

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



**DRAFT**

**Meeting Minutes**

**City Council A Session**

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

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Thursday, September 17, 2015

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Pastor David Reedy, Mount Calvary Lutheran Church, guest of Councilmember Mike Gallagher District 10.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Budget Work Session of August 18, 2015 and the Regular Meetings of August 19 - 20, 2015.

Councilmember Gallagher moved to approve the Minutes for the City Council Budget Work Session of August 18, 2015 and the Regular Meetings of August 19-20, 2015. 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

### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Viagran recognized Girls in Aviation Day at Stinson Airport that would be held on September 26, 2015. She stated that they partnered with the Women in Aviation Alamo City Chapter to host a Day Camp for Middle and Junior High School Girls and recognized Melinda Vasquez. Ms. Vasquez stated that she was the President of the Women in Aviation Alamo City Chapter and were pleased to partner with the City of San Antonio, as well as the Alamo Colleges for the event.

Councilmember Treviño congratulated the Women in Aviation. He announced that the Downtown Landscape was about to be changed due to the incredible talents of great Architects coming to the city. He read a quote from Henry Wadsworth Longfellow and added that he was excited about how the skyline would be transformed.

### **INDIVIDUAL ITEM(S) FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

#### **2015-09-17-0778**

4. An Ordinance accepting an offer with ShotSpotter, Inc. d/b/a SST, Inc. to provide the San Antonio Police Department with a Gunshot Detection Technology System that will provide subscription based access to the ShotSpotter Flex Gunfire Location, Alert and Analysis Service at an initial implementation cost for both pilot programs of not more than \$270,000.00, funded by the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Chief Treviño presented a Power Point regarding the Gunshot Detection Technology System. He stated that two project areas were selected for the 9-Month Pilot Program to include the Eastside Promise Neighborhood and the West End Hope Neighborhood. He noted that the deployment areas were selected due to historically high instances of calls involving gun violence. He explained the Gunshot Detection Process in which a communication sequence was utilized noting that sensors detected gunfire and Shotspotter Technology analyzed the data. He added that the information was reported to dispatch and a Police Officer was dispatched to the gunfire event.

Chief Treviño spoke of the Performance Reporting Data in which they would provide the

percent of decrease/increase in gunfire incidents. Additionally, they will provide the number of responses based on system data. He stated that they would provide the percentage increase in gunfire related evidence as well as the response time to gunfire incidents. He reported that the total cost for the Pilot Program was \$270,000 for FY 2016 and would provide subscription based access to the ShotSpotter Flex Gunfire Location, Alert, and Analysis Service. He mentioned that the contract allowed for four additional one-year renewals at the City's Option for \$220,000 annually. He outlined next steps to include communication with Neighborhoods and Stakeholders about the Pilot Program. He stated that they would provide updates to the Criminal Justice, Public Safety and Services Council Committee in April 2016.

Mayor Taylor thanked staff for the presentation and called upon the citizens registered to speak.

Nazirite Ruben Flores Perez spoke in support of the program noting that it was important to reduce crime. He expressed his support for Interim Chief Treviño to be appointed Chief of Police.

Jack M. Finger spoke against the Pilot Program and showed several articles from other cities showing low results from similar systems.

Frederick Magee stated that he was in support of the Pilot Program but did not feel that the locations should be disclosed to the public.

Councilmember Warrick showed a video of a District 2 Constituent who felt that the Pilot Program would work well in their neighborhood. The video also showed Walter Perry, Eastside Community Activist, who spoke in favor of the Shotspotter Program. Sabrina Melara of District 2 was also featured and spoke in favor of the Shotspotter Program noting that she wanted a safe neighborhood for her and her two daughters. Councilmember Warrick called upon Mr. Phil Daly of ShotSpotter Technology and asked him of the number of cities they operated in. Mr. Daly replied that they operated in 90 cities throughout the country and had a few locations outside of the United States. Councilmember Warrick asked of their relationships with those cities. Mr. Daly stated that they had long standing relationships and their renewal rates were extremely high. Councilmember Warrick asked of the reduction of gunshots in those cities. Mr. Daly stated that on average; they realized 29% reduction in gun shots. Councilmember Warrick asked of the improvements to the service provided. Mr. Daly replied that their system was continually improving through their team of engineers. He indicated that their false positive rate was extremely low. Councilmember Warrick asked of the updates to technology. Mr. Daly stated that they owned and maintained the array of sensors and were responsible for replacing them and

