

**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, January 28, 2016

9:00 AM

Municipal Plaza Building

---

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

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

**ABSENT:** 2 - Lopez and Medina

Mrs. Vacek announced that Councilmember Lopez was attending the Texas Transportation Commission Meeting in Austin while Councilmember Medina was out on personal leave.

1. The Invocation was delivered by Pastor Buddy Rattray, Tower City Church, guest of Councilmember Mike Gallagher, District 10.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of December 2-3, 2015.

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of December 2-3, 2015. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina

**POINT OF PERSONAL PRIVILEGE**

Councilmember Viagran invited everyone to the 3rd World Heritage Symposium that will be held on February 6, 2016 at the Harlandale STEM High School.

**CONSENT AGENDA ITEMS**

Items 6, 8, 24, 29, and 31 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Councilmember Viagran highlighted the Sports License Agreement with Karma-Teens Empowered at Pytel Park (Item 25).

Councilmember Warrick highlighted the Food Services Agreement for Concessions and Catering Services at the Alamodome (Item 19). Representatives of SMG Food and Beverage, LLC addressed to thank the City Council for the great opportunity.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger addressed the City Council in opposition to the Service Provider Agreements for the Head Start Program (Item 23) noting concerns with the educational services provided by Head Start. He also spoke against the amendment to the Professional Services Agreement with Moore Iacofano Goltsman, Inc. for work on the City's Comprehensive Plan (Item 30).

Faris Hodge, Jr. submitted written testimony in favor of Items 4-9, 10B-25, and 27-31. He wrote in opposition to Item 10A.

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

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

**ABSENT:** 2 - Lopez and Medina

**2016-01-28-0015**

4. An Ordinance authorizing a one year professional services agreement, with two optional one year renewal periods, with Tribu, LLC for professional graphic design services, plus social media and website maintenance services, for the Center City Development & Operations Department, in an amount not to exceed \$54,000.00 for the first year of the contract. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

**2016-01-28-0016**

5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,311,536.80: (A) Collier Materials and Keller Material Ltd. for boulders, granite and rocks, (B) Genuine Parts for absorbent, (C) Most Dependable Fountains, Inc. for MDF fountains, accessories and repair parts, (D) Paint & Stain Specialist and PPG Architectural Finishes for CSEF paint supply, (E) Grande Truck Center for industrial gasoline and diesel engine parts and service, and (F) Intergraph Corporation dba Hexagon Safety & Infrastructure for INPURSUIT RMS & FBR maintenance and support for the San Antonio computer aided dispatch system (CAD). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
7. Consideration of the following two contracts totaling \$4,774,298.50 for the FY 2016-2017 Infrastructure & Street Maintenance Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-01-28-0018**

- 7A. An Ordinance awarding the 2016-2017 Flatwork Task Order Contract to Austin Constructors, LLC in an amount not to exceed \$3,692,171.00, of which \$32,250.00 will be reimbursed by San Antonio Water System, for the construction of Infrastructure Maintenance Program projects, located throughout the City.

**2016-01-28-0019**

- 7B. An Ordinance awarding the 2016-2017 Flatwork and Pavement Markings Task Order Contract to San Antonio Constructors, Ltd in an amount not to exceed \$1,082,127.50, of which \$15,600.00 will be reimbursed by San Antonio Water

System, for construction related to Street Maintenance Program projects, located throughout the City.

**2016-01-28-0021**

9. An Ordinance authorizing a Supplemental Agreement with the Texas Department of Transportation to allow use of the Gateway Plaza area in Market Square for the annual Tejano Music Festival. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]
10. Consideration of the following agreements with the State of Texas through the Texas General Land Office for properties at 317 Alamo Plaza and 321 Alamo Plaza located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-01-28-0022**

- 10A. An Ordinance authorizing an amendment to the reciprocal easement and operating agreement with the Texas General Land Office for a term through January 31, 2041 for property at 317 Alamo Plaza located in Council District 1; and authorizing the execution of any associated documents.

**2016-01-28-0023**

- 10B. An Ordinance authorizing a License Agreement with the Texas General Land Office to occupy subsurface space located at 321 Alamo Plaza.

