

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



**FINAL  
Meeting Minutes  
City Council A Session**

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

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Thursday, May 7, 2015

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Lay Minister Jonah Gray, Restoration Church of Jesus Christ, guest of Councilmember Ron Nirenberg, District 8.
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 April 1 - 2, 2015.

Councilmember Gallagher moved to approve the minutes for the Regular City Council Meetings of April 1-2, 2015. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ACTION ITEM FOR STAFF BRIEFING**

Mayor Taylor announced that Item 4 had been pulled from the agenda by staff and would not be addressed.

**PULLED FROM THE AGENDA BY STAFF**

4. Briefing and possible action on legislation filed in the 84th Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

**CONSENT AGENDA ITEMS**

Items 11A, 11B, 16, 20, 21, 23, and 25A were pulled for Individual Consideration. Mayor Taylor announced that Item 14 had been pulled from the agenda by staff and would not be addressed. Councilmember Warrick moved to approve the remaining Consent Agenda Items: 5, 6, 7, 8, 9, 10, 12, 13, 15, 17, 18, 19, 22, 24, and 25B. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Bobby Brown stated that he and his wife were new tenants at La Villita and commended the City of San Antonio for the great process that had been utilized to solicit new proposals (Item 12).

Claudia Brown added her thanks to the City Council regarding the Request for Proposal Process for La Villita (Item 12).

Jack M. Finger expressed opposition to Item 19, the nomination of United Parcel Service, Inc. for consideration and designation as a State Enterprise Project. He stated that the City of San Antonio should partner with Bexar County on Digital Library Services (Item 24).

Nazirite Ruben Flores Perez expressed support for the La Villita Lease Agreements (Item 12).

Alejandro Sifuentes spoke of his positive experiences as a tenant at La Villita and thanked the Department of Culture and Creative Development for their support (Item 12).

Rhett Smith addressed the City Council in support of the custodial services for the Municipal Court Department (Item 5).

Faris Hodge, Jr. submitted written testimony in support of Items 4-6, 8-25A. He wrote that unit costs should not be established (Item 7).

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

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

**2015-05-07-0361**

5. An Ordinance authorizing a contract with 3rd Generation Services, LLC d/b/a Ceiling Pro of San Antonio to provide custodial services for the Municipal Court Department for an estimated annual cost of \$130,000.00, funded with the FY 2015 adopted Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-07-0362**

6. An Ordinance accepting an offer from National Bus Sales & Leasing, Inc. to provide the City of San Antonio with a 23 passenger shuttle bus for a total cost of \$119,120.46, from the Department of Human Services General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-07-0363**

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$433,000.00: (A) Princeton Medical Solutions, LLC. for medical vaccines & biologicals, (B) Petroleum Solutions, Inc. for tank level sensing and leak detection parts & service, (C) RDO Equipment Company for John Deere industrial parts & service, and (D) Consolidated Traffic Controls, Inc., Electrotechnics Corporation, K & K Systems, Inc., Paradigm Traffic Systems, Inc., Texas Highway Products, and Traffic Parts, Inc. for solar school flasher and parts. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-07-0364**

8. An Ordinance for the Yanaguana Garden Project related to the Hemisfair Park Project, a 2012-2017 General Obligation Bond funded Project, located in Council District 1 authorizing acceptance of a reimbursement to the City of San Antonio from the San Antonio Water System in the amount of \$179,717.40 for the joint-bid of sewer and utility work. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director,

## Transportation and Capital Improvements]

**2015-05-07-0365**

9. An Ordinance for Heritage Duck Pond Park, a 2012-2017 Bond Program funded Project, located in Council District 4, authorizing a Job Order Contract to Con-Cor Inc., in an amount not to exceed \$268,526.61 for the construction of a skate park, sidewalks, and seating area, and the rehabilitation of a gazebo. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-07-0366**