updating the software as necessary. Councilmember Warrick asked of the radius of the Pilot Area. Chief Treviño responded that there was a two mile radius and noted the center point for the East and West Locations.

Councilmember Treviño stated that he was pleased with the additional tools for Public Safety Officers and asked of improved response times. Chief Treviño replied that they believed response times would be improved as Officers would be able to respond more accurately to a location where gunshots are detected.

Councilmember Viagran asked when said item will be reviewed at the Council Committee Level. Chief Treviño replied that they would provide an update in April 2016. Councilmember Gallagher expressed support for the Pilot Program which would have an opportunity to be reviewed.

Councilmember Gonzales asked how the information was provided to the Police Department. Chief Treviño explained that microphones detected the gunshots and then software triangulates where they are located. He stated that the information is relayed to the Communications Unit and Officers are dispatched to the location. Councilmember Gonzales asked of false alarms such as fireworks. Chief Treviño stated that the technology has been refined to limit the amount of false alarms. Councilmember Saldaña asked of the follow-up of the program. Chief Treviño stated that the data would be available in April.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 4. Councilmember Treviño 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

#### **CONSENT AGENDA ITEMS**

Items 5, 19, 21, 34, 39, 44A and 44B were pulled for Individual Consideration. Councilmember Lopez moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Robert Hylander expressed concern with an issue he experienced at the Alamodome when he was attending a UTSA Football Game. He stated that he was overcharged at the concession stand by \$3.00 and was concerned that many others were also overcharged. He added that the Aramark Staff did not handle the situation appropriately and requested that

the City take a closer look at their service.

Nazirite Ruben Flores Perez expressed support for the purchase of a Low Power Television Station (Item 5) and the operation of Time Warner Cable Park by Northeast ISD (Item 26).

Jack M. Finger expressed opposition to the funding for Teen Pregnancy Prevention within the Medicaid 1115 Waiver Program (Item 39).

Faris Hodge, Jr. submitted written testimony in support of Items 4-7, 9-14, 20, and 22-40.

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

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

**2015-09-17-0780**

6. An Ordinance authorizing contracts with Craftsman Plumbing and The Brandt Companies, LLC to provide on call plumbing maintenance and repair services for a total estimated annual amount of \$400,000.00, funded with the Aviation Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0781**

7. An Ordinance accepting the offer from FarrWest Environmental Supply, Inc., to provide the San Antonio Fire Department Hazmat Team with two handheld Hazmat Chemical Identification Units for a total cost of \$161,500.00, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0782**

8. An Ordinance accepting an offer from Silsbee Ford to provide the San Antonio Police Department with two SUV replacements for a total cost of \$64,056.70, funded with the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0783**

9. An Ordinance accepting an offer from Silsbee Ford to provide the Transportation and Capital Improvement Department with five Aerial Lift Bucket Trucks for a total cost of \$729,449.00, with four vehicle replacements funded with the Equipment Renewal and Replacement Fund and one unit funded with the Transportation and Capital Improvements Stormwater Operations and Advanced Transportation District Funds.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0784**

10. An Ordinance accepting an offer from Cowboy Dodge, Jeep, Ram for the purchase of five replacement Dodge Ram 3500 one-ton first responder units for the Fire Department for a total cost of \$256,148.75, funded with the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0785**

11. An Ordinance accepting the bids from Grande Truck Center, Doggett Freightliner of South Texas, LLC, Rush Truck Center, Santex Truck Center, and Cooper Equipment Co. to provide replacements for 25 medium and heavy duty trucks and 18 heavy duty trailers for a total cost of \$3,500,932.00, funded from the Equipment Renewal and Replacement Fund and Solid Waste Management Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0786**

