

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, December 1, 2016

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Pastor Kevin Barthold, The Hills Church, guest of Councilmember Rey Saldaña, District 4.
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 October 12 - 13, 2016

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of October 12-13, 2016. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Nirenberg

**POINT OF PERSONAL PRIVILEGE**

Mayor Taylor highlighted the U.S. Army All-American Bowl, an All-Star Football Game featuring 100 of the Top High School Senior Football Players from across the country. She stated that the game would be played at 12:00 Noon on Saturday, January 7, 2017 in the Alamodome. She noted that the United States Army has been the Title Sponsor since the game's second year and utilizes the event through the year as its leading grass roots marketing effort. She recognized Brigadier General Scott Morcum, Army Reserve Aviation Commander and U.S. All American Bowl Task Force Commander, and Nate Seamon, Vice President of Operations for All-American Games. Brigadier General Morcum thanked the City Council for partnering with the U.S. Army to highlight the event for the City of San Antonio. Mr. Seamon stated that he appreciated all of the support from the City of San Antonio and was proud to host the event in Military City USA. The City Councilmembers thanked everyone for their work on the Army Bowl.

**CONSENT AGENDA ITEMS**

Items 6A, 6B, 10, 12, 15, 17, and 22 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

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

Jack M. Finger spoke in opposition to the Chapter 380 Economic Development Loan Agreement with South Frio Development LLC (Item 17) and Economic Development Program Loan to Graystreet Partners (Item 18). He stated that he was against the Consulting Services Contract with Mike Pitesch for the San Antonio Fire Department (Item 20).

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

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

**ABSENT:** 1 - Nirenberg

**2016-12-01-0903**

5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$393,500.00: (A) Follett Higher Education Group, Inc. for textbooks, (B) Artesia Springs LLC for bottled water, (C) Flint Trading, Inc. for hot applied thermoplastic and permanent prefabricated pavement markings, (D) GT Distributors Inc. for Streamlight firefighter flashlights, batteries and ancillaries, and (E) LexisNexis Claims Solutions, Inc. for the LexisNexis Desk Officer Reporting System including implementation, maintenance and support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-12-01-0906**

7. An Ordinance authorizing a change order with J3 Company LLC in the amount of \$400,000.00 for the Terminal Area Taxiway Improvements project - Package 2. [Carlos Contreras, Assistant City Manager]

**2016-12-01-0907**

8. An Ordinance for the Hail Damage Repair Project authorizing a task order for a Job Order Contract to Alpha Building Corporation to provide exterior building and roofing repairs for 21 City owned buildings in the amount of \$517,150.68 funded through a third party insurance claim with FM Global and a \$100,000.00 deductible funded from the FY 2017 General Fund Adopted Budget . [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-12-01-0908**

9. An Ordinance for Pearsall Park authorizing a task order to a Job Order Contract (JOC) with Kencon Constructors, LTD in the amount of \$240,610.00, a Certificates of Obligation and TIRZ Ridge Stone funded project, located in Council District 4. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvement]
  
11. Consideration of the following two Task Order Contracts totaling \$6,689,327.50 for the FY 2017 Infrastructure Maintenance Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-12-01-0910**

- 11A. An Ordinance awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements to San Antonio Concepts Construction, LLC, in an amount not to exceed \$3,324,550.00, of which \$85,750.00 will be reimbursed by San Antonio

Water System for necessary adjustments to its existing infrastructure.

**2016-12-01-0911**

- 11B.** An Ordinance awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements to FD Concrete, LLC, in an amount not to exceed \$3,364,777.50, of which \$130,177.50 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2016-12-01-0913**

- 13.** An Ordinance approving the acceptance of \$2,005,701.00 in Community Services Block Grant funds, and the application for and acceptance of \$16,250.00 in discretionary funds for direct services, from the Texas Department of Housing and Community Affairs for the period January 1, 2017 through December 31, 2017, and approving budgets and a personnel complement of 26 grant-funded positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2016-12-01-0914**

- 14.** An Ordinance authorizing acceptance of a grant from the Alamo Area Council of Governments in the amount of \$1,876,000.00 for the Senior Nutrition Program for the period of October 1, 2016 through September 30, 2017; authorizing a budget of \$5,366,111.00, which includes the grant funds, a cash match of \$3,437,111.00 and an estimated \$53,000.00 in client donations, and a personnel complement of 53 positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

- 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 Erik K. Sanden (District 1) to the Parks and Recreation Board.

B) Appointing Joel R. Garcia (District 9) to the Historic and Design Review Board.

**2016-12-01-0916**

- 18.** An Ordinance authorizing an Economic Development Program Loan in an amount up to \$118,000.00 to Graystreet Partners for retail finish-out improvements at the Vogue Building located at 600 Navarro Street in City Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City

Development and Operations]

**2016-12-01-0917**

19. An Ordinance approving a local contribution in the amount of \$115,055.00 to the Events Trust Fund in anticipation of reimbursement of up to \$834,144.00 from the Texas Governor's Office for eligible expenses related to the 2016 Shamrock Series Army vs. Notre Dame Football Game. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

**2016-12-01-0918**

20. An Ordinance authorizing a professional services contract with Mike Pietsch, P.E. Consulting Services, Inc. to provide consulting services to the San Antonio Fire Department in preparation of an evaluation by the Insurance Services Office for the amount of \$63,500.00. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-12-01-0919**

21. An Ordinance authorizing an Interlocal Agreement with the City of Converse for automatic aid first responder services for a period of three months in Council District 2. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-12-01-0921**

23. An Ordinance authorizing the reallocation of Fiscal Year 2017 General Funds in the amount of \$150,000, and authorizing the execution of a funding agreement with Haven for Hope of Bexar County for the Homeless Veterans Navigator Services program. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2016-12-01-0922**

24. An Ordinance approving the Interlocal agreement with Bexar Metro 911 network for the purpose of defining roles and responsibilities for the installation, maintenance, and operation of 911 system and Public Safety Answering Points. [Ben Gorzell, Chief Financial Officer; Kevin Goodwin, Interim Director, Information Technology Services]

**2016-12-01-0923**

25. An Ordinance authorizing an agreement with Centro San Antonio for SAPD to provide certain police services for one year, with up to two one-year extensions, for an amount to the City up to \$76,500.00 per year within the Centro Public Improvement District. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]

**CONSENT ITEMS CONCLUDED****ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the captions for Items 4A through 4E:

4. A Public hearing and consideration of the following items related to the full purpose annexation of areas within the US 281 Commercial Corridor save and except areas designated for development agreements, and 37 parcels in Comal County and three parcels in Bexar County and their adjoining US 281 Highway right of way; approving an Interlocal Agreement for fire services in the annexed area; adopting a Service Plan; adopting a Plan Amendment; and adopting Zoning District boundaries. 4A – 4E can be voted on individually or as a group.