10. An Ordinance for the Twin Falls Cliff-Bank Stabilization Project, a Storm Water Regional Facilities Fund Project, located in Council District 6, authorizing a construction design-build contract to Hayward Baker, Inc.-Craig Olden Division, in an amount not to exceed \$719,300.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-07-0369**

12. An Ordinance authorizing the execution of additional La Villita Lease Agreements selected in response to the request for proposal process for retail shops, galleries, working artist studios, and restaurants. [Ed Belmares, Assistant City Manager; Felix N. Padron, Director, Culture and Creative Development]

**2015-05-07-0370**

13. An Ordinance for the El Rancho property, an Edwards Aquifer-protection conservation easement over on a 514-acre tract of real property located in Uvalde County, authorizing payment to Texas Heritage Title Company in the amount of \$836,779.85 for real property interests, due diligence, and closing costs. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**PULLED FROM THE AGENDA BY STAFF**

14. An Ordinance for the City Council District 9 Constituent Office, located at 16500 San Pedro, authorizing the execution of a second Renewal and Amendment of Lease Agreement for a three year term for the monthly rental amount of \$2,319.00 during the first year, increasing to \$2,460.00 monthly during the third year, between Park Oaks, Ltd. and the City of San Antonio, for the continued use of approximately 815 square feet of office space and the addition of approximately 450 square feet of office space. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2015-05-07-0371**

15. An Ordinance authorizing the acceptance of funds from the Public Health Foundation in an amount up to \$22,000.00 for the San Antonio Metropolitan Health District's participation in the Diabetes Population Health Driver Diagram Project for a period beginning April 17, 2015 and ending August 31, 2016. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

**2015-05-07-0373**

17. An Ordinance scheduling and rescheduling City Council meetings and City Council Committee meetings. [Leticia M. Vacek, City Clerk]

**2015-05-07-0374**

18. An Ordinance approving and adopting City Council Aide Guidelines and City Council Field Office policy. [Edward Benavides, Chief of Staff; Christopher Callanen, Office of Mayor and Council Support]

**2015-05-07-0034R**

19. A Resolution nominating United Parcel Service, Inc. for consideration and designation as a State Enterprise Project qualifying the company for a potential refund of up to \$1.25 million over 5 years in state sales and use taxes. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development Department]

**2015-05-07-0375**

22. An Ordinance authorizing an amendment to the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health System to extend the term of the agreement and authorize the acceptance of compensation from UHS in the amount of \$190,768.08 for the period April 1, 2015 through March 31, 2016 with the option to renew for an additional one year term. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

**2015-05-07-0377**

24. An Ordinance for Library Services approving an amendment to the existing Master Interlocal Agreement with Bexar County through September 30, 2019 that will facilitate the selection and delivery of digital content and other library resources and restructure the County's payment plan to the City. [Gloria Hurtado, Assistant City Manager; Ramiro S. Salazar, Director, San Antonio Public Library]

25. Consideration of the following two items relating to Port San Antonio redevelopment

projects located in Council District 4: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2015-05-07-0379**

- 25B.** An Ordinance approving the application of a previously approved amount of \$962,002.90 to Port San Antonio to address flooding issues at the Jet Engine Test Cell Facility area; and approving a funding agreement between the City and Port San Antonio to govern the use such funds.

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Taylor addressed Item 20 at this time.

The City Clerk read the caption for Item 20:

**2015-05-07-0035R**

- 20.** A Resolution declaring the Friday before Mother's Day as "Military Spouse Appreciation Day." [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

Councilmember Gallagher stated that Military Spouse Appreciation Day began in 1984 through a Proclamation by President Ronald Reagan which recognized the importance of spousal commitment for Service Members of Active Duty National Guard and Reserves. He noted that it became an official part of National Military Appreciation Month in 1999 and recognized Navy Veteran Dave Etter. Mr. Etter thanked the City Council and stated that he was honored to support the Resolution. He noted that it was important for Military Members to be Mission-Focused and they were able to do so when they had support on the home front.