12. An Ordinance accepting the offer from Dailey & Wells Communications, Inc., through the Houston-Galveston Area Council of Governments cooperative contract to provide the San Antonio Police, Fire and Animal Care Services Departments with portable radios and command base stations for a total cost of \$2,221,901.90, funded from the FY2015-FY2019 Capital Budget and FY15 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0787**

13. An Ordinance accepting the bids from Marentco, Inc., d/b/a Tejas Equipment Sales, Waukesha-Pearce Industries, H & V Equipment Services, Hotsy Equipment Company, Cooper Equipment Company and Vermeer Texas-Louisiana to provide 13 pieces of heavy equipment, such as forklifts, bulldozers, and brush chippers, for a total cost of \$1,692,621.00, funded from the Equipment Renewal and Replacement Fund, Aviation Operations Fund, and Transportation and Capital Improvements Department General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0788**

14. An Ordinance accepting the offer from Stryker Medical to provide the San Antonio Fire Department with EMS Power Stretchers for a total cost of \$190,843.02, funded with the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0789**

15. An Ordinance accepting the offer from Lonestar Fire Specialties to provide the San Antonio Fire Department with one mobile pump testing system for a total cost of \$85,000.00, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0790**

16. An Ordinance accepting the offer from URETEK USA, Inc. to provide services addressing the compaction and settlement issues on West Woodland Drive for a total cost of \$152,552.50, funded from the 2015 Street Maintenance Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-09-17-0791**

17. An Ordinance for Brackenridge Park River Wall Rehabilitation, a FY 2015 Deferred Maintenance Project, located in Council District 2, authorizing a task order in an amount not to exceed \$538,723.69 to a Job Order Contract to Straight Line Management. [Xavier Urrutia, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-09-17-0792**

18. An Ordinance for the La Villita-Maverick Plaza Entry Project authorizing a Job Order Contract with Kencon Constructors/Construction Managers, LTD for construction improvements in an amount not to exceed \$256,000.00, a FY 2015 General Fund, Community and Visitor Facilities Fund and San Antonio Conservation Society funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-09-17-0794**

20. An Ordinance for the Market Square El Mercado Building Restroom Renovation Project authorizing a Job Order Contract to The Sabinal Group for restroom renovations in an amount not to exceed \$178,312.00, a Market Square Fund project located in Council District 1 [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
22. Consideration of the following items related to Phil Hardberger Park Improvements: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-09-17-0796**

- 22A.** An Ordinance for the Phil Hardberger Park Parking Project awarding a construction contract including one additive alternate in the amount of \$523,012.15 to Friesenhahn Paving LLC, a 2012-2017 Bond-funded Project located in Council Districts 8 and 9.

**2015-09-17-0797**

- 22B.** An Ordinance for the Phil Hardberger Park Trails Project awarding a construction contract including one additive alternate in the amount of \$302,700.00 to CGC General Contractors, Inc, a Certificates of Obligation-funded Project, located in Council Districts 8 and 9.

**2015-09-17-0798**

- 23.** An Ordinance authorizing the closure, vacation and abandonment of a 0.715 acre of an unimproved portion of Link Drive and Anchor Drive established in Council District 9, as requested by Meritage Homes of Texas, LLC, for a fee of \$15,637.00 [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-09-17-0799**

- 24.** An Ordinance authorizing a five-year lease renewal agreement extension with Warfield to lease 4,500 square feet of clinic space at 4343 Rittiman Road for the San Antonio Metropolitan Health District for the continued operation of a Women, Infants and Children Clinic as part of the Special Supplemental Nutrition Program. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

**2015-09-17-0800**

- 25.** An Ordinance authorizing the execution of a five-year Renewal and Amendment of Lease Agreement between Washington Place Joint Venture, a Texas general partnership and the City of San Antonio, for the continued use of 8,009 square feet of office space located at 215 South San Saba, Suites 107 and 111, located in Council District 1, for use by the San Antonio Fire Department. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

