Vehicle Sales, "C-3" General Commercial District, "FR" Farm and Ranch District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "L" Light Industrial District, "L S" Light Industrial District with a Specific Use Authorization for Building Specialties - Wholesale Outside Storage Permitted, "NP-15" Neighborhood Preservation District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "MPCD" Master Planned Community District, "SGD" Sand and Gravel District, "DR" Development Reserve District, "R-6 HS RIO-6" Historic Residential Single-Family River Improvement Overlay District, "R-6 RIO-6" Residential Single-Family River Improvement Overlay District, "MF-25" Low Density Multi-Family District, "C-2 RIO-6" Commercial River Improvement Overlay District, "FR HS RIO-6" Historic Farm and Ranch River Improvement Overlay District, "MI-1" Mixed Light Industrial District, "MI-1 CD" Mixed Light Industrial District with a Conditional Use for a Cold Storage Plant, "RD" Rural Development District, "UD" Urban Development District, and adding the "AHOD" Airport Hazard Overlay District on approximately 5,058 acres to be annexed into the City of San Antonio currently in the City's Extraterritorial Jurisdiction located in the area bound by the San Antonio River and the present city limits to the west, U.S. Highway 181 and the existing city limits south of Loop 410 to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south. Staff and Zoning Commission recommend approval.

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6G. PLAN AMENDMENT #14010 (District 3): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2122.1 acres of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west from County Tier, Rural Estate Tier, Suburban Tier, and Agribusiness/RIMSE Tier to Agribusiness/RIMSE Tier, General Urban Tier, Specialized Center, Civic Center, Regional Center, and Suburban Tier. Staff and Planning Commission recommend approval.

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(Associated Zoning Case: #Z2014041D CD S)

6H. ZONING CASE # Z2014041 D CD S (District 3): An Ordinance amending the Official Zoning Map of the City of San Antonio, Texas by applying zoning to newly annexed territory as follows: "BP" Business Park District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for Landscaping Materials - Sales And Storage, "C-3" General Commercial District, "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage, "FR" Farm and Ranch District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "I-2 S" Heavy Industrial District with a Specific Use Authorization for Chemical - Manufacturing Or Processing, "L" Light Industrial District, "MF-33" Multi-Family District, "R-20" Residential Single-Family District, "RE" Residential Estate District on approximately 6,731 acres to be annexed into the City of San Antonio currently in the City's Extraterritorial Jurisdiction located in the area bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and the area approximately 1,200 feet west of Campbellton Road to the west. Staff recommends approval. Zoning Commission recommends approval of the areas north of Loop 1604, east of IH-37, and the parcels south of Loop 1604 with frontage on Loop 1604 east of Campbellton Road and west of IH-37. Zoning Commission recommends denial of the remaining area within the zoning proposal.

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7. An Ordinance authorizing the dissolution of City South Management Authority effective January 19, 2014. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014 - 01 - 09 - 0013

CONSENT AGENDA

Capital Improvements

8. An Ordinance for construction of a detention basin for the Westwood Village Phase II project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$2,449,186.95, authorized payable to Alamo City Constructors, Inc., a 2012 - 2017 General Obligation Bond funded Project, located in Council District 6; of this amount, \$352,030.35 will be reimbursed by San Antonio Water

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Systems SAWS. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

- 9. An Ordinance authorizing the negotiation and execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$2,250,000.00 for the River Walk Capital Improvements Phase 5 Project, an authorized Certificates of Obligation and River Walk Capital Improvement funded project, located in Council District 1; and amending the Capital Improvement Budget with the appropriation of an additional \$1,010,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014 - 01 - 09 - 0015

Boards, Commissions and Committee Appointments

- 10. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Reappointing Cosima T. Colvin (District 1) to the Linear Creekway Parks Advisory Board. **APPROVED**

B) Reappointing Orlando Salazar (District 4) to the Zoning Commission. **APPROVED**

C) Reappointing Victoria M. Garcia (District 4) to the Port Authority of San Antonio. **APPROVED**

D) Reappointing George L. Britton (District 4) to the Zoning Board of Adjustment. **APPROVED**

E) Reappointing Cristina J. Bazaldua-Salazar (District 4) to the Mayor's Commission on the Status of Women. **APPROVED**

F) Appointing Molly A. Moreno (District 4) and reappointing Laura Thompson (District 10) to the SA2020 Commission on Education. **APPROVED**

G) Appointing Sam D. Millsap, Jr. (District 9) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2015. **APPROVED**

H) An Ordinance appointing Alan Schoenbaum (Mayoral) to the HemisFair Park Area Redevelopment Corporation for the remainder of an unexpired term of office to expire August 13, 2017 and waiving the city code residency requirement in Chapter 2, Article IX, Sec. 2-529(b) for this appointment.

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Miscellaneous

11. An Ordinance creating a cultural and arts district called "El Mercado Zona Cultural," located in Council District 1. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

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12. An Ordinance authorizing the renaming of Lakeside Park to Milam Wesley Tealer Park, located in Council District 2. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2014 - 01 - 09 - 0018

13. City Manager's Report
A. Convention and Visitors Bureau Update

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

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.