**2016-01-28-0024**

11. An Ordinance authorizing the closure, vacation and abandonment of a 0.075 acre portion of a 10-foot wide public alley, located between Belden Avenue and East Southcross Boulevard in Council District 3, as requested by Foxy Terrace LLC for a fee of \$12,450.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2016-01-28-0025**

12. An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$50,000.00 from the Office of National Drug Control Policy for the 2016 San Antonio High Intensity Drug Trafficking Area Initiative grant. [Erik Walsh, Deputy City Manager; William McManus, Police Chief]

**2016-01-28-0026**

13. An Ordinance authorizing the submission of a grant application for up to \$250,000.00 to the Office of the Texas Division of Emergency Management for a

2016 Emergency Management Preparedness Grant to be used to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000.00; and authorizing the acceptance of funds, upon award of the grant. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-01-28-0027**

14. An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2016 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-01-28-0028**

15. An Ordinance authorizing the application and acceptance of approximately \$144,000.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2016 and 2017 through the Alamo Area Council of Governments. [Peter Zanoni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]
16. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Leslie S. Wood (District 1) and Homer D. Nelson (District 9) to the Building Standards Board.
- B) Appointing Estrellita Garcia-Diaz (District 3) to the San Antonio Housing Trust.
- C) Appointing Courtney D. Hilliard (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

**2016-01-28-0029**

17. An Ordinance authorizing three professional services agreements for On-Call Organizational and Employee Development Consulting Services for the San Antonio Airport System with ExpressWorks International LLC, Kaepfel Consulting LLC and

WHY Group LLC each in an amount not to exceed \$90,000.00 over the three-year term. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-01-28-0030**

18. An Ordinance authorizing the ratification of expenditures made to Siddons Martin Emergency Group, LLC. in the amount of \$100,388.92 for preventive maintenance, inspection and repair services and equipment replacement for the Aircraft Rescue and Firefighting vehicles for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-01-28-0031**

19. An Ordinance approving a Food Services Agreement with SMG Food and Beverage, LLC for concessions and catering services at the Alamodome from March 1, 2016 through February 28, 2031 with no renewal option for an estimated annual revenue to the City of \$2,800,000.00. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

**2016-01-28-0032**

20. An Ordinance authorizing a three-year Professional Service Agreement with Pulse Travel Marketing, LTD, for foreign representative services to assist the San Antonio Convention & Visitors Bureau in its marketing and tourism efforts in Canada, in an amount not to exceed \$100,000.00 per year, with an option to renew for one additional two-year term. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention & Visitors Bureau]

**2016-01-28-0033**

21. An Ordinance approving the appointments to the Workforce Solutions Alamo Board of Directors as recommended by the Committee of Six on December 2, 2015 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2016-01-28-0034**

22. An Ordinance authorizing a professional services contract with Occupational Health Centers of the Southwest, PA, dba Concentra Medical Centers, in an estimated annual amount of \$578,000.00, to provide occupational health services to include pre-employment physicals and drug testing, random drug testing in compliance with the Department of Transportation, immunizations for specified City departments, promotional examinations for uniformed Police and Fire employees, and fitness for duty evaluations for a three year term beginning March 1, 2016 and ending February 28, 2019, with two renewal terms of one year each at the City's option. [Ben Gorzell,

Chief Financial Officer; Lori Steward, Human Resources Director]

**2016-01-28-0035**

23. An Ordinance authorizing four service provider agreements in a cumulative amount of \$20,168,525.00 related to the 2016-2017 City of San Antonio Head Start Program and authorizing an Interlocal Agreement with Texas A&M University at San Antonio for a one-year period with three one-year renewal options for a total amount not to exceed \$120,000.00 for staff professional development and required grant planning documents. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2016-01-28-0037**

25. An Ordinance authorizing the continuation of a sports license agreement with Karma-Teens Empowered d/b/a Brooks Inner-City Sports at Pytel Park for a term of five years commencing on February 1, 2016, and ending on January 31, 2021; no City funds are associated with this action. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2016-01-28-0038**

26. An Ordinance authorizing a four-year contract with A&D Tests, Inc. to provide random, reasonable suspicion, and post-accident drug testing of police officers for the San Antonio Police Department in an amount up to \$160,000.00. [Erik J. Walsh, Deputy City Manager; William P. McManus, Police Chief]