**2015-09-17-0801**

- 26.** An Ordinance authorizing the assignment from SportsAmerica, Inc. to Northeast Independent School District of a Lease Agreement for an initial term of twenty-five years for the operation of Time Warner Cable Park in Council District 10 and authorizing the negotiation and execution of an amendment of the Lease Agreement

to effectuate the full transfer of all operations and leasehold interests of the sports complex to NEISD; no City funds are associated with this action. [Xavier D. Urrutia, Interim Assistant City Manager; Janet A. Martin, Acting Director, Parks & Recreation]

**2015-09-17-0802**

27. An Ordinance authorizing acceptance of a continuation grant from the Alamo Area Council of Governments for the Senior Nutrition Program in the amount of \$1,967,590.00 for the period of October 1, 2015 through September 30, 2016; authorizing a total program budget of \$5,457,701.00, which includes the grant funds, \$3,437,111.00 in matching funds from the FY 2016 General Fund, and an estimated \$53,000.00 in client donations; and authorizing a personnel complement of 49 grant-funded positions. [Xavier Urrutia, Interim Assistant City Manager; Melody Wosley, Director, Human Services]
28. 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 Allison P. Cohen (District 10) to the Parks and Recreation Board.
- B) Appointing Roger C. Barnes (Mayoral) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2016.
- C) Appointing Shokare Nokpodia (Mayoral) to the HemisFair Park Area Redevelopment Corporation for the remainder of an unexpired term of office to expire August 13, 2017.
- D) Reappointing Andrea Sanchez (District 4) to the San Antonio Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2016.

**2015-09-17-0056R**

29. A Resolution nominating Roberto C. Treviño to serve on the Bexar Appraisal District Board of Directors for a term of office to expire December 31, 2017. [Leticia M. Vacek, City Clerk]

**2015-09-17-0803**

30. An Ordinance authorizing an amendment to the Chapter 380 Economic Development Program Loan Agreement among the City, Tax Increment Reinvestment Zone Number Eleven, and the NRP Group in the amount of \$516,000.00 to undertake and complete the Crockett Street Lofts Project located in Council District 2. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

**2015-09-17-0804**

31. An Ordinance authorizing a Chapter 380 Economic Development Program Grant and Loan Agreement in a cumulative amount of approximately \$941,710.70 with 400 East Houston Street, LP for project costs related to the rehabilitation of the Maverick Building, to include a release of lien in the approximate amount of \$381,615.65. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

**2015-09-17-0805**

32. An Ordinance consenting to a loan between Hemisfair Park Area Redevelopment Corporation (HPARC) and Broadway National Bank for the design and construction of temporary surface parking lots at South Alamo Street and Martinez Street; and authorizing Revenue Sharing Agreements with HPARC for these lots and parking lots on Cesar Chavez Blvd. [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations].

**2015-09-17-0806**

33. An Ordinance rescheduling City Council Meetings in November and December 2015 and January 2016, and scheduling a B Session on October 21, 2015; scheduling a City Council Meeting on October 22, 2015 and a Special Meeting on November 10, 2015. [Leticia M. Vacek, City Clerk]

**2015-09-17-0808**

35. An Ordinance approving a professional services agreement renewal with Patterson and Associates to provide investment training and consultant services to the City of San Antonio for a renewal period of one year, in an amount not to exceed \$26,000.00, commencing on October 1, 2015, and ending on September 30, 2016; and authorizes other matters incident and related thereto. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Director of Finance]

**2015-09-17-0809**

36. An 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 (the “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, Director of Finance]

**2015-09-17-0810**

37. An Ordinance authorizing an agreement with the San Antonio AIDS Foundation in the amount of \$30,000.00 for the provision of field testing services in support of the San Antonio Metropolitan Health District’s STD/HIV 1115 Medicaid Waiver Project for a term beginning October 1, 2015 through September 30, 2016 with an option to renew for one additional year. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Interim Director of Health]