**2016-12-01-0898**

- 4A. An Ordinance allowing Development Agreements between the City of San Antonio and six owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the US 281 Commercial Corridor Full Purpose Annexation Areas to guarantee continued extraterritorial status for a period of 10 years. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

**2016-12-01-0899**

- 4B. An Ordinance providing for the extension of the City of San Antonio limits by the annexation of the US 281 Commercial Corridor consisting of approximately 1.9 square miles, within San Antonio's extraterritorial jurisdiction (ETJ) in Bexar County and Comal County, save and except 37 parcels in Comal County and three parcels in Bexar County and their adjoining US 281 Highway right of way, and being a variable width of up to 4,000 feet along the US 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County; waiving Chapter 11 of the City Code regarding sale of fireworks, Articles III and IV referencing fireworks for the period of December 31, 2016 until January 2, 2017; establishing an effective date of December 31, 2016 for the annexation, and adopting a Service Plan for the area. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Department of Planning and Community Development]

**2016-12-01-0900**

- 4C.** An Ordinance authorizing a Interlocal Agreement with Bexar County Emergency Services District No. 3 to provide automatic aid first responder services to the newly annexed area inside the incorporated city limits of San Antonio. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2016-12-01-0901**

- 4D.** PLAN AMENDMENT # 16082 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1224 acres in Bexar County and Comal County, Texas, from Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier to Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier, being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.

**2016-12-01-0902**

- 4E.** ZONING CASE # Z2016270 CD S ERZD (Council District 9): An Ordinance assigning zoning for properties located "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-1 S" Light Commercial District with Specific Use Authorization for a Wireless Communication System, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), "C-2 CD" Commercial District with

Conditional Use for Landscaping Materials – Sales and Storage, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, “C-3 CD S” General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, “C-2 S” Commercial District with Specific Use Authorization for a Hospital, “C-2 S” Commercial District with Specific Use Authorization for a Hotel, “C-2 S” Commercial District with Specific Use Authorization for a Wireless Communication System, “C-2 S” Commercial District with Specific Use Authorization for a Golf Driving Range, “C-2 S” Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of “ERZD” Edwards Recharge Zone District, MLOD-1” Military Lighting Overlay District 1, and creating and assigning the “GC-3” US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) of San Antonio’s Extraterritorial Jurisdiction (ETJ), being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.

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: APPROXIMATELY 1.9 SQUARE MILES (1,224 ACRES) IN BEXAR COUNTY AND COMAL COUNTY, TEXAS (SAVE AND EXCEPT CERTAIN PROPERTIES AS INDICATED ON ATTACHMENT) TO WIT: FROM "OCL" OUTSIDE CITY LIMITS TO “MXD” MIXED USE DISTRICT, “NP-15” NEIGHBORHOOD PRESERVATION DISTRICT, “C-2” COMMERCIAL DISTRICT, “C-3” GENERAL COMMERCIAL DISTRICT, “MF-18” LIMITED DENSITY MULTI-FAMILY DISTRICT, “MF-25” LOW DENSITY MULTI-FAMILY DISTRICT, “O-1.5” MID RISE OFFICE DISTRICT, “R-20” RESIDENTIAL SINGLE-FAMILY DISTRICT, “R-6” RESIDENTIAL SINGLE-FAMILY DISTRICT, “RE” RESIDENTIAL ESTATE DISTRICT, “RP” RESOURCE PROTECTION DISTRICT, “C-1 S” LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM, “C-2 CD” COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A MOVIE THEATER, “C-2 CD S” COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A MACHINE SHOP, “C-2 CD” COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A HOME IMPROVEMENT CENTER WITH OUTSIDE STORAGE AND



GROCERY STORE, "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE), "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A CARWASH, "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR FEED, SEED, AND FERTILIZER SALES (WITH OUTDOOR STORAGE PERMITTED), "C-2 CD S" COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A CARWASH, "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES, "C-2 CD S" COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR BOAT AND MARINE - STORAGE (OUTSIDE PERMITTED), "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR LANDSCAPING MATERIALS - SALES AND STORAGE, "C-2 CD S" COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A MICRO-DISTILLERY, "C-2 CD S" COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR METAL PRODUCTS FABRICATION, "C-3 CD S" GENERAL COMMERCIAL DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR OVERSIZED VEHICLE SALES, SERVICE, OR STORAGE AND BOAT AND MARINE STORAGE, "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOSPITAL, "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOTEL, "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM, "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A GOLF DRIVING RANGE, "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A FUNERAL HOME OR UNDERTAKING PARLOR AND OVERLAY DISTRICTS OF "ERZD" EDWARDS RECHARGE ZONE DISTRICT, AND MLOD-1" MILITARY LIGHTING OVERLAY DISTRICT 1, AND CREATING AND ASSIGNING THE "GC-3" US 281 NORTH GATEWAY CORRIDOR DISTRICT, AS APPLICABLE.

Peter Zanoni presented a Power Point regarding the U.S. 281 Commercial Corridor Annexation noting that 1.6 square miles was recommended for Annexation. He stated that there were two Agricultural Exemptions, a Fire Services Agreement, Neighborhood Plan Amendments and Zoning, with an effective Date of Annexation of December 31, 2016. He presented a map of the Original and Revised Areas. He explained that they had removed 37 parcels in Comal County and 3 parcels in Bexar County totaling .37 square miles from the Annexation Area; as well as one parcel in the lower portion of the corridor near Marshall Road.

Mr. Zanoni stated that the U.S. 281 Residential Areas would come into the City Limits in 2034 with a subsequent Council Vote. He noted that public hearings would be held and a

Non-Annexation Agreement would be negotiated with five Bexar County-Appointed Representatives in January. He added that City Council would consider the Non-Annexation Agreement in February, 2017. He outlined the Agricultural Exempt Tracts known as Development Agreements and stated that there were two owners with two parcels totaling 25 acres that would be exempt. He reported that the City of San Antonio must provide full City Services starting December 31, 2016 and Capital Improvements within a 10-year time period. He stated that Public Safety Services would be provided by the San Antonio Police Department (SAPD) North Patrol Substation at 13030 Jones Maltsberger and Fire Services by the San Antonio Fire Department (SAFD) through an agreement with Emergency Services District (ESD) #3. He mentioned that the annexed area may retain a Private Service Provider for Residential Solid Waste Collection for up to two years but must use City of San Antonio Services thereafter. He spoke of other services such as Library, Health, and Animal Care and noted a fiscal impact for FY 2017 totaling \$1.2 Million.

Mr. Zanoni added that Fire and First Responder Services would be augmented by the Bexar/Bulverde Fire ESD #3 and that SAFD Emergency Medical Services (EMS) Units would provide Emergency Medical Treatment and Transport Services. He noted that Annual Fees would be based on an Annual Cost per Incident with a base fee in 2017 of \$312,500. He highlighted Proposed Land Use Changes to the North Sector Plan as well as Proposed Zoning. He outlined the Community Engagement in which an interactive website was utilized and Public Hearings held on November 2nd and 9th.