**2016-01-28-0039**

27. An Ordinance authorizing an interlocal agreement with the City of Austin to provide for 9-1-1 call continuity during critical incidents that disrupt the capacity to receive emergency calls. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

**2016-01-28-0040**

28. An Ordinance authorizing the execution of two Professional Service Agreements with Maestas & Associates, Inc. and Pape-Dawson Engineers, Inc. for services related to scoping and estimating potential projects for the Proposed 2017-2022 General Obligation Bond Program in an amount not to exceed \$200,000.00 per contract, with available funds approved in the FY 2016 Capital Improvements Budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, P.E., Director, Transportation & Capital Improvements]

**2016-01-28-0042**

- 30.** An Ordinance for the City's Comprehensive Plan authorizing an amendment to the professional services agreement with Moore Iacofano Goltsman, Inc. for consultant services pertaining to the Plan's development and completion and an enhanced public engagement program for the additional amount not to exceed \$625,909.88 consisting of \$550,909.88 from prior City Council approved Community Development Block Grant (CDBG) funds and \$75,000.00 from FY 2016 General Funds for a total contract amount not to exceed \$1,171,909.88. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning & Community Development]

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

City Clerk Vacek read the caption for Item 6:

**2016-01-28-0017**

- 6.** An Ordinance authorizing a Development Agreement and Right of Entry Agreement with the San Antonio Parks Foundation, granting up to \$50,000.00 from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31 fund for the development of the Maverick Dog Park. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Treviño highlighted the work that has been occurring at Maverick Park over the past two years and asked staff for additional detail. John Dugan recommended authorization for a Development Agreement with the San Antonio Parks Foundation for the Maverick Dog Park. He noted that the Midtown Tax Increment Reinvestment Zone (TIRZ) had authorized \$50,000 to support the project. He added that the Park would continue to be owned by the City of San Antonio and that staff recommended approval. Councilmember Treviño stated that there was strong support for the project and this was a great first step.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 6. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina



City Clerk Vacek read the caption for Item 8:

**2016-01-28-0020**

8. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation of interests in approximately 15.4 acres of privately-owned real property located in NCB 13753 and 15683 to construct a sewer main pipeline parallel to Wetmore Road from Salado Creek to Thousand Oaks Drive, located in Council District 10; declaring it to be a public use project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Gallagher moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for a public use project for the SAWS Lift Stations 11 and 111 Elimination Project by acquiring the following property described by the City Clerk and incorporated as part of this Motion. Councilmember Viagran seconded the motion.

City Clerk Vacek read the property description: The properties consist of 24 parcels of which 19 are permanent easements and 5 are temporary construction easements of approximately 15.4165 acres, out of New City Blocks NCB 13753 and 15683, Real Property Records of Bexar County, Texas. These properties are depicted and more particularly described in Exhibit A-3 attached to the Ordinance and incorporated as part of this Motion.

The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina

City Clerk Vacek read the caption for Item 24:

**2016-01-28-0036**

24. An Ordinance naming the walking trail within Olmos Basin Park located at 101 Jackson Keller Road as the "Shearer Hills/Ridgeview Community Walking Trail" in Council District 1. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Mayor Taylor called upon Mr. James Smith to speak.

Mr. James Smith addressed the Council and stated that the Shearer Hills/Ridgeview Neighborhood Association had submitted a request for the naming of the Walking Trail in Olmos Basin to "Shearer Hills/Ridgeview Community Walking Trail." He added that there was another walking trail nearby that was also named "Olmos Basin Walking Trail." It was noted that the name would provide a distinction between the two.

