

**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

Thursday, September 20, 2018

9:00 AM

Municipal Plaza Building

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

PRESENT: 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

Mrs. Vacek announced that Councilmember Pelaez was out on personal business.

1. The Invocation was delivered by Minister Travis Eades, Oak Hills Church, guest of Councilmember Manny Pelaez, District 8.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Special Session of August 28, 2018 and the Regular Meetings of August 29 - 30, 2018.

Councilmember Courage moved to approve the Minutes for the City Council Special Session of August 28, 2018 and the Regular Meetings of August 29-30, 2018. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Pelaez

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized representatives from the American Association of Retired Persons (AARP). He noted that AARP initiatives focused on areas such as housing, care giving, community engagement, social inclusion, and combating isolation among older citizens. He stated that he was pleased to have worked with AARP on San Antonio's new Housing Policy and introduced Lisa Rodriguez of AARP. Ms. Rodriguez thanked Mayor Nirenberg and the City Council for the recognition and re-committing San Antonio to be an Age-Friendly City. The City Council thanked AARP for their work in the community.

CONSENT AGENDA ITEMS

Items 27A and 27B were pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Shaw seconded the motion.

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

Jack M. Finger spoke in opposition to the Management Agreement with the Brackenridge Park Conservancy (Item 25) noting that they were contracting with Martin and Drought who made campaign finance contributions to the City Council.

Councilmember Treviño recognized the Brackenridge Park Conservancy (Item 25) for their great work and called Ms. Lynn Bobbitt to the podium. Ms. Bobbitt thanked the City Council for their support and partnership. She stated that the expanded management agreement would allow for the implementation of Master Plan Strategies and restoration of Historic Structures in the park.

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

AYE: 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 2 - Gonzales and Pelaez

2018-09-20-0731

4. Ordinance approving barricade services on an as-needed basis for the Transportation and Capital Improvements, Convention and Sports Facilities, Police and Center City Development and Operations departments for construction projects, processions or special events from Flasher Limited, dba Flasher Equipment Company for an estimated annual cost of \$600,000.00, funded through the departments' FY 2019 operating budgets. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-09-20-0732

5. Ordinance approving a contract for custodial services for the San Antonio Public Library with Selrico Services, Inc. for an estimated cost of \$1,206,491.58 annually, funded through the department's FY 2019 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-09-20-0733

6. Ordinance approving a contract with CaptionSource, LLC for remote real-time closed captioning services for cablecast programming on the government access channel of the local cable system(s) for a total amount not to exceed \$231,000.00, funded from the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-09-20-0734

7. Ordinance approving a contract for COBAN in-car video replacements with COBAN Technologies, Inc. for the San Antonio Police Department for an estimated cost of \$1,450,000.00 annually, funded from Tax Notes and is included in the FY 2018-2023 Capital Improvement Program budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-09-20-0735

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$825,000.00:
 - (A) Air Flite, Inc. for SAPD helicopter parts, engines and repairs; and
 - (B) Anderson Machinery Company, Cooper Equipment Co., and Waukesha Pearce Industries LLC for light, medium and heavy duty equipment parts; and
 - (C) Acrylatex Coatings & Recycling, Inc. dba Paints4Less for recycled paint.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
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2018-09-20-0736

9. Ordinance approving the Farmers Market lease assignment from Juan Buendia dba Ilucion to Marco A. Pena Pina dba Chantli Imports. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2018-09-20-0737

10. Ordinance approving the Third Amendment of the Fairmount Hotel Ground Lease Agreement for the continued use of the real property located at 401 South Alamo Street by Fairmount Investments, LLC, for an additional 25 year term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2018-09-20-0738

11. An Ordinance closing, vacating, and abandoning 0.606 of an acre unimproved portion of Guilbeau Lane public right of way, located between 9290 Leslie Road and West Loop 1604, in Council District 7, as requested by John Bowen Creamer Family Limited Partnership, for a fee of \$46,278.00. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

2018-09-20-0739

12. An Ordinance authorizing the closure, vacation and abandonment of a 36.00 square feet area of the East Commerce Street right-of-way adjacent to NCB 13812; and a 15.00 square feet area of the East Market Street right-of-way adjacent to NCB 13812, in Council District 1, as requested by the City of San Antonio to reflect building encroachments in the right-of-way. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-09-20-0740

13. Ordinance approving an increase to the project costs for the Air Traffic Control Tower at Stinson Municipal Airport for additional engineering and construction work and appropriating \$104,751.42 from the Stinson Revolving Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2018-09-20-0741

14. Ordinance awarding City Council Project Fund grant allocations to San Antonio Sports for the following programs: District 8 80's 5K in an amount not less than \$14,372.53; and for the District 4 Heroes 5K in an amount not less than \$23,185.58. [John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council]

15. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Jane Velasquez (District 8) to the City/County Joint Commission on Elderly Affairs.