**2015-09-17-0811**

38. An Ordinance authorizing an amendment to a software support and maintenance agreement to increase compensation paid to the University of Texas Health Science Center San Antonio School of Dentistry for the San Antonio Metropolitan Health District’s use of SmilesMaker software for the Oral Health Medicaid 1115 Waiver Project bringing the new cumulative amount of the contract from \$24,000.00 to \$27,567.00 over the three year period. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Director, Public Health]

**2015-09-17-0813**

40. An Ordinance authorizing the acceptance of supplemental funding in the amount of \$301,698.00 from the Alamo Area Council of Governments for the provision of meals to seniors in the Senior Nutrition Program for the period of October 1, 2014 to September 30, 2015. [Xavier Urrutia, Acting Assistant City Manager; Melody Woosley, Director, Human Services]

**2015-09-17-0814**

41. An Ordinance authorizing the ratification of a contract with Carolyn Arnold Communications Consultant, Inc., for services rendered during the contract period and completed after contract expiration in the amount of \$64,492.25 to provide the Information Technology Services Department with telecommunications billing and audit services during a period that was past the contract period approved by City Council. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

**2015-09-17-0815**

42. An Ordinance authorizing the reprogramming of Home Investment Partnerships funds in the amount of \$600,000.00 available from FY 2014 Multi-family Set Aside to support the CHDO New Construction Set Aside, substantially amending the FY 2015 Annual Action Plan/Budget; authorizing the closeout and cancellation of affected projects and the creation of new project budgets; authorizing the execution and submission of contracts and other documents as necessary; and providing for payment. [Peter Zaroni, Deputy City Manager; John Dugan, Planning and Community Development]

**2015-09-17-0816**

43. An Ordinance approving the allocation of \$1,100,000.00 in FY 2016 HOME Investment Partnerships Program funding for the development of Acme Road Apartments and the allocation of \$1,600,000.00 in FY 2014 and FY 2016 HOME Community Housing Development Organization funding for the development of Lenwood Heights Subdivision and authorizing the execution of loan documents. [Peter Zaroni, Deputy City Manager; John M. Dugan, Director; Planning and Community Development]

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

City Clerk Vacek read the caption for Item 5:

**2015-09-17-0779**

5. An Ordinance authorizing the purchase of a Low Power Television Station in an amount up to \$270,000.00 from the Public, Education, and Government Fund. [Jeff Coyle, Director, Government & Public Affairs]

Councilmember Gonzales asked what channel the television station would be located on and how the community could access it. Di Galvan responded that residents could access it for free on Channel 23. She explained that Low Power Channel was accessible through Loop 410 and that they would receive a Digital Construction Conversion Permit which would allow the city to convert it to a Digital Channel in the future. Councilmember Nirenberg congratulated the city and spoke of dividing into four digital streams. He asked that they look for opportunities to provide access to the Non-Profit Community.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item 5. Councilmember Gonzales 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 19:

**2015-09-17-0793**

- 19.** An ordinance for Belford Area Drainage project, a 2012-2017 Bond-funded Project, located in Council District 3, awarding a construction contract, including two additive alternates, to Jordan Foster Construction in the amount of \$6,249,080.75, of which \$372,649.25 will be reimbursed by San Antonio Water Systems (SAWS) and \$185,400.00 will be reimbursed by CPS Energy and accepting \$50,000.00 from Legacy Brooks, LTD through a Developer Fund Agreement. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Viagran highlighted said item that was part of the 2012-2017 Bond Program and stated that she was pleased that drainage issues would be addressed.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 19. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Warrick

City Clerk Vacek read the caption for Item 21:

**2015-09-17-0795**

- 21.** An ordinance for the West Commerce Economic Corridor Master Plan authorizing the execution of a Professional Design Services Agreement with Debra Dockery and Associates in an amount not to exceed \$240,000.00, a FY 2015 Certificates of Obligation funded project located in Council District 5. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Gonzales highlighted the West Commerce Economic Corridor Master Plan and stated that it had been discussed in the community for over 30 years. She noted that they were making progress and would begin community meetings in November. Mr. Mike Frisbie added that there was great vision for the Corridor that would provide a Gateway to

the West Side.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item 21. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Warrick and Viagran

