

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



DRAFT

**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 17, 2017

9:00 AM

Municipal Plaza Building

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

PRESENT: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

1. The Invocation was delivered by Pastor David Rodriguez, The People's House, guest of Councilmember Shirley Gonzales, District 5.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of June 14 - June 15, 2017.

Councilmember Saldaña moved to approve the Minutes for the Regular City Council Meetings of June 14-15, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

POINTS OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Walter Serna representing the Rey Feo Consejo Educational Foundation. Mr. Serna stated that through the City's partnership for the past seven years at Fiesta de Los Reyes at Market Square; the Rey Feo Consejo is able to raise funds for the program's initiatives. This includes the elementary school visit program to promote higher education and the scholarship fund. He introduced Tom Sandoval, Corporate President of the Rey Feo Scholarship Committee. Mr. Sandoval spoke of their work to provide scholarships and thanked the City Council for the recognition. Raul Hinojosa, Executive Director, also thanked the City Council for the recognition and the many donors for their support. Mr. Serna recognized Gabriela, a scholarship recipient representing the 150 Rey Feo Scholars for the 2017-2018 school year. Gabriela thanked everyone for the scholarship. The City Council thanked the Rey Feo Consejo for their contributions.

Councilmember Viagran recognized Mr. Roberto Anguiano for his 50 years of service and professional leadership to the San Antonio Community. Mayor Nirenberg and Councilmember Saldaña added their thanks to Mr. Anguiano.

Mayor Nirenberg recognized the passing of Julia Iris Oldham, also known as "Mama Bexar" and mentioned the fact that she had been on the ballot for many years.

CONSENT AGENDA ITEMS

Items 10, 14, 17, and 21 were pulled for Individual Consideration. Councilmember Brockhouse moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon Jack M. Finger to speak.

Mr. Jack M. Finger expressed concern that Medicaid Funds were being spent on a park shade structure (Item 6). He asked of the appointment of Patricia A. Gibbons to the Zoning Commission (Item 16A).

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

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

2017-08-17-0560

4. An Ordinance accepting the bid from Dreamseats, LLC to provide the San Antonio Fire Department with fire station furniture for various fire facilities for a total cost of \$162,224.15, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-08-17-0561

5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,909,990.00: (A) Zamorano Enterprises, Inc. for decorative dual metal trash / recycle receptacles, (B) HLP, Inc. for Chameleon Shelter Software Case Management System maintenance and support to include GPS software subscription service, (C) Star Shuttle, Inc. for an amendment to the annual contract for temporary busing services for the San Antonio International Airport, and (D) Honeywell Building Solutions for an amendment to the annual contract for maintenance and repair services for the Convention and Sports Facilities Enterprise Building Integrator (EBI) System. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-08-17-0562

6. An Ordinance accepting the lowest qualified bid and awarding a construction contract to J. Sanchez Contracting, Inc. in an amount of \$444,895.33, funded from 2016 Certificates of Obligation for the Rosedale Park Improvement Project included in the FY 2017-2022 Capital Improvement Program and appropriating \$37,314.00 from the Texas Medicaid Waiver Program, for improvements at Rosedale Park in Council District 5. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2017-08-17-0563

7. An Ordinance authorizing a task order to a Job Order Contract with Alpha Building Corporation in an amount not to exceed \$153,307.54 for the Curtiss JN-4 (Jenny) Aircraft Display at the San Antonio International Airport, an Airport Capital Improvements Fund project, located in Council District 9. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-08-17-0564

8. An Ordinance authorizing a Lease Agreement with Key Brand Theatrical Group for the use of the Lila Cockrell Theatre for a period of five years beginning in 2021. [Carlos J. Contreras III, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

2017-08-17-0565

9. An Ordinance authorizing a Lease Agreement with Malley Restaurants, LLC for the use of parking space in the Alamodome Parking Lot C for a three (3) year period beginning October 1, 2017. [Carlos J. Contreras III, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

2017-08-17-0567

11. An Ordinance authorizing the closure, vacation and abandonment of a 0.163 acre unimproved alley located between SW 40th Street and SW 41st Street in Council District 6 as requested by Macedonia Baptist Church for a fee of \$9,230.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-08-17-0568

12. An Ordinance ratifying the City of San Antonio Office of Emergency Management's actions to apply for, accept, and appropriate, upon award, a grant in the amount of \$54,115 from the 2016 Assistance to Firefighters Grant. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2017-08-17-0569