B) Appointing Sandi Wolff (District 2) to the Historic and Design Review Commission.

2018-09-20-0742

16. Ordinance approving an election services contract with the Bexar County Elections Office for the November 6, 2018 Charter Amendment and Special Election at a cost of approximately \$720,335.48. [Leticia Vacek, City Clerk]

2018-09-20-0743

17. Ordinance establishing exemptions to the City Council Project Fund election year moratorium that would accommodate non-branded wellness events and arts, cultural and heritage events. [John Peterek, Assistant to the City Manager, Christopher Callanen, Assistant to City Council]

2018-09-20-0744

18. Ordinance approving the Workforce Solutions Alamo Operating Budget for FY 2018-2019 as recommended by the Committee of 6 on August 22, 2018 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2018-09-20-0745

19. Ordinance approving a 5-year Training Affiliation Agreement between the University of TX Health Science Center San Antonio, the San Antonio Uniformed Services Health Education Consortium, and the San Antonio Fire Department to provide emergency medicine training for US government residents and fellows. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2018-09-20-0746

20. Ordinance approving an agreement with Parent/Child Incorporated for the San Antonio Metropolitan Health District to provide oral health services for infants and children enrolled in Early Head Start programs for a term ending September 30, 2019 with the option to renew for one year. [Erik Walsh, Deputy City Manager; Colleen

M. Bridger, MPH, PhD, Director of Health]

2018-09-20-0747

21. Ordinance approving an Investment Policy and Strategy for the City of San Antonio, Texas, in accordance with the requirements of the Texas Public Funds Investment Act, as amended, for City Council to annually review and approve the City's Investment Policy and Strategy; designating certain employees as Investment Officers for the City of San Antonio; and providing an effective date. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

2018-09-20-0748

22. Ordinance approving a Chapter 380 Economic Development Program Grant Agreement with Friedrich Crossing, LP for the Friedrich Lofts Project in an amount not to exceed \$1,745,000.00; and approving SAWS impact fee waivers in the amount of \$500,000.00 and eligible City permit fee waivers in accordance with the ICRIP Fee Waiver Program. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2018-09-20-0749

23. Ordinance approving a Sports License Agreement with Highland Rockets Youth Football and Cheer at Southside Lions Park for a five year term. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-09-20-0750

24. Ordinance approving a Sports License Agreement with Highland Warhawks Youth Football and Cheer at Southside Lions Park for a five year term. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-09-20-0751

25. Ordinance approving a Management Agreement with Brackenridge Park Conservancy for a ten year term. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-09-20-0752

26. Ordinance approving an On-call Professional Services contract with Data Transfer Solutions, LLC in an amount not to exceed contract amount of \$1,658,834.00 for Professional Asset Management Services primarily for automated pavement condition ratings services necessary to facilitate the development of the Street Maintenance Program and the capture of other asset data such as Pavement Guardrails, Pavement Signage, Pavement Striping and Pavement Markings. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

Items 27A and 27B were addressed jointly. City Clerk Vacek read the captions for Items 27A and 27B:

27. Approving the following two ordinances related to the Downtown Public Improvement District: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations Department]

2018-09-20-0753

- 27A. Public hearing and consideration of an Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District; levying an assessment rate for the Fiscal Year 2019 at \$0.15 per \$100 value of real property in the Downtown Public Improvement District and \$0.09 per \$100 value of residential condominiums; and approving the Fiscal Year 2019 Service & Assessment Plan for the Downtown Public Improvement District.

2018-09-20-0754

- 27B. Ordinance authorizing the negotiation and execution of the Second Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District with Centro Public Improvement District to provide specified services and develop Annual Service and Assessment Plans for the Downtown Public Improvement District for the period ending September 30, 2023.