Mr. Zanoni spoke of IH-10 East Solutions noting that City Staff was working with the City of Converse on Municipal Boundary Adjustments by the City of San Antonio; Annexation Options by Converse; Long-Term Fire Services Agreement; and Private Sector Housing Development Project. He presented next steps for the Alamo Ranch and Lackland Air Force Base (AFB) Areas noting that they would update 20-Year Financial Analysis Modeling, develop population estimates and projections, conduct field studies, and meet with representatives of Lackland AFB to assess military issues/concerns. He stated that staff recommended approval of the five items associated with the 1.6 square mile U.S. 281 Commercial Corridor Annexation.

Mayor Taylor called upon the citizens registered to speak.

Annalisa Peace stated that she was speaking on behalf of the Greater Edwards Aquifer Alliance in opposition to the Proposed Annexation. She expressed concern with the great reduction in Impervious Cover Restrictions in the area over the Edwards Aquifer Recharge Zone. She noted that she had 386 signatures of individuals opposed to the Annexation. For Item 15, she asked the City Council not approve the Appointments to the Planning

Commission as they did not reflect the best choice from among the Applicants.

Jack M. Finger spoke in opposition to the Proposed Annexation noting concerns with the high amount of Impervious Cover that would be allowed. He also expressed concern that ESD #3 would not be able to adequately service the area.

Meredith McGuire stated that she was speaking on behalf of the Alamo Sierra Club in opposition to the Proposed Annexation. She noted that the City of San Antonio and its citizens would not benefit from the Annexation and expressed concern with the high Impervious Cover.

Councilmember Krier stated that the process was implemented more than two years ago and that they had worked on several compromises. He noted that approval of the Annexation would bring the property into the City of San Antonio in an organized way and would allow the City to be good stewards of its financial resources.

Councilmember Krier moved that the City Council approve Items 4A-4E that annex for full purposes the US 281 Commercial Corridor as amended by staff with the approval of specified development agreements; and approve the Interlocal Agreement for Automatic Aid for First Responder Services; and to adopt the Plan Amendment and associated Zoning District Boundaries.

Councilmember Gallagher seconded the motion. He added that a slight amendment would have to be made to Councilmember Krier's motion. Councilmember Gallagher made a friendly amendment to approve save and except 3.13 acres of Property ID 266812 which area is 1,010 feet East of 281 more specifically described by the metes and bounds provided. He stated that he appreciated the careful negotiations that had occurred on the Annexation and added that it was important to control future growth.

Councilmember Krier accepted the friendly amendment.

Councilmember Saldaña asked of the Residential Areas and when they would be annexed. Mr. Zanoni replied that the Residential Properties West and East of the Commercial Corridor would come into the City Limits in 2034 with a City Council Vote. Councilmember Saldaña asked of the Tree Ordinance. Rod Sanchez stated that there was no impact to the Tree Ordinance which applied throughout the City Limits and in the Extraterritorial Jurisdiction (ETJ). Councilmember Saldaña asked of the Impervious Cover. Scott Halty of SAWS stated that the Impervious Cover outside the City Limits was 15% but once annexed; Impervious Cover would be 30% for Residential, 50% for Multi-Family, and 65% for Commercial. Councilmember Saldaña asked for clarification of the friendly

amendment. Councilmember Gallagher stated that it was requested by an 80-Year-Old Gentleman who wanted his small piece of property to be excluded.

Councilmember Viagran asked of the areas being excluded from the Annexation. Mr. Zaroni outlined the properties on a map and stated that staff recommended leaving 2.4 acres in the County due to a Residential Development that would occur. Councilmember Viagran asked if street maintenance and street lighting would be included in the South Side Annexation Plan. Mr. Zaroni confirmed that they were included.

Councilmember Warrick asked of the IH-10 East Solutions recommended by staff. Mr. Zaroni stated that they were working with the City of Converse on four items: 1) Municipal Boundary Adjustments by the City of San Antonio; 2) Annexation Options by Converse; 3) Long Term Fire Services Agreement; and 4) Private Sector Housing Development Project. Councilmember Warrick asked when negotiations would be complete. Mr. Zaroni stated that they should be completed within two months and would provide an update to the City Council regarding the status of the Hampton Neighborhood.

Councilmember Gonzales asked of the response times for the annexed area. Chief McManus replied that they did not expect response times to change and stated that they would be adding seven positions to the area. Chief Hood stated that the response times for Fire Services would be much improved from current standards. Councilmember Gonzales stated that she was opposed to annexation as there were many needs currently not being addressed.

Councilmember Nirenberg asked why there was not a protection in place that solidifies the Impervious Cover Requirements. Mr. Zaroni replied that they did not want to exclude or have different Impervious Cover Limits for specific properties which could be challenged. Councilmember Nirenberg expressed concern with development in density that was not conducive to protecting the Military. He stated that he could not support moving forward without the issue of Impervious Cover being resolved. He noted the disparity in the treatment of the different Annexation Areas and the lack of transportation options. He added that there was uncertainty in the Legislature and could not support the proposed Annexation.

Councilmember Saldaña stated that he was not clear on the rationale for the friendly amendment by Councilmember Gallagher. James McKnight from Brown and Ortiz stated that they were working with the property owner who would like to divide pieces of his property for his children and not have them in the City Limits. Councilmember Saldaña stated that he could not support the amendment.

Councilmember Nirenberg asked if the IH-10 Area Residents could sue on the basis of being treated differently. Andy Segovia stated that they would need additional information to determine same.

Councilmember Gallagher stated that the Annexation was too important to have it diverted due to one piece of property and withdrew his friendly amendment.

Mayor Taylor thanked everyone for their work and stated that they had been working on the Annexation Plan for over three years. She noted that they were doing their best as policymakers to look at the big picture and move forward in a manner that will allow the city to grow in an orderly fashion.

The motion to approve by Councilmember Krier prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Lopez, Medina, Krier and Gallagher

**NAY:** 2 - Gonzales and Nirenberg

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

Mayor Taylor addressed Item 15. City Clerk Vacek read the caption for Item 15:

#### **APPROVED**

- 15.** Appointing Kacy Cigarroa, Christopher C. Garcia, June R. Kachtik, Andrew M. Ozuna; Reappointing George W. Peck to the Planning Commission for an unexpired term of office to expire October 6, 2018; and appointing Casey J. Whittington for an unexpired term of office to expire October 6, 2017. [Leticia M. Vacek, City Clerk]

City Clerk Vacek stated that the Office of the City Clerk had advertised the positions in August 2016 and received a total of 18 Applications. She noted that the Governance Council Committee interviewed the Applicants on October 19, 2016 and the recommended Applicants were placed on the November 3, 2016 City Council Agenda. At that meeting, Mayor Taylor requested that the item be postponed for additional review.