13. An Ordinance ratifying the City of San Antonio Office of Emergency Management actions to apply for, accept, and appropriate, upon award, up to \$1,000,000.00 from the 2017 Urban Area Security Initiative Grant Program. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2017-08-17-0571

15. An Ordinance authorizing the submission of a grant, and acceptance of funds upon award, for an amount not to exceed \$1,500,000.00 to the Office of the Governor, Criminal Justice Division Justice, for the Rifle-Resistant Body Armor Grant Program. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]
16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Patricia A. Gibbons (District 9) to the Zoning Commission.

B) Reappointing Evelyn Brown (District 2) to the Building Standards Board.

C) Reappointing Jess M. Mayes (District 2) to the Citizens' Environmental Advisory Committee.

2017-08-17-0573

18. An Ordinance authorizing the acceptance of an Interlocal Agreement with STRAC to provide WebEOC Technical Support Services for the City of San Antonio Office of Emergency Management (SAOEM) to include technical support and programming, hardware and software maintenance for a total amount of \$32,770. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2017-08-17-0574

19. An Ordinance authorizing the execution of a Sports License Agreement with Northside Suburban Little League, Inc. for operation, maintenance and improvements at designated baseball fields at O. P. Schnabel Park located in Council District 7 for an initial five (5) year term beginning September 1, 2017, and ending August 31, 2022, with the option to exercise two (2) additional five (5) year renewals. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2017-08-17-0575

20. An Ordinance authorizing execution of an Amendment to the License and Lease Agreement with the San Antonio Botanical Garden Society, Inc., for purposes of securing New Market Tax Credits financing for Phase II of the Master Plan for the San Antonio Botanical Garden, located in City Council District 2, and approving related documents. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2017-08-17-0577

22. An Ordinance authorizing two on-call environmental abatement services agreements with TLI Environmental Services, Inc. and South West Texas Environmental Contractor, Inc., each in an amount not to exceed \$750,000.00 per year for a term of one year term with the option to renew for up to three additional one-year extensions to provide on-call environmental abatement services related to transportation and capital improvement projects located City-wide. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements Department]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2017-08-17-0566

- 10.** An Ordinance declaring an unimproved 8.67 acre tract of city owned real property located at 851 South Acme within the Southwest Business & Technology Park in Council District 6 as surplus and authorizing its sale to G.F.B. Services, Inc. for \$360,000.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Brockhouse highlighted the sale and stated that he would like for staff to work with the Parks and Recreation Department to identify opportunities to place funds into other community-building opportunities that may need it within the district.

Councilmember Brockhouse moved to adopt the Ordinance for Item 10. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 14:

2017-08-17-0570

- 14.** An Ordinance authorizing the submission of a grant application to the United States Conference of Mayors for a Healthy America for the childhood obesity prevention grant program and authorizing the acceptance of funds in an amount not to exceed \$150,000.00 for 12 months beginning January 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Public Health]

Councilmember Sandoval asked of child obesity efforts. Dr. Colleen Bridger spoke of their existing programs to include the Neighborhoods Program and Viva Health! Nutrition Campaign. She stated that they were looking to expand the Viva Health! Campaign to children in families in target neighborhoods. Councilmember Sandoval asked how the funds would be used if awarded. Dr. Bridger stated that in addition to expanding the Viva Health! Campaign, they would help parents gain a better understanding of the portion size for a child. Councilmember Sandoval thanked staff for their work. Councilmember Viagran expressed her support and stated that she had seen its effects on the community.

Councilmember Sandoval moved to adopt the Ordinance for Item 14. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 17:

2017-08-17-0572

17. An Ordinance approving a \$250,000.00 Economic Development Incentive Fund loan agreement with the Texas Biomedical Research Institute in connection with the planned expansion of its Biosafety Level 4 Laboratory in Council District 6. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez presented a power point and stated that the Texas Biomedical Research Institute (TBRI) was an independent, not-for-profit world class bioscience research institute. He noted that they were a major contributor to the city's targeted Healthcare and Bioscience Industry and operated a 200-acre campus in northwest San Antonio. He mentioned that their BSL-4 Lab conducts groundbreaking research in various fields including cardiovascular, cancer, diabetes, and infectious diseases. He added that they were seeking city support for BSL-4 Lab expansion. He stated that staff would provide an incentive of \$250,000 which would be repaid in full if federal funds were secured by TBRI or the loan would be forgiven and converted to a grant. He highlighted the benefits and stated that staff recommended approval of awarding a \$250,000 Economic Development Incentive Fund Loan. He introduced Dr. Larry Schlesinger, President and CEO of TBRI.