John Jacks presented information on the Downtown Public Improvement District (PID). He stated that it was authorized through 2023 and managed by the Centro PID. He noted that staff was requesting authorization of the FY 2019 Assessment Rate noting that it was 15 and 9 cents per \$100 valuation for Commercial and Residential, respectively. He added that they were also requesting approval of the FY 2019 Service and Assessment Plan. He presented a map of the Downtown PID and outlined the process: 1) Notices mailed to 746 property owners; 2) PID Board Approval; and 3) San Antonio Express-News publication. He highlighted 2018 Accomplishments and outlined core services for 2019. He added that reporting and monitoring requirements would be strengthened and background checks would be implemented for all employees.

Mayor Nirenberg declared the public hearing open and called upon the citizens registered to speak.

Lee Talamantez, General Manager for Go Rio, spoke on behalf of Hope Andrade and Lisa Wong in support of Centro San Antonio. He spoke of the great services provided and that the Ambassadors made everyone feel welcome.

Monty McCann stated that he was a San Antonio Police Officer and member of the Hope Team. He spoke of their outreach to homeless in the downtown area and noted their partnership with Centro.

Suhail Arastu representing Musical Bridges Around the World spoke in support of Centro and highlighted the energy and momentum in the downtown area.

Gary Perez, Miguel Villarreal, and Eddie Romero representing the Centro Ambassadors addressed the City Council. Mr. Villarreal stated that he enjoyed working to make the downtown area clean, safe, and friendly. Mr. Perez added that he had become an Ambassador to learn what people thought about San Antonio and share its unwritten History.

Kenny Wilson of Haven for Hope spoke of their great collaboration with Centro and stated that he was pleased that they hired individuals from Haven for Hope.

David Adelman, Chair of the Public Improvement District (PID), spoke in support of the assessment and stated that the property owners were pleased with the services provided.

Kris Keller stated that he owned property in the PID and was opposed to the assessment noting that he did not benefit from Centro Services. He expressed concern that a new apartment complex being built next to him would be exempt from the assessment fees.

There being no other citizens registered to speak, Mayor Nirenberg declared the public hearing closed.

Councilmember Treviño thanked the Ambassadors for their great work and stated that he was pleased with their efforts to make downtown a great place for visitors and locals.

Councilmember Treviño move to adopt the Ordinances for Items 27A and 27B. Councilmember Shaw seconded the motion.

Councilmember Viagran asked of the background checks that would be implemented. Mr. Jacks replied that Centro received PID Funds and anyone handling those funds would be required to have a background check. Warren Wilkinson stated that all employees were subject to background checks. Councilmember Viagran asked of the funding for activation.

Mr. Wilkinson replied that there was \$100,000 included in the budget for same. Mr. Jacks added that the city contributes \$250,000. Councilmember Viagran asked of the UTSA Downtown Campus. Sheryl Sculley stated that UTSA would be expanding their campus to accommodate 10,000 more students. Councilmember Viagran asked who property owners could call if there was an issue. Mr. Wilkinson replied that they could call the Centro Office located at 219 Travis Street.

Councilmember Shaw stated that he had the privilege to spend a morning working downtown with Centro Ambassadors and recognized an Ambassador named Maria who he worked alongside that took great pride in her job.

Councilmember Perry asked if the assessment rate was the same or had been increased. Mr. Jacks replied that the assessment rate had remained the same. Councilmember Perry asked if the fee was voluntary or mandatory. Mr. Jacks explained that the fee was governed by State Statute which allows property owners to petition the city to create a PID. He noted that it requires that a 51% majority of the property owners sign the petition. Councilmember Perry asked of the percentage of property owners that had signed the petition. Mr. Jacks reported that 56% of the property owners had signed the petition.

Councilmember Brockhouse asked if there were any property owners exempt from the assessment fee. Mr. Jacks replied that any property owner that paid taxes was required to pay the assessment fee. Councilmember Brockhouse requested a list of property owners that were exempt from the assessment fee and a map of the PID Service Area. He stated that he would like to ensure that those paying the assessment fee were receiving services. David Adelman noted that Centro was not able to provide services on private property and that there were many benefits to being part of the PID.

Councilmember Sandoval asked if Centro could make information regarding the Infrastructure Maintenance Plan available to PID Members. Mr. Wilkinson replied that they would provide maps to include maintenance and landscaping plans. Councilmember Sandoval asked for further clarification regarding exemptions from the assessment fee. Mr. Jacks stated that a public property or tax-exempt entity was exempt from the assessment fee.