Councilmember Gallagher moved to approve Item 15 Appointing Kacy Cigarroa, Christopher C. Garcia, June R. Kachtik, Andrew M. Ozuna; Reappointing George W. Peck to the Planning Commission for an unexpired term of office to expire October 6, 2018; and appointing Casey J. Whittington for an unexpired term of office to expire October 6, 2017. He commended the Governance Council Committee for their due diligence in vetting the Applicants and thanked all that applied for their willingness to serve. Councilmember

Viagran seconded the motion.

Councilmember Treviño expressed concern that the recommended Planning Commission Members did not represent various parts of the City of San Antonio as stated in the City Charter.

Councilmember Treviño moved that the item be pulled from consideration and sent back to the Governance Committee for a recommendation of six Planning Commission Members that represent various parts of the city. Councilmember Gonzales seconded the motion.

Councilmember Nirenberg asked why the agenda item had been postponed on November 3, 2016. Mayor Taylor stated that she had asked to delay the item as she had been out of town and upon returning; learned that there were some concerns moving forward with the recommended Applicants. Councilmember Nirenberg stated that he would prefer that the appointments be vetted by the full City Council during a B Session.

Councilmember Krier stated that he was supportive of moving forward with the motion by Councilmember Gallagher. He spoke of the process they had followed thus far and stated that he would support further discussion by the Charter Review Commission regarding the Planning Commission and potential amendments to the City Charter.

Councilmember Saldaña stated that the outcome of the process had not led to the geographical equity that he would like and would support taking the item back to the Governance Council Committee.

Councilmember Gonzales expressed concern that there were not more females being recommended for appointment and would like to find a better balance of members from throughout the city.

Councilmember Viagran thanked everyone that submitted an application to serve on the Planning Commission and noted the time commitment for serving. She stated that there were various factors to take into consideration when having a larger discussion regarding the Planning Commission such as changing the meeting dates or hour that the Planning Commission meets.

Councilmember Lopez stated that they should make a decision based on the rules that are currently in place although he noted that there was geographic disparity. He asked of the potential to appoint additional members in an "Ad Hoc" Capacity. Andy Segovia replied that there was an option to add more "Ex-Officio" Members. Mayor Taylor stated that the Planning Commission would be discussed at next week's Governance Council Committee.

Councilmember Gallagher noted that the Planning Commission would have four slots open next year.

Councilmember Treviño stated that he would like for the City Council to have a better relationship with the Planning Commission. Councilmember Saldaña asked if he had voting rights as an Ex-Officio Member. Andy Segovia confirmed that he did have voting rights.

Mayor Taylor stated that she was pleased that so many individuals were engaged in Planning Issues. She noted that she understood there were concerns with regard to diversity on the Commission; however, she highlighted the two females recommended for appointment and their impeccable credentials. She spoke of her previous service on the Planning Commission and added that she was supportive of reviewing the process for Planning Commission Appointments in the future.

The motion by Councilmember Treviño to send the item back to Governance failed by the following vote:

**AYE:** 4 - Treviño, Saldaña, Gonzales and Nirenberg

**NAY:** 7 - Mayor Taylor, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

The motion by Councilmember Gallagher to approve the Appointments prevailed by the following vote:

**AYE:** 7 - Mayor Taylor, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

**NAY:** 4 - Treviño, Saldaña, Gonzales and Nirenberg

Mayor Taylor addressed Items 6A and 6B. City Clerk Vacek read the captions for Items 6A and 6B.

6. Consideration of the following contracts related to the design and construction of the San Antonio River Barges: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-12-01-0904**

- 6A. An Ordinance authorizing a contract with Lake Assault Boats, LLC for the fabrication of forty-three new aluminum modular barges in an amount not to exceed \$6,500,000.00, funded from FY2017 - FY2022 Capital Improvement Program

Budget.

**2016-12-01-0905**

- 6B.** An Ordinance amending the professional services contract with METALAB to authorize additional design services in amount not to exceed \$55,070.00, for a total contract amount of \$454,282.00, funded from FY2017 General Fund Budget.

John Jacks presented a Power Point regarding the design and construction of the San Antonio River Barges. He provided an overview of the design by Metalab which was versatile, modular and included San Antonio Branding. He noted that it was an All-Electric Fleet with 12-hours of battery life. He outlined the Request for Competitive Sealed Proposals (RFCSP) for fabrication of 43 barges and reported that four proposals were received. He mentioned the Members of the Evaluation Committee and the Evaluation Criteria. He noted that staff recommended Lake Assault Boats, LLC for a contract award not to exceed \$6.5 Million. He added that Pre-Production would occur in February 2017 with the first barge delivery in September 2017. He stated that staff was also requesting an amendment to the contract with METALAB in an amount not to exceed \$55,070 for additional design services.

Councilmember Treviño asked what they had learned from the prototype. Mr. Jacks replied that they learned that the motor was underpowered and had since upgraded to a more powerful motor. He noted that there was an issue with a high pitched noise that emanates from the motor and were working to address. Councilmember Treviño asked of the features of the barge. Mr. Jacks stated that it had modular seating that could be moved around or removed. Councilmember Treviño thanked everyone for their work and stated that this would be great for the City of San Antonio.

Councilmember Viagran spoke of the importance of ensuring that issues were addressed and asked of the flexibility to make changes. Mr. Jacks outlined the various issues and how they were being addressed such as using aluminum for the poles that hold seats to make the barge lighter. Councilmember Viagran asked if the operators would be aware of what was required from them. Mr. Jacks stated that they had multiple meetings during the application process before the blackout period and gave applicants the opportunity to ride the barge, ask questions, and provide answers. He noted that there would be other opportunities to engage in discussion with the barge designers and fabricators.

Councilmember Krier commended Councilmember Treviño for his efforts on the Design Contest and stated that the barges were the first impression for thousands that come to San Antonio.



Councilmember Warrick recognized Councilmember Treviño for his leadership and asked if the panels were interchangeable. Mr. Jacks replied that they were interchangeable and would have different designs for events such as Fiesta and Spurs Celebrations.

Councilmember Medina stated that it was important to put the operator in the best possible position to operate the barges as efficiently as possible.

Councilmember Treviño moved to adopt the Ordinances for Items 6A and 6B. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 10:

**2016-12-01-0909**

- 10.** An Ordinance for the Martin Luther King Park Improvements Project awarding a construction contract including three additive alternates to J3 Company, LLC in an amount of \$2,612,414.04, a 2012-2017 General Obligation Bond-funded Project located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Warrick asked for a brief presentation. Razi Hosseini provided a map of the project location and highlighted the project scope: 1) Demolition of existing low water crossing; 2) New 46-foot wide bridge; 3) Two drive lanes with separate pedestrian/bike lanes; 4) Illuminated bridge; and 5) 15-foot wide separate Salado Creek Greenway Trail. He presented a rendering of the project and noted that it would be completed in October 2017. He stated that the park would remain open during construction and that there would be no disruption to the Eastside Boys & Girls Club of San Antonio. Councilmember Warrick asked if access through Noblewood would be permanent. Mr. Hosseini replied that it would be open most of the time with very limited closure. Councilmember Warrick asked of the lack of Small Business Economic Development Advocacy (SBEDA) Contractors. Mr. Hosseini stated that the Contractor was not able to meet the requirement and had submitted a waiver. Rene Dominguez stated that they were added to the City's Compliance Monitoring System upon award and monitoring when payments were made and who was being utilized. He noted that they had agreed to add more SBEDA Subcontractors.