Councilmember Krier added his support and recognized Bobbye Hamilton of the Planning and Community Development Department for supporting her Husband and Son when they served in the Military. Mayor Taylor thanked Councilmember Gallagher for initiating the Resolution and recognized Stephanie West who works in her office for her family support during her Husband's Military Service.

Councilmember Gallagher moved to approve the Resolution. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

The City Clerk read the caption for Item 21:

**2015-05-07-0036R**

**21.** A Resolution declaring San Antonio a "Purple Heart City". [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

Councilmember Gallagher stated that San Antonio was honored to be a destination that Veterans call home after leaving the military. He noted that the Purple Heart was awarded to U.S. Members of the Armed Forces that are wounded by an instrument of war in the hands of the enemy. He stated that it was also awarded posthumously to the next of kin of those killed or that died of wounds received in action. He thanked Members of the Alamo Chapter 1836, the Local Chapter of the Military Order of the Purple Heart and recognized those present to come forward. Mr. Bill E. Crumlett, representing the Military Order of the Purple Heart thanked the City Council for the Resolution and stated that there were many Active Duty and Retired Military Members in San Antonio. He presented the City Council with a Purple Heart Shield. Gilbert Brown added that San Antonio was the largest Chapter of the Purple Heart Recipients in the United States and thanked the City Council for the Resolution.

Councilmember Krier thanked Councilmember Gallagher for bringing forth the Resolution and stated that he was grateful for the work of the Military. Councilmember Viagran stated that they were honored by the Military Work that has been accomplished and thanked the Members of the Local Chapter of the Military Order of the Purple Heart that were present.

Councilmembers Nirenberg and Warrick expressed their gratitude to the Military Members that were present and thanked them for their sacrifice. Mayor Taylor thanked them for their service and sacrifice.

Councilmember Gallagher moved to approve the Resolution. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

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

The City Clerk read the captions for Items 11A & 11B:

- 11.** Consideration of the following two actions related to the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project, a FY 2015 Certificates of Obligation and federally funded project located in Council District 2 and Council District 10: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-07-0367**

- 11A.** An Ordinance authorizing an Advanced Funding Agreement with the Texas Department of Transportation, authorizing payment in the amount not to exceed \$76,131.00 to TxDOT for state oversight costs and accepting reimbursement in the estimated amount of \$6,947,336.00 in federal funds from TxDOT and authorizing \$1,736,834.00 from FY 2015 Certificates of Obligation for construction costs related to the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project.

**2015-05-07-0368**

- 11B.** An Ordinance authorizing the execution of an Engineering Design Services Agreement with Civil Engineering Consultants in an amount not to exceed \$1,450,000.00, for engineering design and construction administration services for the Harry Wurzbach TAPS Memorial Boulevard (Harry Wurzbach at Austin Highway) Project.

Councilmember Gallagher stated that this was an important project in the Harry Wurzbach Area and asked for additional information on the Single Point Urban Interchange (SPUI). Mike Frisbie explained that there was only one other SPUI in the State of Texas but was utilized throughout the country. He stated that it would bring traffic closer together with one signalized interchange instead of having two different traffic signals. He referenced same depicted on a diagram and stated that they had received significant funding through the Metropolitan Planning Organization (MPO) Process. Councilmember Gallagher stated that it was an innovative idea that could be incorporated in other areas of the city.

Councilmember Saldaña asked for additional information regarding SPUI. Mr. Frisbie stated that it was a Single Point Urban Interchange and explained how it worked utilizing a diagram. Councilmember Saldaña expressed his support and commended the Traffic Engineers that designed the methodology.