Mayor Nirenberg thanked Centro for their work and stated that the central core of San Antonio had been transformed over the last 20 years due to development and the great work of the Ambassadors.

The motion to approve Items 27A and 27B prevailed by the following vote:

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

ABSENT: 1 - Pelaez

28. City Manager's Report

ROBERT WOOD JOHNSON FOUNDATION CULTURE OF HEALTH PRIZE

Mrs. Sculley reported that San Antonio was the winner of the 2018 Culture of Health Prize awarded by the Robert Wood Johnson Foundation. She stated that the National Prize honors communities for their efforts to ensure that all residents have the opportunity to live healthier lives. She noted that to earn the prize; San Antonio had to demonstrate how their efforts reflect the six Culture of Health Criteria: 1) Defining Health in the broadest possible terms; 2) Committing to sustainable systems changes and policy-oriented long-term solutions; 3) Creating conditions that give everyone a fair and just opportunity to reach their best possible health; 4) Harnessing the collective power of leaders, partners, and community members; 5) Securing and making the most of available resources; and 6) Measuring and sharing progress and results. She mentioned that this year's application was spearheaded by the San Antonio Metropolitan Health District and showcased examples such as Pre-K4SA and Haven for Hope. She added that San Antonio would receive a \$25,000 cash prize and national platform to share practices and lessons learned.

NATIONAL NIGHT OUT

Mrs. Sculley reported that National Night Out (NNO) was observed annually on the first Tuesday in October. She stated that each year, San Antonio has one of the largest events in the nation with tens of thousands of residents throughout the city meeting to reduce crime and strengthen neighborhood bonds. She noted that in 2017; over 1,200 community organizations registered their event with the San Antonio Police Department (SAPD). She reported that as of today, there were over 400 organizations registered and SAPD would be accepting registrations through September 28th. She mentioned that NNO had been selected as an Official Tricentennial Event this year and the official kick-off would be held on September 29th at the Historic VFW Post 76 beginning at 9:00 am.

SICLOVÍA

Mrs. Sculley reported that the next Siclovía Event was scheduled for Sunday, September 30, 2018 from 11:00 am to 3:00 pm. She stated that the route would run along Broadway from Mahnke Park to Madison Square Park on Lexington Avenue. She noted that this would mark the 15th Siclovía Event for San Antonio. She added that Siclovía was a free family-friendly event that encourages residents and visitors to get active and explore the city on car-free streets. She stated that one of the newest features at Siclovía was the inclusion of adaptive bikes that people could try out and invited everyone to attend.

2018 JAZZ'SALIVE

Mrs. Sculley reported that the San Antonio Parks Foundation had announced details for the 35th Annual Jazz'sAlive Music Festival. She stated that the free outdoor music and culture festival would take place on Friday, September 21st from 5:00 pm to 12:00 midnight and Saturday, September 22nd from 10:00 am to 11:00 pm in Travis Park. She noted that the festival would include jazz music as well as a creative youth village, yoga in the park, and a wide variety of food vendors. She added that all funds raised would support and accelerate impactful and transformative park projects and invited everyone to attend.

RECESSED

Mayor Nirenberg recessed the meeting at 10:42 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

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

CONSENT ZONING ITEMS

Zoning Items P-1, Z-2, Z-7, P-2, Z-9, Z-11, Z-12, Z-16, Z-17, P-5, Z-19, P-6, and Z-21 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-6 had been withdrawn by the applicant and would not be addressed. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

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

Jack M. Finger spoke in opposition to the request in Item Z-2 noting that staff, the Zoning Commission, and the community recommended denial. He stated that he was opposed to the increased traffic and noise in Item Z-12 and the commercial encroachment in Item Z-16.

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

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

ABSENT: 1 - Pelaez

2018-09-20-0755

Z-1. ZONING CASE # Z2018228 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone King

William Historic Airport Hazard Overlay District with uses permitted in "C-2 NA NR" Commercial Nonalcoholic Sales Noise Restricted District on Lot 17, Block 1, NCB 2912, located at 1423 South Saint Mary's Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 17, BLOCK 1, NCB 2912 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED KING WILLIAM HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE KING WILLIAM HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2 NA NR" COMMERCIAL NONALCOHOLIC SALES NOISE RESTRICTED DISTRICT.