Councilmember Gonzales asked if new signage would be added to the park. Mr. Hosseini replied that they would be adding two new signs on MLK Drive and revising the existing sign on Houston Street. Mayor Taylor added that she was pleased with the work that would

occur at the park and the improvements that would be made.

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

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

Mayor Taylor addressed Item 22 at this time. City Clerk Vacek read the caption for Item 22:

**2016-12-01-0920**

- 22.** An Ordinance authorizing the naming of the West End Park Pavilion located at the Frank Garrett Multi-Service Center in City Council District 1 as the “Verna Mae “Mama” Boone Pavilion.” [Maria Villagomez, Assistant City Manager; Melody Woolsley, Director, Human Services]

Councilmember Treviño thanked everyone for their work on the renaming of the West End Park Pavilion as the Verna Mae “Mama” Boone Pavilion. He introduced members of Mama Boone’s Family that were present. Reverend James Robinson stated that he was Mama Boone’s Grandson but she had raised him as a son. He spoke of her work to feed the homeless at the IH-35 and Durango Bridge for 50 years, all while in a wheelchair. He thanked Chief McManus for attending and speaking at her funeral. Arlene Bruno stated that she was Mama Boone’s Daughter and asked her business partner to read the letter on her behalf. The letter spoke of Mama Boone’s work in helping feed countless men and women in the community and even housing those in need. She thanked the City Council for their consideration of the naming of the pavilion in her mother's honor. Pastor Shaun Price stated that he had the opportunity and honor of serving the West End in various capacities and it did not compare to the impact that Mama Boone had on the community. He highlighted her great work and expressed support for the naming. Councilmember Treviño read Letters of Support for the naming from Judge Nelson Wolff and Congressman Lloyd Doggett.

Councilmember Saldaña stated that he was pleased to support the naming of the pavilion and thanked everyone for sharing her story. Councilmember Viagran thanked the family for being present and expressed her support for the naming. Councilmember Warrick noted his support and also thanked the family members that were present to share their passionate words about Mama Boone.

Mayor Taylor stated that this was a great example of servant leadership and sharing with others. She noted that many had forgotten the African American Footprint on the West Side and spoke of the great impact that Mama Boone had in the community.

Councilmember Treviño moved to adopt the Ordinance for Item 22. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Krier stated that after achieving the goals he had set, he had decided not to seek re-election as the Representative for District 9. He noted that it was time for someone else to represent the interests of District 9 and the City of San Antonio. He thanked everyone that helped him during his time in office and stated that this was the most dedicated and hardworking City Council that he had the privilege to serve with. Mayor Taylor and the City Council thanked Councilmember Krier for his service.

Mayor Taylor recognized Councilmember Lopez who would be celebrating his Birthday on December 5th. The City Council wished Councilmember Lopez a Happy Birthday and noted they would celebrate with cake after the meeting.

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

There was no City Manager's Report.

### **RECESSED**

Mayor Taylor recessed the meeting at 1:00 pm to break for lunch and announced that the meeting would resume at 2:15 pm.

### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:20 pm and addressed Item 12.

City Clerk Vacek read the caption for Item 12:

#### **2016-12-01-0912**

- 12.** An Ordinance authorizing a five-year lease agreement with Omninet Three GP, LLC for approximately 2,042 square feet of office space, located at 4335 Piedras Drive West, in Council District 7 for use by the Development Services Department Field Services Division. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

Councilmember Saldaña asked what operations needed to occur at a Field Office instead of

a Mobile Unit. Michael Shannon stated that Code Officers were completely mobile meaning that 90-95% of their time was spent in their vehicles with their laptops. However, he noted that all Code Officers and their Supervisors had office space at several locations throughout the city. He stated that the office would be shared by three Code Teams that were moving from a current dilapidated building.

Councilmember Saldaña moved to adopt the Ordinance for Item 12. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 17:

**2016-12-01-0915**

17. An Ordinance authorizing an amendment to the Chapter 380 Economic Development Loan Agreement with South Frio Development LLC to reduce the loan amount by \$150,000.00 and redefine the term “Student Housing”; and authorizing an assignment of the Agreement to 939 S. Frio Street LLC. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

Councilmember Saldaña asked if the project was approved prior to the Center City Housing Incentive Policy (CCHIP). John Jacks replied that this was one of the first projects eligible for CCHIP Incentives and also included a Chapter 380 Economic Development Loan Agreement. Councilmember Saldaña asked why the agreement was being amended. Mr. Jacks stated that there was a condition in the agreement that 49 units be dedicated to Student Housing but the demand has not come to fruition. He noted that they requested to reduce the number of Student Housing Units and would proportionally pay back the loan. Councilmember Saldaña stated that he was supportive as long as none of the rules have changed from the Original Proposal. Michael Wibracht with 210 Development spoke of their efforts to market the units to students at reduced rates but were unsuccessful.

Councilmember Viagran asked of the difference between Student and Non-Student Units. Mr. Wibracht replied that there was no difference in the units; only that they were required to have a certain percentage for Student Housing. Councilmember Viagran asked what would occur if the amendment was not approved. Mr. Jacks responded that they would have to ensure that they had 49 Student Units or repay the loan. Councilmember Viagran asked of the cost of the units and the Occupancy Rate. Mr. Wibracht stated that they started at \$749 per month for a one-bedroom unit and \$1,400 for a two-bedroom unit. He noted that they were at 92% Occupancy.

Councilmember Gonzales asked for clarification of various statements reported in the newspaper pertaining to the project. Mr. Wibracht stated that the rental rates had been misquoted and also that there were 37% Students living in the Units. Councilmember Gonzales spoke of the importance of the project and noted her support for the amendment.

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

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

**ABSENT:** 1 - Viagran

### **CONSENT ZONING ITEMS**

Zoning Items P-5, Z-9, Z-14, Z-22, and 27 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Gallagher seconded the motion.

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

Jack M. Finger spoke in favor of the street name change (Item 27) noting that it should not have been changed last year. He stated that he was opposed to the Bail Bond Agency requested in Item Z-12 and the Used Car Lot requested in Item Z-13.

A letter of support for Item P-4 was received from Leo Gomez, President and CEO of Brooks Authority.

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

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

### **2016-12-01-0924**

**Z-1.** ZONING CASE # Z2016230 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "RM-4" Residential

Mixed District, and Private Club with no cover charge or live entertainment three or more days per week on 0.289 acres out of NCB 70047, located at 102 West Josephine 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: 0.289 ACRES OUT OF NCB 7007 TO WIT: FROM "IDZ RIO-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT TO "IDZ RIO-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, "RM-4" RESIDENTIAL MIXED DISTRICT, AND PRIVATE CLUB WITH NO COVER CHARGE OR LIVE ENTERTAINMENT THREE OR MORE DAYS PER WEEK.