Councilmember Gallagher moved to adopt the proposed ordinances for Items 11A and 11B. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:



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

The City Clerk read the caption for Item 16:

**2015-05-07-0372**

- 16.** An Ordinance authorizing the submission of a grant application in an amount up to \$650,000.00 to the U.S. Department of Justice for a grant from the 2015 Enhanced Collaborative Model to Combat Human Trafficking Competitive Solicitation to support the development and enhancement of a multidisciplinary human trafficking coalition; authorizing an in-kind matching contribution of \$216,667.00; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Anthony L. Treviño, Jr., Interim Police Chief]

Councilmember Viagran thanked Chief Treviño for his efforts and noted that she had initiated a Council Consideration Request (CCR) to combat Human Trafficking. She stated that although funding was not available; they had created a Public Service Announcement and were applying for grants to combat all forms of Human Trafficking. Chief Treviño presented a Power Point noting that Human Trafficking involved the recruitment, harboring, and transportation of persons for involuntary labor or services or forced commercial sex acts. He provided SAPD Statistics in which 16 investigations with 22 victims and nine cases were filed in 2013. He noted that in 2014; 50 investigations, 58 victims, and 13 cases were filed. He noted that a Task Force had been created which included representatives from SAPD, Alamo Area Rape Crisis Center, US Attorney's Office, and Homeland Security Investigations. He reported that if awarded, they would receive funding in the amount of \$650,000 over a three-year period. He noted that matching funds of \$216,667 would be required which would consist of the salaries of existing Detectives. He played a 30-second portion of a 15-minute educational video that was released the previous day. He added that they had produced seven 35-second Public Service Announcements with Police Officers speaking different languages and reaching out to victims of Human Trafficking. He spoke of their outreach efforts noting that they were working with Region XX to release the information to the 11 Counties they work with. Councilmember Viagran expressed her support and stated that she was pleased that they were addressing this very serious issue.

Councilmember Gonzales asked of the process of applying for said grant. Chief Treviño responded that they had previously applied for similar grants and had not received them. He stated that they had reached out to the Grantor to ask how they could improve their application and are awaiting approval. Councilmember Gonzales asked of the potential to apply for other grants. Chief Treviño replied that there was additional grant funding

available and they would apply for funding for specific programs when the opportunity was available. Councilmember Gonzales asked of potential signs to look for regarding Human Trafficking. Chief Treviño provided the example of having laundry soap and laundry in plastic bags in the back seat of a car which could indicate that they are moving people around.

Councilmember Medina stated that they had an obligation to protect the most vulnerable population in the community and stated that he was optimistic that they would receive the grant. Mayor Taylor added her thanks to Councilmember Viagran for her work on the issue and spoke of its impact on the community.

Councilmember Viagran moved to adopt the proposed ordinance. Councilmember Treviño seconded the motion.

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

**ABSENT:** 1 - Nirenberg

The City Clerk read the caption for Item 23:

**2015-05-07-0376**

**23.** An Ordinance authorizing the execution of an Interlocal Agreement with the University of Texas San Antonio, through January 31, 2016, for a total amount not to exceed \$27,067.00 for the purpose of conducting a Community Needs Assessment to be used for the Head Start and Community Services Block Grant programs. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

Mayor Taylor stated that she had submitted the recusal forms to the City Clerk and exited the Council Chambers. Mayor Pro Tem Warrick presided over said item and stated that it had been pulled for recusal purposes only.

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

**AYE:** 10 - Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSTAIN:** 1 - Mayor Taylor

The City Clerk read the caption for Item 25A:

**2015-05-07-0378**

**25A.** An Ordinance reallocating previously approved EDIF funds in the amount of \$1,825,248.00 to Port San Antonio as a successor to an EDA grant; and approving a funding agreement with Port San Antonio to govern the use of EDIF funds.