Councilmember Treviño stated that he was pleased with the work to improve the quality of life in the neighborhood and moved to adopt the proposed Ordinance for Item 24. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina

City Clerk Vacek read the caption for Item 29:

**2016-01-28-0041**

- 29.** A Public hearing and consideration of an Ordinance authorizing amendments to the Verano TIRZ Project and Finance Plans, extending the term of the TIRZ eight years, approving the assignment of the Verano TIRZ Development Agreement from VTLM Texas, LP to Verano Land Group, LP, authorizing the negotiation and execution of amendments to the Development Agreement with Verano Land Group, LP, Bexar County and the Verano TIRZ Board, the Interlocal Agreements with participating taxing entities and the Board, and the Consent Agreement with San Antonio Water Systems, Verano Land Group, LP, and the Board. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan presented a Power Point stating that the Verano Tax Increment Reinvestment Zone (TIRZ) had been designated by the City in 2007. He stated that it was a 3,100-acre Master Planned Development with 500 acres donated for Texas A&M San Antonio. He noted that development had been delayed by the economic recession, as well as a legal dispute between the property owner and developer. He indicated that a settlement was reached in 2014. He stated that the Development Agreement and related agreements were assigned from VTLM to the Verano Land Group. He provided an overview of the changes to the Development noting that 358 acres were changed to Master Planned Community District from Form Based Zoning District. He noted that they had increased green space by 20% and added 1.5 miles of walking trails. He provided a map of the proposed development and noted that the builders would consist of Scott Felder Homes and David Weekly Homes. He highlighted the City's Participation at 75% of the tax rate and noted that the City's Maximum Contribution was capped at \$118,992,476. He stated that staff

recommended approval of the Amended TIRZ Project and Finance Plans, amended Development Agreement, Approval of the “Assignment of Rights,” Amended Consent Agreement, and Amended Interlocal Agreements with Bexar County, San Antonio River Authority, and Alamo Colleges.

Councilmember Viagran spoke about the future stating that this was a transformative project. She noted that she was pleased with the Infrastructure Needs that would be addressed and with the Construction Timeline. She thanked all of the partners involved on said project.

Councilmember Krier commended Councilmember Viagran on the project and asked for an estimated timeline for completion of the residential housing. Mr. Dugan stated that they hoped to begin construction this Spring and that it would take four to five years to complete the 510 initial units. Councilmember Krier asked how the two builders were selected. Mr. Tim Bartlett responded that it was a competitive process and noted that they had negotiated with the 2 quality builders to kick off the project.

Councilmember Saldaña stated that this was an important vote for the South Side. He added that he was pleased that a developer was finally interested in building quality housing stock in the area.

Councilmember Nirenberg added his support and stated that a lot of good work was occurring in the area. Councilmember Warrick commented that this was a great time for the South Side and was pleased with the housing that would be provided in the area. Mayor Taylor added her support and stated that she remembered touring the area when she was a City Employee and discussing potential development.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 29. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina

Mayor Taylor recessed the San Antonio City Council Meeting and convened the Hemisfair Park Public Facility Corporation to consider the following:

**HPFFC 2016-01-28-0001R**

**31.** An Ordinance of the Hemisfair Park Public Facility Corporation approving a Development Sublease Agreement between Hemisfair Park Area Redevelopment

Corporation and local real estate developer AREA Real Estate, LLC on approximately 1.1 acres of land in the southwest quadrant of Hemisfair owned by the Corporation.[Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations].

Member Treviño stated that he had pulled the item to discuss the great progress and momentum occurring at Hemisfair. He called upon Mr. David Adelman to speak. Mr. Adelman stated that this was a great Public/Private Partnership and he was excited to build something that would be everlasting. He noted that in the end, it would be a World Class Project inside of a World Class Park Redevelopment. Member Treviño asked of the Architectural Efforts. Mr. Adelman replied that David Lake was the Lead Design Architect on the project and stated that they had studied various blocks in the Downtown Area. He noted that they had mirrored design elements of the Casino Building Block utilizing various textures and proportions.

Member Nirenberg stated that he was excited about the project and work at Hemisfair. He expressed looking forward to a new standard set at Hemisfair.

Member Krier stated that he had known Mr. Adelman for many years. He noted Mr. Adelman's excellent work projects in the city. He added that he hoped there was a "Wow" Factor at the end of the project.

Member Saldaña mentioned the "Decade of Downtown" and ensuring that the project is accessible to all ranges of people. Mr. Adelman noted that affordability was a great challenge but they had worked on a strategy to deliver the project for Entry Level Workforce in the Downtown Area. He added that it was an innovative public/private partnership that would attract people who would not have to drive to work. Member Saldaña thanked Councilmembers Warrick, Viagran, and Gonzales who also serve on the Hemisfair Park Public Housing Facility Corporation.