Mayor Nirenberg welcomed Dr. Schlesinger to San Antonio and stated that this would have a great economic impact on the city. Dr. Schlesinger thanked the City Council for the recognition and stated that he was pleased with the investment and partnership with the city. Councilmember Brockhouse expressed his support and stated that the funds would have a great impact.

Councilmember Pelaez stated that he was pleased that Dr. Schlesinger was in San Antonio and that these were the types of jobs needed in the city. Councilmember Viagran stated that she was pleased with the research and higher education that would be provided in San Antonio.

Councilmember Viagran moved to adopt the Ordinance for Item 17. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 21:

2017-08-17-0576

- 21.** An Ordinance authorizing the execution of a Funding Agreement with the Jubilee Academic Center, Inc. accepting up to 50% of the cost, or \$36,400.00, for the City's construction and installation of advanced warning school zone flashing beacons in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Viagran requested a brief presentation. Art Reinhardt stated that staff was requesting approval of a funding agreement with Jubilee Academic Center, Inc. for the construction and installation of two sets of advanced warning flashers adjacent to Athlos Leadership Academy Campus. He noted that two roadside flashing beacons would be installed at Chandler Road and two overhead mast arm flashing beacons would be installed at W.W. White Road. He added that the city would own, operate, and maintain the flashers. He stated that the project was scheduled for completion in March 2018. Councilmember Viagran stated that she wanted to highlight the project and was pleased with the partnership.

Councilmember Courage asked of the cost to the city without a partner. Mr. Reinhardt replied that it would depend on what was needed and could range from \$25,000-50,000.

Councilmember Viagran moved to adopt the Ordinance for Item 21. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

23. City Manager's Report

Jeff Coyle presented an overview of the 85th Legislative Session 1st Called Special Session noting that that it adjourned Sine Die on August 15, 2017. He reported that 9 of 20 issues on Governor Abbott's Agenda passed while 11 failed. He mentioned that of 8 issues targeting local governmental entities; 2 passed and 6 failed. He outlined the items in further detail and stated that a 2nd Called Special Session could be convened at any time. The City Council thanked Mr. Coyle and staff for their work on the Legislative Session.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 10:40 am to continue the previous day's executive session on the following items:

- A. Economic development negotiations pursuant to Texas Government Code Section

551.087 (economic development).

B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).

C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

D. Litigation matters involving the City including pending or contemplated litigation or settlement offers pursuant to Texas Government Code Section 551.071 (consultation with attorney).

E. Discuss legal issues related to settlement offers in lawsuits against the City by Jose Samaniego and Arthur Vargas, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

F. Discuss legal issues relating to state or federal grant requirements pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 12:35 pm in the B Room and announced that no action had been taken in Executive Session. He addressed the Debt Management Budget Work Session continued from August 15, 2017.

DEBT MANAGEMENT PLAN

Ben Gorzell presented an overview of the types of debt issued and highlighted the city's "AAA" Bond Rating from all three Bond Rating Agencies. He reported that the city had \$2.8 billion in outstanding debt with \$1.7 billion of that amount consisting of Ad Valorem Debt. He reported the Ad Valorem Tax Rate of \$0.55827 and noted that the city provided \$47 million in tax relief to seniors and disabled homeowners. He presented on the effective and rollback tax rate and Ad Valorem Debt legal limits and highlighted the "AAA" Bond Rating Reports and their value.

Mr. Gorzell presented an update on the Ad Valorem Debt Management Plan and outlined the assumptions. He reported on the FY 2018 Proposed Capital Budget noting Actual and Planned Issuances. He stated that the Revenue Debt at the Airport totaled \$453 million; Convention Center Expansion totaled \$548 million; and Stormwater, One Stop, Public Safety Emergency Dispatch, Starbright Toyota, Frost Tower, and Pre-K 4 SA totaling \$124 million. He highlighted bond refunding results in which there had been \$114.5 million in total gross savings since April 2012. He presented a timeline of future proposed bond issuances.