Councilmember Saldaña highlighted the North Airfield at Port San Antonio and asked how the funding would be utilized. Jorge Beltran of the Economic and Community Development Department stated that this was a redirection of previously approved Economic Development Incentive Funds (EDIF). He noted that Port San Antonio would use the funds for the North Airfield Project and Jet Engine Test Cell Facility to address flooding issues. Roland Mower, CEO of Port San Antonio addressed the Council and explained that they were preparing the North Airfield Site for development and would demolish five buildings as well as remove pavement and debris. Councilmember Saldaña stated that once it was ready; the North Airfield would provide 3,000 job opportunities. He added that he hoped the positions could be filled by graduates of the Alamo Academies.

Councilmember Saldaña moved to adopt the proposed ordinance for Item 25A. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**26.** City Manager's Report  
A. VITA Update

The City Manager's Report was not addressed.

**RECESSED**

Mayor Taylor recessed the meeting at 10:13 am and announced that the meeting would resume at 2:00 pm for Zoning.

**RECONVENED**

Mayor Taylor reconvened the meeting at 2:05 pm and addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items Z-4, Z-16, Z-17, Z-18, Z-19, and Z-21 were pulled for Individual Consideration. Mayor Taylor announced that Items P-2 and Z-9 were postponed by the Applicant and would not be addressed. Councilmember Warrick moved to approve the

remaining Consent Zoning Items: Z-1, Z-2, Z-3, P-1, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-3, Z-14, Z-15, and Z-20. Councilmember Gallagher seconded the motion.

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

Mr. Jack M. Finger stated that he was pleased that Item Z-9 would not be addressed noting that there was a great amount of opposition. He noted that he was opposed to Item Z-16 as he did not feel that a multi-family complex should be authorized by single-family homes. He expressed opposition to Item Z-19 due to the amount of opposition.

Written testimony was received in support of Item Z-7 from Gary Woods, Bernard T. Swift, Jr., and Reuben Bar-Yardin.

Written testimony was received from Faris Hodge, Jr. in favor of Items Z-1 through P-2, and Z-10 through Z-19. He wrote in opposition to Item Z-9.

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

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

**ABSENT:** 1 - Lopez

#### **2015-05-07-0380**

**Z-1.** ZONING CASE # Z2015130 (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 PUD AHOD" Single-Family Residential Planned Unit Development Airport Hazard Overlay District on Portion of Lot 39 and 40, NCB 11882 located at 1427, 1435, 1443, and 1447 East Sandalwood Lane. 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:PORTION OF LOTS 39 AND 40, NCB 11882 TO WIT:FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 PUD AHOD" SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0381**

- Z-2.** ZONING CASE # Z2015138 (District 1): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a portion of Lots 19 & 20, Block 2, NCB 311 located at 206 El Paso, 801 and 805 South San Saba. 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: PORTION OF LOTS 19 & 20, BLOCK 2, NCB 311 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0382**

- Z-3.** ZONING CASE # Z2015135 (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 83 and 84, NCB 11888 located at 1603 West Terra Alta Drive and 414 Everest 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 83 AND 84, NCB 11888 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 AHOD" SINGLE-FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0384**

- P-1.** PLAN AMENDMENT #15028 (District 2): An Ordinance amending the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78, from "Parks Open Space" and "Light Industrial" to "Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015124)

**2015-05-07-0385**

**Z-5.** ZONING CASE # Z2015124 (District 2): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.536 acres out of the South 100 feet of Lot 1 and Lot 9, NCB 17729 located at 5711 FM 78. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 15028)

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: OF THE SOUTH 100 FEET OF LOT 1 AND LOT 9, NCB 13858 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0386**

**Z-6.** ZONING CASE # Z2015129 (District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Portion of Lot 6, Block 7, NCB 584 located at 322 North Hackberry 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: PORTION OF LOT 6, BLOCK 7, NCB 584 TO WIT: FROM "C-1 H AHOD" LIGHT COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0387**

**Z-7.** ZONING CASE # Z2015134 (District 3): An Ordinance amending the Zoning District Boundary from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District to "C-3 H AHOD" General Commercial Mission Historic District Airport Hazard Overlay District on Lot 20, NCB 7676 located at 1219 South

East Military. 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 20, NCB 7676 TO WIT: FROM "I-1 H AHOD" GENERAL INDUSTRIAL MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 H AHOD" GENERAL COMMERCIAL MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0388**

**Z-8.** ZONING CASE # Z2015137 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on South 70 feet of Lot 11 and 12, Block 106, NCB 9376 located at 3021 Pleasanton 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 70 FEET OF LOT 11 AND 12, BLOCK 106, NCB 9376 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES.