2018-09-20-0756

Z-3. ZONING CASE # Z2018267 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8, 9 and 12, Block 8, NCB 3935 and 0.0992 acres out of NCB 3935, located at 1206, 1210, and 1214 West Ridgewood Court and 103 Viendo 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 8, 9 AND 12, BLOCK 8, NCB 3935 AND 0.0992 ACRES OUT OF NCB 3935, TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2018-09-20-0757

Z-4. ZONING CASE # Z2018274 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.15 acres out of NCB 3029, located at 306 West Grayson and 310 West Grayson. 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: 0.15 ACRES OUT OF NCB 3029 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

2018-09-20-0758

Z-5. ZONING CASE # Z2018275 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.303 acres out of NCB 771, located at 96 Lewis 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: 0.303 ACRES OUT OF NCB 771 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FOUR (4) RESIDENTIAL DWELLING UNITS.

WITHDRAWN BY APPLICANT

Z-6. WITHDRAWN -- ZONING CASE # Z2018098 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 RIO-7D HS AHOD" General Industrial River Improvement Overlay Historic Significant Airport Hazard Overlay District to "IDZ RIO-7D AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar/Tavern and Multi-Family with no more than 150 units per acre and to remove the Historic designation on 7.527 acres out of NCB 985, located at 931 South Flores Street. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from August 16, 2018)

2018-09-20-0759

Z-8. ZONING CASE # Z2018277 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Paint &

Body Repair on 1.874 acres out of NCB 12170, located at 811 Corinne 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: 1.874 ACRES OUT OF NCB 12170 TO WIT: FROM "C-3 MC-3 AHOD" GENERAL COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO PAINT & BODY REPAIR.

2018-09-20-0762

Z-10. ZONING CASE # Z2018266 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 196, Block 4, NCB 15730, located at 230 Dinn 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 196, BLOCK 4, NCB 15730 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2018-09-20-0764

Z-13. ZONING CASE # Z2018270 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 12 and Lot 13, Block 36, NCB 10108, located at 3718 Pleasanton Road and 3720 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 12 AND LOT 13, BLOCK 36, NCB 10108 TO WIT:

FROM "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH.

2018-09-20-0765

Z-14. ZONING CASE # Z2018268 S (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 191, Block 8, NCB 15624, located at 5418 Gavilan 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 191, BLOCK 8, NCB 15624 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 S AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MANUFACTURED HOME.

2018-09-20-0766

P-3. PLAN AMENDMENT CASE # 18084 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "High Density Residential" on 14.133 acres out of NCB 17636, generally located in the 7300 Block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018278)

2018-09-20-0767

Z-15. ZONING CASE # Z2018278 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-33" Multi-Family District on 14.133 acres out of NCB 17636, generally located in the 7300 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18084)

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: 14.133 ACRES OUT OF NCB 17636 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "MF-33" MULTI-FAMILY DISTRICT.

2018-09-20-0768

P-4. PLAN AMENDMENT CASE # 18077 (Council District 7): Ordinance amending the Near Northwest Community Plan, by changing the future land use from "Low Density Residential" and "Community Commercial" to "Community Commercial" on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018249)

2018-09-20-0769

Z-18. ZONING CASE # Z2018249 (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Airport Hazard Overlay District on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: THE EAST 60.12 FEET OF THE NORTH 200.42 FEET OF LOT 3A AND THE EAST 60.48 FEET OF LOT 3B, BLOCK H, NCB 8358 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2018-09-20-0772

Z-20. ZONING CASE # Z2018269 (Council District 9): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.455 acres out of NCB 12057, located at 907 North Coker Loop. 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: 0.455 ACRES OUT OF NCB 12057 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Items P-1 and Z-2 were addressed jointly.

CONTINUED TO OCTOBER 18, 2018

P-1. PLAN AMENDMENT CASE # 18078 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" and "Low Density Residential" to "High Density Mixed Use" on 0.5880 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Planning Commission recommend Denial, with an Alternate Recommendation. (Associated Zoning Case Z2018250)

CONTINUED TO OCTOBER 18, 2018

Z-2. ZONING CASE # Z2018250 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Zoning Commission recommend Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078)

Melissa Ramirez presented Item P-1 and stated that it would amend the Tobin Hill Neighborhood Plan. She noted that staff and the Planning Commission recommended denial with an alternate recommendation for Low Density Mixed Use.