Mayor Nirenberg stated that it was important to communicate transparently about debt with the citizens and highlighted the debt service tax rate that has remained the same since 2004. Councilmember Courage asked of the city's debt. Mr. Gorzell replied that it was \$1.7 billion and that other debt was paid for by their respective users. Councilmember Courage asked of the debt per capita. Mr. Gorzell replied that the Ad Valorem Debt per Capita was \$1,105.

Councilmember Brockhouse asked of the last time the tax rate was lowered. City Manager Sculley replied that it was lowered in 2016 by .007 to the rollback rate. Councilmember Brockhouse spoke of the equity needs in property valuations and stated that he would be looking for opportunities to offer true property tax relief to residents. Councilmember Gonzales asked of the debt for dedicated funds such as the Convention Center. Mr. Gorzell replied that it was paid for through Hotel Occupancy Tax (HOT) funds. Councilmember Perry stated that he concurred with Councilmember Brockhouse with regard to property tax relief for residents. He expressed concern with the great increase in taxes and the small increase in the Median Income.

Mayor Nirenberg thanked staff for the presentation and stated that the meeting would resume in the Council Chambers.

CONSENT ZONING ITEMS

Mayor Nirenberg reconvened the meeting in the Council Chambers at 2:05 pm and addressed the Consent Zoning Items.

Zoning Items Z-1, Z-3, P-2, Z-8, Z-10, Z-13, Z-16, Z-17, Z-18, P-3, Z-20, and Z-23 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Shaw seconded the motion.

Mayor Nirenberg called upon Jack M. Finger to speak.

Mr. Jack M. Finger asked that Item Z-1 be postponed to determine the pros and cons of historic designation. He expressed concern with the 14 apartment units requested in Item Z-8 and referenced the amount of opposition for Item Z-17.

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

AYE: 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 1 - Saldaña

2017-08-17-0578

- Z-2.** ZONING CASE # Z2017170 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and Bar/Tavern and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.3008 ACRES OUT OF NCB 3028, NCB 6793, NCB 6859 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-3 UC-4 AHOD" GENERAL COMMERCIAL NORTH ST. MARY'S STREET URBAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT, "C-1 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-3 NA AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT, AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ UC-4 AHOD" INFILL DEVELOPMENT ZONE NORTH ST. MARY'S STREET URBAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "O- 1.5" MID-RISE OFFICE DISTRICT, "MF-40" MULTI-FAMILY DISTRICT, "C-2" COMMERCIAL DISTRICT, AND "C-3" GENERAL COMMERCIAL DISTRICT AND "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "O-1.5" MID-RISE OFFICE DISTRICT, "MF-40" MULTI-FAMILY DISTRICT, "C-2" COMMERCIAL DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT.

2017-08-17-0580

- P-1.** PLAN AMENDMENT CASE # 17043 (Council District 2): An Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master

Plan of the City, by changing the future land use from “Public Institutional” and “Mixed Use” to “Mixed Use” on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017134)

2017-08-17-0581

- Z-4.** ZONING CASE # Z2017134 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage), in the entire project area on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 13.633 ACRES OUT OF NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, AND NCB 1766 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-2 HS AHOD" COMMERCIAL HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY, "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT, "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT, "MF-33 AHOD" MULTI-FAMILY

AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE) AND "IDZ HS AHOD" INFILL DEVELOPMENT ZONE HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE).

2017-08-17-0582

Z-5. ZONING CASE # Z2017155 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 IDZ RIO-2 UC-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport

Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-3 RIO-2 UC-2 AHOD” General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “O-1 IDZ AHOD” Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, “MF-33 RIO-2 UC-2 AHOD” Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “1-1 AHOD” General Industrial Airport Hazard Overlay District, “1-1 RIO-2 UC-2 AHOD” General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) in the entire project area on 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.968 ACRES OUT OF NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 AND NCB 1766 TO WIT: FROM “C-2 IDZ RIO-2 UC-2 AHOD” COMMERCIAL INFILL DEVELOPMENT ZONE OVERLAY RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, “C-3 AHOD” GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, “C-3 NA AHOD” GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT, “C-3 RIO-2 UC-2 AHOD” GENERAL COMMERCIAL RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT

HAZARD OVERLAY DISTRICT, "O-1 IDZ AHOD" PROFESSIONAL OFFICE INFILL DEVELOPMENT ZONE OVERLAY AIRPORT HAZARD OVERLAY DISTRICT, "MF-33 RIO-2 UC-2 AHOD" MULTI-FAMILY RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT, "I-1 RIO-2 UC-2 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "IDZ RIO-2 UC-2 AHOD" INFILL DEVELOPMENT ZONE OVERLAY RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND MULTI-FAMILY DWELLINGS AT A MAXIMUM DENSITY OF 75 UNITS PER ACRE TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE) AND "IDZ RIO-2 UC-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH

OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE).