**POSTPONED BY APPLICANT**

**P-2.** PLAN AMENDMENT #14053 (District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive from "Low Density Residential" to "Mixed Use". Staff and Planning Commission recommend Approval.(Associated Zoning Case # Z2014213)

**POSTPONED BY APPLICANT**

**Z-9.** ZONING CASE # Z2014213 (District 4): An Ordinance changing the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District

(on 1.956 acres) and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres), 5.683 acres of land out of NCB 15261 located on a portion of the 7200 Block of Five Palms Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Associated Plan Amendment 14053)

**2015-05-07-0389**

**Z-10.** ZONING CASE # Z2015126 CD (District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair including Light Motorized Vehicle Repair on Lot 2, Block 5, NCB 8775 located at 1511 Somerset 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: LOT 2, BLOCK 5, NCB 8775 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P CD AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR INCLUDING LIGHT MOTORIZED VEHICLE REPAIR.

**2015-05-07-0390**

**Z-11.** ZONING CASE # Z2015075 (District 5): An Ordinance amending the Zoning District Boundary from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122, located at 126 Yellow Stone, previously known as 602 Roosevelt. 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 12, BLOCK 3, NCB 3122 TO WIT: FROM "C-2 MC-1 RIO-4 AHOD" COMMERCIAL ROOSEVELT AVENUE METROPOLITAN CORRIDOR RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ MC-1 RIO-4 AHOD" INFILL DEVELOPMENT ZONE ROOSEVELT AVENUE METROPOLITAN CORRIDOR RIVER IMPROVEMENT



OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY RESIDENCES NOT TO EXCEED 15 DWELLING UNITS.

**2015-05-07-0391**

**Z-12.** ZONING CASE # Z2015123 (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed twenty one dwelling units an acre on Lots 11 and 24, Block 4, NCB 2568 located at 415 East Cevallos 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 11 AND LOT 24, BLOCK 4, NCB 2568 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY USES NOT TO EXCEED 21 UNITS/ACRE.

**2015-05-07-0392**

**Z-13.** ZONING CASE # Z2015131 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 3, NCB 2230 located at 1727 West Martin. 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 19, BLOCK 3, NCB 2230 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIX AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0393**

**P-3.** PLAN AMENDMENT #15035 (District 7): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 23.219 acres of land being out of NCB 11493, located at 600 block of Callaghan Road from "General Urban Tier" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015152)

**2015-05-07-0394**

**Z-14.** ZONING CASE # Z2015152 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District being approximately 23.219 acres of land out of NCB 11493, located in the 600 Block of Callaghan Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 15035)

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: 23.219 ACRES OF LAND OUT OF NCB 11493 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2015-05-07-0395**

**Z-15.** ZONING CASE # Z2015149 CD (District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on a 0.344 acre tract out of Lot 3, Block 1, NCB 13519 located at 1536 Callaghan 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: A 0.344 ACRE TRACT OUT OF LOT 3, BLOCK 1, NCB 13519 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "MF-33AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 NA CD" COMMERCIAL NONALCOHOLIC SALES WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES.

**2015-05-07-0400**

**Z-20.** ZONING CASE # Z2015133 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on P-13, ABS 338, NCB 15684 located at 11834 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 70 FEET OF LOT 11 AND 12, BLOCK 106, NCB 9376 TO WIT: FROM FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON P-13, ABS 338, NCB 15684. 11834 NACOGDOCHES ROAD. (COUNCIL DISTRICT 10). ZONING CASE NUMBER Z2015137 CD: A REQUEST FOR A CHANGE IN ZONING FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES.