For Item Z-2, Mrs. Ramirez stated that staff and the Zoning Commission recommended denial with an alternate recommendation of IDZ with MF-25 and C-2. She reported that of 23 notices mailed; one was returned in favor and two in opposition. She added that the Tobin Hill Community Association was opposed to the request.

Councilmember Treviño moved to continue Items P-1 and Z-2 until October 18, 2018. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Pelaez

CONTINUED TO NOVEMBER 1, 2018

Z-7. ZONING CASE # Z2018252 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff and Zoning Commission recommend Approval. (Continued from September 6, 2018)

Melissa Ramirez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; 8 were returned in favor and none in opposition.

Councilmember Shaw moved to continue Item Z-7 until November 1, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Pelaez

Items P-2 and Z-9 were addressed jointly.

2018-09-20-0760

P-2. PLAN AMENDMENT CASE # 18070 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018233 CD)

2018-09-20-0761

Z-9. ZONING CASE # Z2018233 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 EP-1" Commercial Facility Parking/Traffic Control District to "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. Zoning Commission recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18070)

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 41, BLOCK 14, NCB 10251 TO WIT: FROM "C-2 EP-1" COMMERCIAL FACILITY PARKING/TRAFFIC CONTROL DISTRICT TO "C-2 CD EP-1" COMMERCIAL FACILITY PARKING/TRAFFIC CONTROL DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR.

Melissa Ramirez presented Item P-2 and stated that it would amend the Arena District/Eastside Community Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-9, she stated that staff recommended approval while the Zoning Commission recommended approval with the condition that the property must have a 6-foot fence along the existing fence footprint. She reported that of 28 notices mailed; 6 were returned in favor and 1 in opposition. She added that the Coliseum-Willow Park Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon the citizens registered to speak.

James Dickerson stated that he lived in the neighborhood and was opposed to the request.

James Burnette stated that he was raised in the neighborhood and supportive of the request.

Elizabeth Macias, Applicant, spoke of the businesses they currently operate in the area and asked the City Council to support their family-owned business.

Councilmember Shaw asked of the conditional use. Mrs. Ramirez replied that it would be limited to operate as an Auto and Light Truck Repair Shop. Councilmember Shaw asked of the zoning change. Mrs. Ramirez replied that it was required in order for the business to become compliant.

Councilmember Shaw moved to approve Items P-2 and Z-9 with the condition that the property must have a 6-foot fence along the existing fence footprint. Councilmember Viagran seconded the motion. The motion to approve with the condition prevailed by the following vote:

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

ABSENT: 1 - Pelaez

Mayor Nirenberg excused himself from the meeting and Mayor Pro Tem Viagran presided.

2018-09-20-0763

Z-11. ZONING CASE # Z2018257 (Council District 3): Ordinance amending the Zoning District Boundary from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff and Zoning Commission recommend Approval. (Continued from August 16, 2018)

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 196, BLOCK 4, NCB 15730 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-11 and stated that staff and the Zoning Commission recommended approval. She reported that of 8 notices mailed; one was returned in favor and none in opposition.

Councilmember Viagran noted that the Applicant had been working with the neighborhood and had agreed to restrictive covenants.

On behalf of Councilmember Viagran, Councilmember Shaw moved to approve Item Z-11 with the restrictive covenants. Councilmember Treviño seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

CONTINUED TO OCTOBER 4, 2018

Z-12. ZONING CASE # Z2018258 S (Council District 3): 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 Carwash on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff and Zoning Commission recommend Approval with Conditions.

Melissa Ramirez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) An eight-foot solid screen fence along residential uses; 2) No temporary signs, no temporary promotional banners, no pennant flags, no feather flags and no streamers or strings; 3) Solid screen fencing along vacuums for noise reduction; and 4) Lighting shall be directed downward onto property. Additionally, the applicant agreed to the following conditions: 1) No outside amplifications systems; and 2) No Loitering & No Trespassing signage must be visible and displayed on site at all times. She reported that of 17 notices mailed; none were returned in favor and 3 in opposition. She added that the Highland Hills Neighborhood Association was supportive of the request.

Mayor Pro Tem Viagran called upon Ms. Billie Zimmerman to speak.

Billie Zimmerman spoke in opposition to the request noting concerns with increased traffic.

On behalf of Councilmember Viagran, Councilmember Shaw moved to continue Item Z-12 until October 4, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

CONTINUED TO OCTOBER 4, 2018

Z-16. ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial.