Member Warrick added his support and stated that he was pleased that there was a separate TIRZ that would allow Hemisfair to be sustainable for many years.

Member Treviño moved to adopt the proposed Ordinance for Item 31. Member Krier seconded the motion. The motion prevailed by the following vote:

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

**ABSENT: 2 - Lopez and Medina**

President Taylor adjourned the Hemisfair Park Public Facility Corporation and reconvened the San Antonio City Council Meeting.

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

### **A. Animal Care Services Update**

A. Mrs. Sculley provided the City Council with the Animal Care Services (ACS) Annual Report for Fiscal Year 2015. She reported that in December 2015, the City achieved a Live Release Rate of 90% for the first time in the history of San Antonio with the help of partners, volunteers, and the community. She stated that with the support of the City Council; they have made tremendous progress over the past 10 years. She noted that in 2007, the City embarked on an effort to improve ACS and developed a Strategic Plan. She mentioned that the Plan was developed in conjunction with the City's ACS Advisory Board, as well as a Consortium of Local Non-Profit Partners. She indicated that the goal of the Plan was to achieve a 70% Live Release Rate in five years; however by 2011, the City's Live Release Rate was only 31%. She reported that in 2011, the Office of Innovation conducted a "Best Practice Review" of ACS Organizations across the country and came up with a strategy that would increase the Live Release Rate and decrease the stray animal population. She stated that the new strategy called for stronger partnerships with the community and stakeholder groups, hiring the right leadership for the Animal Care Services Department, improving business processes, and measuring outcomes. She mentioned that achieving the highpoint was the result of the hard work of the Animal Care Services Department led by Kathy Davis and the partnerships that have been developed with great organizations like the Humane Society, Animal Defense League, San Antonio Pets Alive!, Best Friends, Petco, and many other rescue partners that work with the City. Mrs. Sculley spoke to the increase in spay/neuter surgeries performed and the Education and Outreach Team that walks throughout neighborhoods talking to citizens about Responsible Pet Ownership. She thanked everyone that helped achieve the historical milestone.

### **CITY MANAGER'S EXCELLENCE AWARDS**

Mrs. Sculley reported that in 2015, a new initiative was formed to recognize employees for alignment of Core Values in action. She stated that the initiative has three recognition phases: 1) Employee to Employee Recognition Cards; 2) Department Recognition in the form of Department Recognition Core Value Lapel Pins; and 3) The culmination of all awards – an Annual, City-Wide City Manager's Excellence Award. She noted that for the first award; there were 28 total nominations representing 20 City Departments. She stated that four recipients were chosen as best demonstrating the Core Values of Teamwork, Integrity, Innovation, and Professionalism. She recognized Haley Holmes, Branch Manager

at the Parman Library for her Innovative Approach to engage the Library Team and Community. Moraima “Mo” Montenegro, Public Information Officer in the Government and Public Affairs Department for consistently going above and beyond the call of duty. Marvin Lee, Code Enforcement Officer in Development Services for thinking outside of the box when it comes to serving the community. Robert Ybarra, Side-Loader Equipment Operator in the Solid Waste Management Department for being accident-free across his entire city career.

Mayor Taylor and the City Council congratulated the four City Employees on their Awards and for their great work throughout the City of San Antonio.

### **RECESSED**

Mayor Taylor excused herself from the meeting and Mayor Pro Saldaña presided. He recessed the meeting at 10:40 am and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

Mayor Pro Tem Saldaña reconvened the meeting at 2:00 pm and presided. He addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items Z-4, P-2, Z-11, Z-12, P-3, Z-19, and Z-20 were pulled for Individual Consideration. Mayor Pro Tem Saldaña announced that Item Z-6 was postponed by the Applicant and would not be addressed. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Warrick seconded the motion.

Mayor Pro Tem Saldaña called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger spoke in opposition to the four single-family residences being requested in Item Z-6. He expressed opposition to Item Z-11 noting that the Zoning Commission recommended denial and three people were also opposed. He noted opposition to Item Z-19 in which staff recommended denial and the applicant was already in violation.