#### **CONSENT ZONING CONCLUDED**

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

##### **2015-05-07-0383**

**Z-4.** ZONING CASE # Z2015150 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Historic Residential Single-Family Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD" Historic Infill Development Zone Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District on Lots 7,8,14,15,16, A17, A18, A19, A20, Block 7, NCB 734 located at 1226 South Presa Street and 903 Labor 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: LOTS 7,8,14,15,16, A17, A18, A19, A20, BLOCK 7, NCB 734 TO WIT: FROM "R-6 NCD-1 AHOD" RESIDENTIAL SINGLE-FAMILY SOUTH

PRESA/SOUTH SAINT MARY'S STREETS NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESA/SOUTH SAINT MARY'S STREETS NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN MULTI-FAMILY RESIDENTIAL NOT TO EXCEED 70 UNITS PER ACRE AND WITH USES PERMITTED IN THE "C-2" COMMERCIAL DISTRICT AND "IDZ H AHOD " INFILL DEVELOPMENT ZONE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN MULTI-FAMILY RESIDENTIAL NOT TO EXCEED 70 UNITS PER ACRE AND WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

John Jacks presented Item Z-4 and stated that staff and the Zoning Commission recommended approval. He reported that of 42 notices mailed; none were returned in favor or in opposition. He added that the Applicant was submitting an Amended Site Plan.

Mayor Taylor called upon Mr. John Howard to speak.

Mr. John Howard stated that he was a property owner in the Lavaca Neighborhood and expressed opposition to the re-zoning. He asked that the property continue to be zoned Single-Family as was voted on several years ago.

Councilmember Treviño recognized Ken Brown representing the Applicant. Mr. Ken Brown stated that the IDZ Zoning would allow a Single Family Residence and that the home would be preserved. He submitted an Amended Site Plan and noted that the Applicant had met with the Lavaca Neighborhood Association. He added that more meetings and public hearings would be held regarding the design.

Councilmember Treviño moved to adopt the proposed ordinance for Item Z-4 with the Amended Site Plan. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**2015-05-07-0396**

**Z-16.** ZONING CASE # Z2015091 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District

on 2.977 Acres out of NCB 11440 located at 4802 Bluff Street. Staff and Zoning Commission recommend Approval. (Continued from April 16, 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: ON 2.977 ACRES OUT OF NCB 11440 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 AHOD" SINGLE-FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-16 and stated that staff and the Zoning Commission recommended approval. He reported that of 49 notices mailed; two were returned in favor and 14 were received in opposition. He stated that due to the amount of opposition, the case would require nine votes for approval.

Councilmember Medina stated that the Applicant would be amending their request. Patrick Christensen stated that due to the neighborhood concerns, they were amending their request from MF-18 to R-3 which would only allow Single-Family Homes. Councilmember Medina thanked the Applicant for revising their original request.

Councilmember Medina moved to adopt the proposed ordinance for Item Z-16 with an R-3 Zoning. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**2015-05-07-0397**

**Z-17.** ZONING CASE # Z2015104 CD S ERZD (District 8): An Ordinance amending the Zoning District Boundary from "C-3NA MLOD AHOD ERZD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Alcohol Micro-Distillery on Lots 1, Block 101, NCB 18611 located at 16104 University Oak. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 1, BLOCK 101, NCB 18611 EXCEPT THE NORTH 5 FEET TO WIT: FROM "C-3NA MLOD AHOD ERZD" GENERAL COMMERCIAL NONALCOHOLIC SALES CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 CD S MLOD AHOD ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR AN ALCOHOL MICRO-DISTILLERY.