2017-08-17-0583

Z-6. ZONING CASE # Z2017166 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.433 ACRES OUT OF NCB 982 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT, "I-1" GENERAL INDUSTRIAL DISTRICT, AND MULTI-FAMILY USES (APARTMENTS/CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; LIVE/WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH

OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE).

2017-08-17-0584

Z-7. ZONING CASE # Z2017184 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food - Mobile Vending (Base Operations), a Bar/Tavern without cover charge 3 or more days per week, Coffee Roasting, Microbrewery and Food - Mobile Food Court, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio - Sound and Recording, and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 0.9638 acres including 0.159 acre tract Of Lot A7, Block 10, NCB 979; 0.322 acre tract of Lot 8, Block 10, NCB 979; 0.041 tract of Lot 9, Block 10, NCB 979; 0.039 acre tract of Lot 9, Block 10, NCB 979; 0.078 acre tract of Lots 14 and 15, Block 1 NCB 982; 0.1548 acre tract of Lots 14 and 15, Block 1, NCB 982; and 0.17 acre tract of Lots 14 and 15, Block 1, NCB 982, located at 502, 504, 516, and 520 East Grayson Street, 1816 North Alamo Street, 1822 North Alamo Street, and 1311 Austin Street. Staff and Zoning Commission recommend Approval.

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

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.9638 ACRES INCLUDING 0.159 ACRE TRACT OF LOT A7, BLOCK 10, NCB 979; 0.322 ACRE TRACT OF LOT 8, BLOCK 10, NCB 979; 0.041 TRACT OF LOT 9, BLOCK 10, NCB 979; 0.039 ACRE TRACT OF LOT 9, BLOCK 10, NCB 979; 0.078 ACRE TRACT OF LOTS 14 AND 15, BLOCK 1 NCB 982; 0.1548 ACRE TRACT OF LOTS 14 AND 15, BLOCK 1, NCB 982; AND 0.17 ACRE TRACT OF LOTS 14 AND 15, BLOCK 1, NCB 982 TO WIT: FROM "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "MF-33" MULTI-FAMILY DISTRICT, "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT FOR FOOD - MOBILE VENDING (BASE OPERATIONS), A BAR/TAVERN WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK, COFFEE ROASTING, MICROBREWERY AND FOOD - MOBILE FOOD COURT, "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, MULTI-FAMILY DWELLINGS NOT TO EXCEED 76 UNITS PER ACRE, BAR/TAVERN WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK, HOTEL, AND STUDIO - SOUND AND RECORDING, AND "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, MULTI-FAMILY DWELLINGS NOT TO EXCEED 76 UNITS PER ACRE, HOTEL, AND STUDIO - SOUND AND RECORDING TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE).

2017-08-17-0587

Z-9. ZONING CASE # Z2017187 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two Dwelling Units on the West 45 feet of Lot 33, Block 1, NCB 3855, located at 359 Brahan Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: THE WEST 45 FEET OF LOT 33, BLOCK 1, NCB 3855 TO WIT: FROM "R-6 NCD-9 AHOD" RESIDENTIAL SINGLE-FAMILY WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD NCD-9 AHOD" RESIDENTIAL SINGLE-FAMILY WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO DWELLING UNITS.

2017-08-17-0589

Z-11. ZONING CASE # Z2017177 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3R IH-1 AHOD" General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801, located in the 5100 Block of Randolph Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 18 AND THE WEST 103.72 FEET OF LOT 17, BLOCK 1, NCB 13801 TO WIT: FROM "C-3 R IH-1 AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 IH-1 AHOD" GENERAL INDUSTRIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2017-08-17-0590

Z-12. ZONING CASE # Z2017182 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for 3 dwelling units on the East 62.25 Feet of Lot 5, NCB 7863, located at 440 West Harlan Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: EAST 62.25 FEET OF LOT 5, NCB 7863 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR 3 DWELLING UNITS.