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

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

**ABSENT:** 3 - Mayor Taylor, Lopez and Medina

**2016-01-28-0043**

- P-1.** PLAN AMENDMENT # 15062 (Council District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015180)

**2016-01-28-0044**

- Z-1.** ZONING CASE # Z2015180 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial District Airport Hazard Overlay District on Lot 11 and Lot 12, Block 139, NCB 8814, located at 1807 West Wildwood Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #15062)

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: 0.204 ACRES OUT OF NCB 8814 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0045**

- Z-2.** ZONING CASE # Z2015153 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood 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 38, BLOCK 2, NCB 10022 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL

OFFICE.

**2016-01-28-0046**

**Z-3.** ZONING CASE # Z2016016 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 IDZ AHOD" Office Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson 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: 0.1151 OF AN ACRE OUT OF NCB 775 TO WIT: FROM "O-1 IDZ AHOD" OFFICE INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY.

**2016-01-28-0047**

**Z-5.** ZONING CASE # Z2016033 S (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra 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: 0.7716 ACRES OF LAND OUT OF NCB 1021 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR METAL RECYCLING WITH OUTDOOR STORAGE AND/OR PROCESSING.

**POSTPONED BY APPLICANT**

**Z-6.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.185 acres out of NCB 568, located at 532



Dawson Street and 417 North Mesquite Street. Staff and Zoning Commission recommend Approval. (Continued from November 19, 2015)

**2016-01-28-0048**

- Z-7.** ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.19 ACRES OF LAND OUT OF NCB 17629 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0049**

- Z-8.** ZONING CASE # Z2016028 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet 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: 0.1855 ACRES OF LAND OUT OF NCB 538 TO WIT: FROM "RM-6 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR TWO (2) SINGLE-FAMILY HOMES.

**2016-01-28-0050**

- Z-9.** ZONING CASE # Z2016030 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328

acres of land out of NCB 531 located at 928 North Olive 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: 0.328 ACRES OF LAND OUT OF NCB 531 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "RM-5 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0051**

**Z-10.** ZONING CASE # Z2016034 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. 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: SOUTH 42 FEET OF LOT 38, BLOCK 4, NCB 1372 TO WIT: FROM "C-1 H AHOD" LIGHT COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0054**

**Z-13.** ZONING CASE # Z2016039 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt 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: LOT 13 AND THE SOUTH 50 FEET OF LOT 12, BLOCK 1, NCB 6512 TO WIT: FROM "C-2 CD MC-1 AHOD" COMMERCIAL ROOSEVELT METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A BRAKE REPAIR SHOP TO "C-2 CD MC-1 AHOD" COMMERCIAL ROOSEVELT METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A WELDING SHOP.

**2016-01-28-0055**

**Z-14.** ZONING CASE # Z2015248 (Council Districts 3 and 4): An Ordinance amending the Zoning District Boundary from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, CB 4284, CB 4285 and CB 4283, generally located in 15200 Block of Southeast 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: 384.431 ACRES OUT OF NCB 18088, CB 4005, AND CB 4283 TO WIT: FROM "FBZD AHOD" FORM BASED ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "MPCD AHOD" MASTER PLANNED COMMUNITY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0056**

**Z-15.** ZONING CASE # Z2016022 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum 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: LOT 66 AND LOT 67, BLOCK 3, NCB 11260 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0057**

**Z-16.** ZONING CASE # Z2016032 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 1, NCB 13401 located at 2810 Southwest Military 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 7, BLOCK 1, NCB 13401 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-01-28-0058**

**Z-17.** ZONING CASE # Z2016018 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora 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: 0.086 ACRES OF LAND OUT OF NCB 7941 TO WIT: FROM "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P CD AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES.

**2016-01-28-0059**

**Z-18.** ZONING CASE # Z2016041 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 2838 and NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

---

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.2921 ACRES OF LAND OUT OF NCB 6673 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "O-1" OFFICE DISTRICT.