**2016-12-01-0925**

**Z-2.** ZONING CASE # Z2016276 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "MF-25" Low-Density Multi-Family District on Lot 2, West 30 Feet of 3, East 70 Feet of 3, NCB 2979, located at 1619 and 1621 South Presa Street and 107 Jacobs 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 2, WEST 30 FEET OF 3, EAST 70 FEET OF 3, NCB 2979 TO WIT: FROM "C-3NA NCD-1 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES SOUTH PRESAS/SOUTH ST. MARY'S NEIGHBORHOOD CONSERVATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESAS/SOUTH ST. MARY'S NEIGHBORHOOD CONSERVATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW-DENSITY MULTI-FAMILY DISTRICT.

**2016-12-01-0926**

- P-1.** PLAN AMENDMENT # 16059 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 16.055 acres of land out of NCB 12886, located at 1054 SE Loop 410 from "Urban Living" to "Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016206)

**2016-12-01-0927**

- Z-3.** ZONING CASE # Z2016206 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "I-1" General Industrial District on 16.055 acres out of NCB 12886, located at 1054 SE Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16059)

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: 16.055 ACRES OUT OF NCB 12886 TO WIT: FROM "C-3 NA" GENERAL COMMERCIAL NON-ALCOHOLIC SALES DISTRICT, "I-1" GENERAL INDUSTRIAL DISTRICT, "NP-10" NEIGHBORHOOD PRESERVATION DISTRICT TO "I-1" GENERAL INDUSTRIAL DISTRICT.

**2016-12-01-0928**

- P-2.** PLAN AMENDMENT # 16075 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.83 acres out of NCB 10615, located at 4843 Lord Road from "Low Density Residential" to "High Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016257)

**2016-12-01-0929**

- Z-4.** ZONING CASE # Z2016257 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16075)

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

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CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 15.83 ACRES OUT OF NCB 10615 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "MF-25" LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.

**2016-12-01-0930**

**Z-5.** ZONING CASE # Z2016274 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 HS NCD-9 AHOD" Commercial Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD-9 AHOD" Infill Development Zone Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Meeting Facility on 12.643 acres out of NCB A-6, NCB A-47 and NCB 6300, located at 2222 N. Alamo 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: 12.643 ACRES OUT OF NCB A-6, NCB A-47, NCB 6300 TO WIT: FROM "C-2 HS NCD-9 AHOD" COMMERCIAL HISTORIC SIGNIFICANT WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ HS NCD-9 AHOD" INFILL DEVELOPMENT ZONE HISTORIC SIGNIFICANT WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND A MEETING FACILITY.

**2016-12-01-0931**

**Z-6.** ZONING CASE # Z2016275 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 12.824 acres out of NCB 13806, located at 10640 IH 35 North. 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: 12.824 ACRES OUT OF NCB 13806 TO WIT: FROM "C-3



IH-1 AHOD" GENERAL COMMERCIAL NORTHEAST GATEWAY CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 IH-1 AHOD" GENERAL INDUSTRIAL NORTHEAST GATEWAY CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 IH-1 AHOD" GENERAL COMMERCIAL NORTHEAST GATEWAY CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0932**

**P-3.** PLAN AMENDMENT # 16078 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.321 acres out of NCB 11156, located in the 5300 block of Roosevelt Avenue from "Mixed Use" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016263)

**2016-12-01-0933**

**Z-7.** ZONING CASE # Z2016263 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16078)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.321 ACRES OUT OF NCB 11156 TO WIT: FROM "R-6 AHOD RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-3 MC-1 AHOD" GENERAL COMMERCIAL ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT, "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 MC-1 AHOD" GENERAL INDUSTRIAL ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY

DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 MC-1 AHOD" GENERAL COMMERCIAL ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0934**

**P-4.** PLAN AMENDMENT # 16080 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road from "Regional Commercial" to "Mixed Use". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016266)

**2016-12-01-0935**

**Z-8.** ZONING CASE # Z2016266 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16080)

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: 17.665 ACRES OUT OF NCB 10879 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO ALLOW FOR DETACHED SINGLE-FAMILY RESIDENTIAL UP TO 16 UNITS ACRE AND ALL RESIDENTIAL USES.

**2016-12-01-0938**

**Z-10.** ZONING CASE # Z2016252 S (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 4, Block 2, NCB 17550, located at 2558 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 4, BLOCK 2, NCB 17550 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CAR WASH.

**2016-12-01-0939**

**Z-11.** ZONING CASE # Z2016217 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 80 feet of Lot 6, NCB A-15, located at 316 & 320 Clay 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: E 50 FEET OF W 121 FEET OF LOT 1, AND W 50 FEET OF E 80 FEET OF LOT 6, NCB A-15 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY ZONE WITH USES PERMITTED IN "MF-18" LIMITED DENSITY MULTI-FAMILY DISTRICT.

**2016-12-01-0940**

**Z-12.** ZONING CASE # Z2016260 S (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 13, Block 2, NCB 8963, located at 700 Division 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, BLOCK 2, NCB 8963 TO WIT: FROM "C-3 R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOL SALES AIRPORT

HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A BAIL BOND AGENCY.

**2016-12-01-0941**

**Z-13.** ZONING CASE # Z2016279 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.5022 acres out of NCB 3731, located at 179 Sims 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: 0.5022 ACRES OUT OF NCB 3731 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-1" LIGHT COMMERCIAL DISTRICT AND MOTOR VEHICLE SALES.

**2016-12-01-0943**

**P-6.** PLAN AMENDMENT # 16069 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016237 CD) (Continued from November 3, 2016)

**2016-12-01-0944**

**Z-15.** ZONING CASE # Z2016237 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lots 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16069) (Continued from November 3, 2016)

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 3, 4, AND 14, BLOCK 1, NCB 17632 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR AN INDOOR GUN RANGE.

**2016-12-01-0945**

**Z-16.** ZONING CASE # Z2016268 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 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 1, BLOCK, 1, NCB 17634 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AN AUTO PAINT AND BODY SHOP.