2017-08-17-0592

Z-14. ZONING CASE # Z2017186 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Party House/Reception Hall/Meeting Facility on Lot 1, 2, 3, Block 1, NCB 3142, located at 2500 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, 2, 3, BLOCK 1, NCB 3142 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND A RECEPTION HALL/MEETING FACILITY.

2017-08-17-0593

Z-15. ZONING CASE # Z2017188 S (Council District 5): An Ordinance amending the Zoning District Boundary from "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport to "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage

and processing on 5.973 acres of NCB 11304 and NCB 8785, located at 438 North Tayman Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.973 ACRES OUT OF NCB 11304 AND NCB 8785 TO WIT: FROM "MI-2 S AHOD" MIXED LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A NON-GOVERNMENTAL AIRPORT TO "MI-2 S AHOD" MIXED LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A METAL RECYCLING FACILITY.

2017-08-17-0595

Z-19. ZONING CASE # Z2017189 (Council District 8): An Ordinance amending the Zoning District Boundary from "I-1 MLOD-1" General Industrial Camp Bullis Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District on Lot 10, Block 5, NCB 17454, located at 12702 Mayhill Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 10, BLOCK 8, NCB 17454 TO WIT: FROM "I-1 MLOD-1" GENERAL INDUSTRIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-3 MLOD-1" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

2017-08-17-0596

Z-21. ZONING CASE # Z2017191 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor's Facility with Outside Storage with Screening on 0.274 acres out of NCB 12097, located at 2583 MacArthur View. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.274 ACRES OUT OF NCB 12097 TO WIT: FROM "C-3R

AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3R S AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A CONSTRUCTION CONTRACTOR'S FACILITY WITH OUTSIDE STORAGE WITH SCREENING.

2017-08-17-0597

Z-22. ZONING CASE # Z2017179 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Veterinary Hospital to include outdoor paddock and runs on Lot 14, Block 37, NCB 11837, located at 1638 NE Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14, BLOCK 37, NCB 11837 TO WIT: FROM "C-2 CD MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES TO "C-2 CD MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A VETERINARY HOSPITAL TO INCLUDE OUTDOOR PADDOCK AND RUNS.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

DENIED

Z-1. ZONING CASE # Z2017061 H (Council District 1): An Ordinance amending the Zoning District Boundary to apply the Tobin Hill North Historic District "H" to existing "C-2 AHOD" Commercial Airport Hazard Overlay District; "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of

Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval. Zoning Commission recommends Denial.

Councilmember Pelaez recused himself of Item Z-1 by exiting the chambers and noting he submitted the recusal forms to the City Clerk.

Melissa Ramirez presented Item Z-1 and stated that the Zoning Commission recommended denial. She reported that of 209 notices mailed; 15 were returned in favor and 40 in opposition. She added that the Tobin Hill Neighborhood Association was opposed to the request while the Beacon Hill, Mahncke Park, and Dignowity Hill Neighborhood Associations were in favor.

Shanon Miller presented information regarding the proposed Historic Designation for Tobin Hill North consisting of 88 properties. She presented a timeline of the case and stated that 35.2% were in support; 52.3% opposed; and 12.5% neutral/no response for the original boundary. She stated that due to the significant opposition; staff did not recommend approval. She reported that a proposed compromise of the boundary had been submitted earlier in the week and staff would support same if the City Council would like to consider the compromised area for Historic Designation.

Mayor Nirenberg called upon the citizens registered to speak on Item Z-1.

Anisa Schell spoke in support of the Historic Designation.

Niki McDaniel spoke in support of the Historic Designation.

Richard Moore spoke in opposition to the Historic Designation.

Cary Cardwell spoke in support of the Historic Designation.

Andrew J. Rodriguez spoke in support of the Historic Designation.

Xonia Kargl spoke in support of the Historic Designation.

Cosima Colvin stated that she did not live in the area but was supportive of the Historic Designation.

Grace Rose Gonzalez spoke in support of the Historic Designation.

Deborah Ragazzi spoke in opposition to the Historic Designation.

Bill Oakley spoke in opposition to the Historic Designation.

Mayor Nirenberg exited the meeting and Mayor Pro Tem Perry presided.

Carmen Hernandez spoke in support of the Historic Designation.

Yvonne M. Gonzalez spoke in support of the Historic Designation.