Melissa Ramirez presented Item Z-16 and stated that staff recommended denial with an alternate recommendation for "R-6 CD" Conditional Use for non-commercial parking lot while the Zoning Commission recommended denial. She reported that of 20 notices mailed; none were returned in favor and four in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

Councilmember Brockhouse moved to continue Item Z-16 until October 4, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

CONTINUED TO OCTOBER 4, 2018

Z-17. ZONING CASE # Z2018196 (Council District 7): 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 1.928 acres out of NCB 17972, located at 8215 Eckherth Road. Staff and Zoning Commission recommend Approval. (Continued from September 6, 2018)

Melissa Ramirez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. She reported that of 31 notices mailed; none were returned in favor while 3 were received in opposition.

Councilmember Sandoval moved to continue Item Z-17 until October 18, 2018. Councilmember Courage seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

Items P-5 and Z-19 were addressed jointly.

2018-09-20-0770

P-5. PLAN AMENDMENT CASE # 18069 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2018166 CD S ERZD)

2018-09-20-0771

Z-19. ZONING CASE # Z2018166 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "R-6 CD S UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a Non-Commercial Parking Lot on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending the September 18, 2018 hearing. (Associated Plan Amendment 18069)

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 15, BLOCK 3, NCB 14758 TO WIT: FROM "R-6 UC-1 MLOD-1 ERZD" RESIDENTIAL SINGLE-FAMILY IH-10/FM 1604 URBAN CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "R-6 CD S UC-1 MLOD-1 ERZD" RESIDENTIAL SINGLE-FAMILY IH-10/FM 1604 URBAN CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A

NON-COMMERCIAL PARKING LOT.

Melissa Ramirez presented Item P-5 and stated that it would amend the North Sector Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-19, she stated that staff and the Zoning Commission recommended approval. She reported that of 14 notices mailed; 2 were returned in favor and one was received in opposition. She noted that the applicant agreed to a 75% impervious cover limitation. She added that the Hills and Dales Neighborhood Association was in support of the request.

Mayor Pro Tem Viagran called upon Mr. James Harnish to speak.

James Harnish, President of the Hills and Dales Neighborhood Association, spoke in support of the request. He stated that the Applicant had signed a Letter of Intent with the Association to provide several development improvements.

On behalf of Councilmember Pelaez, Councilmember Brockhouse moved to approve Items P-5 and Z-19 with a 75% impervious cover limitation. Councilmember Treviño seconded the motion. The motion to approve with the condition prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

Items P-6 and Z-21 were addressed jointly.

2018-09-20-0773

P-6. PLAN AMENDMENT CASE # 18067 (Council District 10): Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "High Density Residential," on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018220 CD)

2018-09-20-0774

Z-21. ZONING CASE # Z2018220 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-50 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan

Amendment 18067)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 7 AND LOT 9, NCB 11926 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-50 CD AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE.

Melissa Ramirez presented Item P-6 and stated that it would amend the Northeast Inner Loop Neighborhood Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-19, she stated that staff and the Zoning Commission recommended approval with the condition of an Office Use height restriction of 3 stories. She reported that of 106 notices mailed; 44 were returned in favor and 19 were received in opposition. She added that the Oak Park-North Northwood Neighborhood Association was in support of the request.

Mayor Pro Tem Viagran called upon Ms. Ashley Farrimond to speak.

Ashley Farrimond stated that she was speaking on behalf of the applicant who agreed to the following conditions: 1) Buildings fronting on Broadway cannot exceed 6 stories or 75 feet in height; 2) Multi-family units facing Nottingham or Nacogdoches cannot exceed 3 stories in height; and 3) Will not pursue a future zoning change to increase the unit count over 223 units.

Councilmember Perry asked of the petitions of opposition. Ms. Farrimond stated that they had worked with the Oak Park Neighborhood Association to address their concerns and they were now in support of the request. Councilmember Perry asked of the traffic. Ms. Farrimond replied that they were making signal & pedestrian improvements, as well as lane additions. Councilmember Perry thanked the developer for working with the neighborhood and making compromises.

Councilmember Perry moved to approve Items P-6 and Z-21 with the conditions stated by Ms. Farrimond. Councilmember Courage seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Pelaez

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Viagran adjourned the meeting at 2:45 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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