**2016-12-01-0946**

**Z-17.** ZONING CASE # Z2016269 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District to "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District on Lot 17, Block 3, NCB 11379, located at 106 S. 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: LOT 17, BLOCK 3, NCB 11379 TO WIT: FROM "I-1 MAOZ-2 AHOD" GENERAL INDUSTRIAL MILITARY AIRPORT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3NA MAOZ-2 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES MILITARY AIRPORT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "L MAOZ-2 AHOD" LIGHT INDUSTRIAL MILITARY AIRPORT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0947**

- P-7.** PLAN AMENDMENT # 16087 (Council District 7): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road from "Mixed Use Center" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016278)

**2016-12-01-0948**

- Z-18.** ZONING CASE # Z2016278 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial 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 Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16087)

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 3, BLOCK 1, NCB 13300 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0949**

- P-8.** PLAN AMENDMENT # 16077 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road from "Mixed Use Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016261)

**2016-12-01-0950**

- Z-19.** ZONING CASE # Z2016261 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-6 MLOD-1

MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16077)

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: 11.242 ACRES OUT OF NCB 34721 TO WIT: FROM "C-3 MLOD-1 MSAO-1 AHOD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 MLOD MSAO-1 AHOD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 MLOD-1 MSAO-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0951**

**Z-20.** ZONING CASE # Z2016265 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Clinic with Drugstore on Lot 25, Block 10, NCB 16968, located at 13213 George 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 25, BLOCK 10, NCB 16968 TO WIT: FROM "R-6 MLOD-1 AHOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD MLOD-1 AHOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A MEDICAL CLINIC AND DRUGSTORE.

**2016-12-01-0952**

**Z-21.** ZONING CASE # Z2016264 (Council District 9): An Ordinance amending the

Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 15, 16, 17, & 18, Block 6, NCB 11970, located at 610 East Ramsey 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: LOTS 15, 16, 17, & 18, BLOCK 6, NCB 11970 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, AND "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-12-01-0953**

**Z-23.** ZONING CASE # Z2016231 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde 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: 31.0331 ACRES OUT OF NCB 17365 TO WIT: FROM "C-2" COMMERCIAL DISTRICT TO "MPCD" MASTER PLANNED COMMUNITY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**2016-12-01-0936**

**P-5.** PLAN AMENDMENT # 17002 (Council District 3 & 5): An Ordinance amending the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan, components of the Comprehensive Master Plan of the City, by changing the land use classification of Certain Properties within the World Heritage Buffer Zone, generally



located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca, from Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier to Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier. Staff and Planning Commission recommend Approval.

Catherine Hernandez presented Item P-5 and stated that it would amend the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan. She noted that staff and the Planning Commission recommended approval. She reported that of 356 notices mailed; none were returned in favor or opposition.

Colleen Swain presented a Power Point of the Plan Amendments within the World Heritage Buffer Zone. She stated that the community had reviewed 6 Plans: 1) Downtown; 2) Lavaca; 3) Lone Star Community; 4) South Central Community; 5) Stinson Airport Vicinity Land Use Plan; and 6) Heritage South Sector Plan. She noted that a World Heritage Open House was held on April 5, 2016 and additional Open Houses from June 27, 2016 through July 27, 2016. She mentioned that a Resolution was approved by the City Council on November 3, 2016 to bring forward recommendations. She highlighted the General Themes: 1) World Heritage Area; 2) Parks/Open Space and Pedestrian Linkages; and 3) Development. She outlined the Proposed Amendments to Lone Star, South Central, Stinson Airport, and Heritage South. She noted that next steps would be to initiate the rezoning process for properties within the Land Use Amendments and review Key Commercial Corridors and Mission Protection Overlay Districts.

Mayor Taylor called upon the citizens registered to speak.

Theresa Ybanez, President of the Mission San Jose Neighborhood Association, spoke in support of the Plan Amendments. She stated that the changes reflected their Association's mission to protect the quality of life and history of the neighborhood.

Susan Chandoha, Executive Director of Los Compadres for the San Antonio Mission National Park, addressed the City Council in support of the Plan Amendments. She commended everyone for their work.

Mardi Arce, Superintendent of the San Antonio Missions National Historical Park spoke in support of the Plan Amendments, specifically Amendments 7, 8, 9, and 11 due to their proximity to National Park Resources.

Lisa Ramirez, District Vice-President for the YMCA of Greater San Antonio, spoke in support of Plan Amendment 7 which affects the Mission Branch Library Property.

Rollette Schreckenghost read a statement of support from Janet Dietel, President of the San Antonio Conservation Society. She wrote that the amendments and appropriate zoning changes would help ensure appropriate development throughout the Heritage Area that would serve residents and visitors alike.

Brian Mast of the San Antonio River Authority (SARA) spoke in support of the Plan Amendments. He stated that SARA had been an active partner on the amendments as some of them directly impacted land they owned.

Katherine Lozano of Blessed Sacrament Academy spoke in support of Plan Amendment 5 which would change their campus designation from Mixed-Use to Public Institution.

Councilmember Viagran thanked all of the citizens that spoke and everyone that worked on said item. She highlighted the great amount of work that it had taken to receive the World Heritage Designation and mentioned the protection of open space in the area. She asked for an explanation of the Community Commercial Designation. Ms. Hernandez replied that it included basic retail services such as Dry Cleaning Operations but did not allow Multi-Family Districts. Councilmember Viagran stated that she looked forward to next steps.

Councilmember Gonzales asked for clarification on what was included for District 5. Ms. Swain stated that the area in District 5 was the Lone Star Plan and highlighted each of the changes for that area.

Councilmember Viagran moved to adopt the Ordinance for Item P-5. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

**2016-12-01-0937**

**Z-9.** ZONING CASE # Z2016258 (Council District 3): 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 Lot 1 & West 25 Feet of 2; Lots 3, 4 & East 25 Feet of 2; Lots 5, 6, and 7, Block 173, NCB 9457, located at 3505 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: LOT 1 & WEST 25 FEET OF 2; LOTS 3, 4 & EAST 25 FEET OF 2; LOTS 5, 6, AND 7, BLOCK 173, NCB 9457 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. She reported that of 27 notices mailed; none were returned in favor or opposition. She noted that the Applicant was amending their request to add a Non-Alcoholic (NA) Designation.

Councilmember Viagran moved to adopt the Ordinance for Item Z-9 with an NA Designation. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**2016-12-01-0942**

**Z-14.** ZONING CASE # Z2016280 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 H RIO-4 AHOD" Heavy Industrial Mission Historic River Improvement Overlay Airport Hazard Overlay District and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, Bar, Beer Garden, Micro- Brewery, and Hotel to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses not to exceed 150 units per acre, Bar with and without cover charge, Nightclub with and without cover charge, Parking Garage,

Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment with and without cover charge, Indoor Theater, Townhomes, Coffee Roasting, Bowling Alley, Performing Arts Center, Digital Display Monitor, Skating Rink - ice or roller skating, School - Private University or College, Food Service Establishment with cover charge 3 or more days per week, Beer Garden, Massage Parlor, Reception Hall/Meeting Facilities, Studio - Sound and Recording, Storage - outside, Outdoor Market/Farmers Market, Convenience Store with Gas and Carwash, Microbrewery, Hotel, and Hotel taller than 35 feet on Lot 24 and 21.575 acres out of NCB A-17, located in the 400 Block of Lonestar Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 24 AND 21.575 ACRES OUT OF NCB A-17 TO WIT: FROM "I-2 H RIO-4 AHOD" HEAVY INDUSTRIAL MISSION HISTORIC RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "IDZ H RIO-4 AHOD" INFILL DEVELOPMENT ZONE MISSION HISTORIC RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, "MF-40" MULTI-FAMILY DISTRICT, BAR, BEER GARDEN, MICRO-BREWERY, AND HOTEL TO "IDZ H RIO-4 AHOD" INFILL DEVELOPMENT ZONE MISSION HISTORIC RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, MULTI-FAMILY USES NOT TO EXCEED 150 UNITS PER ACRE, BAR WITH AND WITHOUT COVER CHARGE, NIGHTCLUB WITH AND WITHOUT COVER CHARGE, PARKING GARAGE, BREWERY, ALCOHOL DISTILLATION, WINERY WITH BOTTLING, DANCE HALL, LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE, INDOOR THEATER, TOWNHOMES, COFFEE ROASTING, BOWLING ALLEY, PERFORMING ARTS CENTER, DIGITAL DISPLAY MONITOR, SKATING RINK - ICE OR ROLLER SKATING, SCHOOL - PRIVATE UNIVERSITY OR COLLEGE, FOOD SERVICE ESTABLISHMENT WITH COVER CHARGE 3 OR MORE DAYS PER WEEK, BEER GARDEN, MASSAGE PARLOR, RECEPTION HALL/MEETING FACILITIES, STUDIO - SOUND AND RECORDING, STORAGE - OUTSIDE, OUTDOOR MARKET/FARMERS MARKET, CONVENIENCE STORE WITH GAS AND CARWASH, MICROBREWERY, HOTEL, AND HOTEL TALLER THAN 35 FEET.

Catherine Hernandez presented Item Z-14 and stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; none were returned in favor or opposition.

Councilmember Gonzales stated that she wanted to highlight the project and asked for additional information. David Neuhoff of CBL and Associates stated that this was a transformational project for the Southtown Area. He noted that the property had been dormant for 20 years and would be a Mixed-Use Facility to include Office, Retail, Multi-Family, and Residential Uses. He added that 60,000 square feet had been leased to date and presented a rendering. Councilmember Viagran asked if the swimming pool would be included. Mr. Neuhoff replied that they looked at that option but it would be too difficult to incorporate.

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

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

**CONTINUED UNTIL JANUARY 19, 2017**

**Z-22.** ZONING CASE # Z2016244 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-1A, NCB 15723, located at 14500 Judson Road. Staff and Zoning Commission recommend Approval.

Catherine Hernandez presented Item Z-22 and stated that staff and the Zoning Commission recommended approval. She reported that of 15 notices mailed; none were returned in favor and one in opposition.

Councilmember Gallagher moved to continue Item Z-22 until January 19, 2017. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

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

**DENIED**

**27.** An Ordinance authorizing the street name change of "Enrique M Barrera Pkwy (Old Hwy 90 Memorial Designation)" to "Old Hwy 90" between the cross streets of U.S. Hwy 90 and Commerce Street in Council District 6. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

Rod Sanchez presented a Power Point and stated that several property owners had applied to change Enrique M. Barrera Pkwy to Old Hwy 90. He showed a map of the location and

noted the various agencies that had reviewed the request. He reported that on September 3, 2015, City Council adopted an Ordinance to change Old Hwy 90 to Enrique M. Barrera Pkwy with the Memorial Designation of "Historic Old Hwy 90." He stated that all of the signs on City Surface Streets had been changed and citizens have begun to change their addresses. He noted that the Texas Department of Transportation (TxDOT) had manufactured and installed 2 of the 17 signs along U.S. Hwy 90 and State Hwy 151. He outlined the fiscal impact totaling \$32,044 for application, notification, and signage fees that were paid by the applicants. He mentioned that 181 properties would require an address change. He reported that of 232 notices mailed; 73 were returned in favor and none in opposition. He stated that the Planning Commission recommended approval on August 24, 2016, while staff recommended denial.

Mayor Taylor called upon the citizens registered to speak.

Betty Eckert spoke in support of the street name change. She stated that she supported the businesses that were affected and wanted to honor the people that lived in the area.

Lauro DeLeon stated that he had lived in the area for 60 years and was opposed to the street name change. He highlighted the many accomplishments of Enrique M. Barrera.

Mike DeNuccio stated that he had served as Councilmember Barrera's Chief of Staff for four years and felt that there was no community leader more deserving of this honor. He noted that he was opposed to changing the street name back to Old Hwy 90.

Art Martinez De Vara stated that he was the Attorney representing the Save Old Highway 90 Alliance and presented a Power Point noting the History of Old Hwy 90. He noted that they were not opposing the honor or recognition of Mr. Barrera but expressed concern for the negative affect that the name change has had on many small businesses. He stated that he had 2,000 signatures in support of changing the name back to Old Hwy 90 and had paid all of the necessary fees.

Michael Cooremans stated that he was a business owner in support of changing the street name back to Old Hwy 90. He noted that he did not mean any disrespect to Mr. Barrera but the change has affected their livelihood.

Javier Gutierrez stated that he owns several properties in the area and was in support of changing the street name back to Old Hwy 90. He noted that he did not mean any disrespect to the Barrera Family but felt there was a better way to recognize Enrique M. Barrera.

Rachel Delgado, Member of the Westside Preservation Alliance, stated that they were in support of changing the street name back to Old Hwy 90 and finding another way to honor Enrique M. Barrera.

Gloria Uribe stated that she had known Enrique M. Barrera for over 30 years and highlighted his many accomplishments. She requested that the street name remain Enrique M. Barrera Pkwy.

Theresa Hernandez spoke in support of the street name change back to Old Hwy 90 noting that there were better ways to honor Enrique M. Barrera.

Carlos Resendez stated that he was opposed to changing the street name and highlighted the many accomplishments of Enrique M. Barrera. He added that it was rare to have the opportunity to honor someone that dedicated his entire life to public service.

Eiginio Rodriguez spoke in support of the street name change back to Old Hwy 90. He expressed concern that honoring Enrique M. Barrera with a street name did not give him the honor he deserved. He noted the negative impact that the street name change has had on the businesses in the area. He played a song written about Old Hwy 90 and asked the City Council to respect the History of the area.

Rollette Schreckenghost read a letter from Janet Dietel, President of the San Antonio Conservation Society in support of changing the street name back to Old Hwy 90. She noted that the Conservation Society had a long policy of opposing the renaming of Historic Streets in the City and highlighted the History of the area.

Councilmember Lopez stated that he appreciated all of the comments and noted the great sense of pride on the West Side. He spoke of the process that occurred for the initial name change noting that he had discussed same with Mrs. Leticia Barrera. He mentioned that a 501(c)(3) account was created to offset costs and make funds available to businesses that experienced a financial burden. He referenced a letter from the U.S. Postal Service indicating that they would continue to maintain both the Old Hwy 90 and Enrique M. Barrera Pkwy Street Names. He noted the many initiatives and investments that have been made along the Parkway and the many individuals that had offered to come speak in opposition to the street name change.

Councilmember Lopez moved to deny the request to rename Enrique M. Barrera Pkwy back to Old Hwy 90. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Krier

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 4:43 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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