Clayton Oakley spoke in opposition to the Historic Designation.

Mary Moreno spoke in support of the Historic Designation.

Gloria Herrera spoke in support of the Historic Designation.

Marilyn Courchesne spoke in support of the Historic Designation.

Albert Arias spoke in support of the Historic Designation.

David Honkala spoke in opposition to the Historic Designation.

Ben Fairbank spoke in support of the Historic Designation.

Bruce Norton spoke in support of the Historic Designation.

Beatrice Moreno spoke in support of the Historic Designation.

Frederica Kushner spoke in support of the Historic Designation.

Paula Starnes spoke in support of the Historic Designation.

Jose M. Trevino spoke in opposition to the Historic Designation.

John Cooley spoke in opposition to the Historic Designation.

Scott Craig spoke in support of the Historic Designation.

Lynn Swanson spoke in opposition to the Historic Designation.

Graciela Sanchez spoke in support of the Historic Designation.

Martin Valdespino spoke in opposition to the Historic Designation.

Charles Turner spoke in opposition to the Historic Designation.

Rick Schell spoke in support of the Historic Designation.

Haley Catlett spoke in opposition to the Historic Designation.

Maria Zebouni spoke in opposition to the Historic Designation.

Councilmember Treviño thanked everyone in attendance and stated that he understood the concerns about increased development in the district. He noted that they had met with the stakeholders on many occasions and wanted to assure all that the current zoning on the street was mostly single family residential. He added that the creation of a Historic District should bring a community together and not draw dividing lines down the middle of a block. He encouraged the leaders in the community to consider a new application for Historic Designation in the future.

Councilmember Treviño moved to deny Item Z-1. Councilmember Shaw seconded the motion.

Councilmember Courage stated that this was a quality of life issue and asked of the original staff recommendation for approval. Mrs. Miller replied that staff had recommended approval of the original request when the 51% threshold for support was met. However, that support has decreased and staff no longer recommends approval. Councilmember Sandoval stated that she believed there was a way to preserve the neighborhood without designating the full block as "Historic." Councilmember Shaw requested that staff review the Historic Designation process to ensure that everyone is aware of the impact of the designation.

The motion to deny Item Z-1 prevailed by the following vote:

AYE: 7 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval and Perry

NAY: 1 - Courage

ABSENT: 2 - Mayor Nirenberg and Saldaña

ABSTAIN: 1 - Pelaez

2017-08-17-0579

Z-3. ZONING CASE # Z2017190 CD (Council District 1): An Ordinance amending the

Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 14, NCB 8704, located at 835 Basse Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14, NCB 8704 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES.

Melissa Ramirez presented Item Z-3 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Property shall be fenced to include screening along the property line of the park; 2) No outdoor amplification speakers permitted; 3) Lighting shall be directed onto the property only. She reported that of 8 notices mailed; none were returned in favor or opposition. She added that the Shearer Hills Ridgeview Neighborhood Association was in support of the request.

Councilmember Treviño moved to approve Item Z-3 with the conditions read by Mrs. Ramirez and the additional conditions as follows: 1) The property shall be fenced and secure up to 8 feet; and 2) Car repair will not be permitted on the property. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

Items P-2 and Z-8 were addressed jointly.

2017-08-17-0585

P-2. PLAN AMENDMENT CASE # 17058 (Council District 2): An Ordinance amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on Lots 4, 5, 6 and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017183)

2017-08-17-0586

Z-8. ZONING CASE # Z2017183 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow up to 14 Apartment Units, 8 Artist Studios, and an Art Gallery on Lot 4, 5, 6, and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17058).

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4, 5, 6, & 7, BLOCK C, NCB 1349 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO ALLOW UP TO 14 APARTMENT UNITS, 8 ARTIST STUDIOS, AND AN ART GALLERY.

Melissa Ramirez presented Item P-2 and stated that it would amend the Dignowity Hill Neighborhood Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-8, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 39 notices mailed; none were returned in favor or opposition. She added that the Dignowity Hill Neighborhood Association was in support of the request.