John Jacks presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. He reported that of 16 notices mailed; none were returned in favor or in opposition. He added that there was no recommended impervious cover limitation since there was an existing building located on site.

Councilmember Nirenberg moved to adopt the proposed ordinance for Item Z-17. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

#### **2015-05-07-0398**

**Z-18.** ZONING CASE # Z2015094 S ERZD (District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.997 acres of NCB 14866 out of CB 4543 and CB 4547 located on a portion of the 7500 Block of 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: 0.997 ACRES OF NCB 14866 OUT OF CB 4543 AND CB 4547 TO WIT: FROM "R-6 MLOD ERZD" RESIDENTIAL SINGLE FAMILY MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "O-1 S MLOD ERZD" OFFICE MILITARY LIGHTING OVERLAY EDWARDS

**RECHARGE ZONE DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A NON-COMMERCIAL PARKING LOT.**

John Jacks presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. He reported that of six notices mailed; none were returned in favor or in opposition. He added that staff recommended a 50% Impervious Cover Limit on the property.

Councilmember Nirenberg provided a Letter of Support from the Hills & Dales Neighborhood Association and noted that the Applicant had worked closely with the adjoining neighborhoods.

Councilmember Nirenberg moved to adopt the proposed ordinance for Item Z-18 with a 50% Impervious Cover Limit. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**2015-05-07-0399**

**Z-19.** ZONING CASE # Z2015107 CD (District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840 located at 6563 Babcock Road. Staff and Zoning Commission recommend Approval. (Continued from April 16, 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: LOT 82, BLOCK 28, NCB 16840 TO WIT: FROM "C-2" COMMERCIAL DISTRICT TO "C-2 CD" COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR AN AUTO AND LIGHT TRUCK REPAIR FACILITY.

John Jacks presented Item Z-19 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A 20-foot buffer where the commercial zoning district abuts a residential zoning district to include 15 feet of Type B Landscaping, and an additional 5 feet area free of buildings. Consultation shall be initiated with the City Arborist to select appropriate landscaping. 2) An 8-foot solid masonry fence as illustrated in the site plan shall be maintained where the subject property abuts residential

zoning or uses. 3) Collection of any on-site dumpsters shall be limited to the hours of 7:00 am to 9:00 pm and dumpsters must be screened on at least 3 sides. 4) All onsite lighting shall be directed onto the site and point away from any residential zoning or uses. 5) No outdoor speaker or amplification systems shall be permitted. 6) Hours of Operation for the Auto and Light Truck Repair Use (the Conditional Use) shall be limited to the hours of 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 4:00 pm on Saturday and the business will be closed on Sundays. Garage doors will close when the repair shop closes. 7) Auto and Light Truck Repair use will only occur within the footprint shown on the Conditional Use Site Plan. He reported that of 23 notices mailed; none were returned in favor and one was received in opposition.

Mayor Taylor called upon Mr. Carlos Madero to speak.

Mr. Carlos Madero, President of the Tanglewood Resident's Association stated that they had worked with the Applicant and were in support of the request.

Councilmember Nirenberg thanked everyone for their work on the case and stated that a Declaration of Restrictive Covenants had been executed between The Point Shopping Center, LP and the Tanglewood Resident's Association.

Councilmember Nirenberg moved to adopt the proposed ordinance for Item Z-19 with the conditions read by Mr. Jacks with the exception that condition number 2 require either an 8-foot solid masonry or fiber cement wall system fence. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**CONTINUED UNTIL MAY 21, 2015**

**Z-21.** ZONING CASE # Z2015148 (District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 42, NCB 12100 located in the 1900 Block of Gulfmart Drive. Staff and Zoning Commission recommend Approval.

John Jacks presented Item Z-21 and stated that staff and the Zoning Commission recommended approval. He reported that of 10 notices mailed; none were returned in favor or in opposition.



Councilmember Gallagher moved to continue Item Z-21 until May 21, 2015. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:28 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC  
CITY CLERK