**2016-01-28-0060**

**Z-21.** ZONING CASE # Z2015059 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Block of westbound North Loop 1604 West. 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: 3.773 ACRES OUT OF NCB 16334 TO WIT: FROM "R-6 MLOD AHOD ERZD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "O-1 MLOD AHOD ERZD" OFFICE CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

**2016-01-28-0061**

**Z-22.** ZONING CASE # Z2016037 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on 6.01 acres of land out of NCB 12104, located at 2876 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: SOUTH 42 FEET OF LOT 38, BLOCK 4, NCB 1372 TO WIT: FROM "PUD MF-25 AHOD" PLANNED UNIT DEVELOPMENT LOW DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 CD AHOD" LOW DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

### **CONSENT ZONING ITEMS CONCLUDED**

### **ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

#### **CONTINUED TO FEBRUARY 18, 2016**

**Z-4.** ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval.

Catherine Hernandez presented Item Z-4 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; seven were returned in favor and none were received in opposition. She noted that the Los Angeles Heights Neighborhood Association was in support of the request.

Councilmember Treviño moved to continue Item Z-4 until February 18, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 3 - Mayor Taylor, Lopez and Medina

Items P-2 and Z-11 were addressed jointly.

#### **2016-01-28-0052**

**P-2.** PLAN AMENDMENT #15059 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from "Low Density Residential" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015225) (Continued from

December 17, 2015)

**2016-01-28-0053**

**Z-11.** ZONING CASE # Z2015225 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 15059) (Continued from December 17, 2015)

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 PORTION OF LOT 8, ALL OF LOT 9, AND A PORTION OF LOT 10, BLOCK 5, NCB 7582 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-2 and stated that it would amend the future Land Use Plan contained in the South Central San Antonio Community Plan. She stated that staff and the Planning Commission recommended approval.

For Item Z-11, she reported that staff recommended approval while the Zoning Commission recommended denial. She stated that of 29 notices mailed; three were returned in favor and none were received in opposition. She added that the Highland Hills Neighborhood was in support of the requests.

Mayor Pro Tem Saldaña called upon Ms. Judy Hernandez to speak.

Ms. Judy Hernandez stated that her family had lived on Betty Jean Street for over 65 years and she was opposed to the request. She expressed concern with increased crime, traffic, and loitering in the neighborhood.

Councilmember Viagran thanked the Highland Hills and Hot Wells Neighborhoods for working together and participating in the process. She stated that they had instituted a large rezoning process and would ensure that the neighborhoods were involved. She submitted a Letter of Support from Liz Trainor, President of the Highland Hills Neighborhood Association for the record.

Councilmember Viagran moved to adopt the proposed Ordinances for Items P-2 and Z-11

to include deed restrictions. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 3 - Mayor Taylor, Lopez and Medina

**CONTINUED TO MARCH 3, 2016**

**Z-12.** ZONING CASE # Z2016038 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 15 (save and except the east 40 feet), Block 7, NCB 12914, located at 2511 Southeast Loop 410. Staff and Zoning Commission recommend Approval.

Catherine Hernandez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval. She reported that of 22 notices mailed; two were returned in favor and three were received in opposition. She noted that the Jupe Manor Neighborhood Association was opposed to the request. She added that the Applicant had requested a continuance until March 3, 2016.

Councilmember Viagran moved to continue Item Z-12 until March 3, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 3 - Mayor Taylor, Lopez and Medina

Items P-3, Z-19, and Z-20 were addressed jointly.

**CONTINUED TO FEBRUARY 18, 2016**

**P-3.** PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from December 3, 2015)



**CONTINUED TO FEBRUARY 18, 2016**

**Z-19.** ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from December 3, 2015)

**CONTINUED TO FEBRUARY 18, 2016**

**Z-20.** ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

Catherine Hernandez presented Item P-3 and stated that it would amend the future Land Use Plan contained in the Near Northwest Community Plan. She noted that staff recommended denial while the Planning Commission recommended approval.

For Item Z-19, she reported that staff recommended denial while the Zoning Commission recommended approval with the condition that there be screening on the perimeter of the rear and sides of the property, excluding Zarzamora. She stated that of 22 notices mailed; five were returned in favor and none were received in opposition.

For Item Z-20, she reported that staff recommended denial while the Zoning Commission recommended approval with the following conditions: 1) No outside storage; and 2) Require solid screen fencing along the perimeter of the rear yard. She stated that of 17 notices mailed; one was returned in favor and none were received in opposition.

Councilmember Warrick moved to continue Items P-3, Z-19, and Z-20 until February 18, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 3 - Mayor Taylor, Lopez and Medina

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Saldaña adjourned the meeting at 2:13 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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