Councilmember Shaw moved to approve Items P-2 and Z-8 with 14 Apartment Units, 8 Artist Studios, and an Art Gallery on Lot 4, 5, 6, and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 3 - Mayor Nirenberg, Treviño and Saldaña

2017-08-17-0588

Z-10. ZONING CASE # Z2017169 S (Council District 2): An Ordinance amending the

Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.852 ACRES OUT OF NCB 16567 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AN AUTO PAINT AND BODY SHOP.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A Type B 15-foot landscape buffer must be provided along the frontage; 2) Property shall be fenced; and 3) Any outdoor storage of vehicles shall be screened from view of the public. She reported that of 7 notices mailed; none were returned in favor and one in opposition.

Mayor Pro Tem Perry called upon the citizens registered to speak on Item Z-10.

Matt Moore stated that he was representing the developer and they had worked with staff and adjacent neighbors to address concerns.

Steve Gregory stated that he was the developer and in support of the request.

Councilmember Shaw moved to approve Item Z-10 with the conditions read by Mrs. Ramirez. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

2017-08-17-0591

Z-13. ZONING CASE # Z2017165 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on North 227.73 Feet of West

100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: NORTH 227.73 FEET OF THE WEST 100 FEET OF LOT 3, BLOCK 101, NCB 11071 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION CONTRACTOR FACILITY.

Melissa Ramirez presented Item Z-13 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses; 2) Outdoor amplification speakers are not allowed during the hours of 7:00 pm and 7:00 am; 3) Business hours of operation for the general public shall not be permitted before 7:00 am or after 6:00 pm; and 4) Business days of operation for the general public shall be Monday through Friday. She reported that of 16 notices mailed; none were returned in favor and two in opposition.

Councilmember Treviño moved to approve Item Z-13 with the conditions read by Mrs. Ramirez on behalf of Councilmember Saldaña. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

2017-08-17-0594

Z-16. ZONING CASE # Z2017112 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: A 0.21 ACRE TRACT OF LAND OUT OF LOT 16, BLOCK 4, NCB 8989 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY

AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-16 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; none were returned in favor and five in opposition. She added that due to the amount of opposition exceeding 20%; the case would require nine votes for approval.

Councilmember Brockhouse asked if the property was capped at six units. Mrs. Ramirez confirmed that it was capped at six units.

Councilmember Brockhouse moved to approve Item Z-16. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO SEPTEMBER 21, 2017

Z-17. ZONING CASE # Z2017059 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "O-1" Office District on Lots 3 and 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Approval. Zoning Commission recommends Denial.

Melissa Ramirez presented Item Z-17 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 17 notices mailed; three were returned in favor and three in opposition. She added that the Mountain View Neighborhood Coalition was opposed to the request.

Councilmember Brockhouse moved to continue Item Z-17 until September 21, 2017. Councilmember Courage seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO SEPTEMBER 7, 2017

Z-18. ZONING CASE # Z2017181 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 S"

Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie Road. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; three were returned in favor and none in opposition.

Councilmember Sandoval moved to continue Item Z-18 until September 7, 2017. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

Items P-3 and Z-20 were addressed jointly.

CONTINUED TO SEPTEMBER 7, 2017

P-3. PLAN AMENDMENT CASE # 17048 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147) (Continued from August 3, 2017)

CONTINUED TO SEPTEMBER 7, 2017

Z-20. ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048) (Continued from August 3, 2017)

Melissa Ramirez presented Item P-3 and stated that it would amend the North Sector Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-20, she stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; three were returned in favor and three in opposition. She added that the Friends of Friedrich Wilderness Park were opposed to the request.

Mayor Pro Tem Perry called upon David Pugsley to speak on Items P-3 and Z-20.

Mr. David Pugsley stated that he was requesting authorization for a duplex subdivision and had provided packets with detailed information to the City Council.

Councilmember Pelaez moved to continue Items P-3 and Z-20 until September 7, 2017. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO SEPTEMBER 7, 2017

Z-23. ZONING CASE # Z2017149 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff and Zoning Commission recommend Approval with Conditions. (Continued from August 3, 2017)

Melissa Ramirez presented Item Z-23 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) No use of outdoor amplification speakers; 2) Any outdoor vacuums be located at least 50 feet from neighboring residential uses; and 3) Outdoor lighting must be directed away from neighboring residential uses. She reported that of 33 notices mailed; one was returned in favor and three in opposition.

Councilmember Sandoval moved to continue Item Z-23 until September 21, 2017 on behalf of Councilmember Perry. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 2 - Mayor Nirenberg and Saldaña

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Perry adjourned the meeting at 4:50 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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