City Clerk Vacek read the caption for Item 34:

**2015-09-17-0807**

**34.** An Ordinance authorizing the City of San Antonio to amend and extend an agreement with HEB Grocery Company, LP for the sale of garage sale permits to the public at HEB Business Centers. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

Councilmembers Saldaña and Nirenberg recused themselves from Item 34 by exiting the Council Chambers and noting they submitted the recusal forms to the City Clerk.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 34. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Viagran, Gonzales, Lopez, Medina, Krier and Gallagher

**ABSENT:** 1 - Warrick

**ABSTAIN:** 2 - Saldaña and Nirenberg

City Clerk Vacek read the caption for Item 39:

**2015-09-17-0812**

**39.** An Ordinance authorizing budgets in a cumulative amount of approximately \$11,592,472.00, staffing complements and other related items in order to participate in the Medicaid 1115 Waiver Program for Demonstration Year 5 which begins October 1, 2015 and ends on September 30, 2016. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Interim Director of Health]

Councilmember Gallagher stated that he was uncomfortable with various aspects of the

authorization due to the City of San Antonio providing contraceptive drugs that could be harmful to students. He spoke of the importance of public safety and stated that he could not support the program.

Councilmember Krier stated that he concurred with Councilmember Gallagher's concerns and requested additional information on the program. Dr. Vincent Nathan stated that the Medicaid 1115 Waiver Program was initially approved in 2011 and authorized for five years. He reported that the Bexar County Region was awarded \$1.16 Billion with \$43 Million allocated to Metro Health. He outlined the Six Prevention Strategies: 1) Teen Pregnancy Prevention; 2) Community Based Diabetes Prevention; 3) HIV and Syphilis Prevention; 4) Neighborhood Health; 5) School-Based Oral Health; and 6) Baby Cafe Breastfeeding Promotion. He noted that the FY 2016 Total Budget was \$11.6 Million and a 3 to 5 year extension would be announced in 2016. He outlined the budget allocation by program and highlighted metrics accomplished in FY 2015. Councilmember Krier asked if they would be applying for renewal of the grant next year. Dr. Nathan stated that it would be presented to the City Council for approval if authorized by the Governor's Office. Councilmember Krier noted concerns by the Faith Community and requested additional public discussion. He stated that he could not support the program.

Councilmember Viagran stated that she was in support of the program and asked if the program was approved by the State Legislature in 2011. Dr. Vincent confirmed that it was approved by the State Legislature and subsequently approved by the City Council in 2011. Councilmember Viagran highlighted the various programs funded by the Medicaid 1115 Waiver Program to include Teen Pregnancy Prevention, Diabetes Prevention, and Breastfeeding. She stated that it was important to educate the community and discuss the issues openly.

Councilmember Saldaña concurred with Councilmember Viagran about the importance of the programs and expressed concern that the Teen Pregnancy Rate in San Antonio was five times higher than the National Average. He asked of the decrease in teen pregnancies. Dr. Nathan replied that there had been a 40% reduction due to education and prevention strategies. He noted that their programs were evidence based and data driven. Councilmember Saldaña that he was pleased to support the program now and in the future for renewal.

Councilmember Lopez expressed support for the program and stated that although he understood the concerns regarding Teen Pregnancy Prevention; outreach and education were very important. He spoke of the case management and asked how communication occurred. Dr. Nathan replied that they work with Providers and develop fact sheets and protocols for procedures. He stated that they talk to parents as children under 18 years of

age must have parental consent to participate. He noted that they work with the School Districts and provide information to School Nurses, Teachers, and Administrators. He added that they used evidence based, documented, and well-researched programs. Councilmember Lopez thanked Dr. Vincent for their work and stated that he looked forward to the data that would be provided after evaluation of the programs.

Councilmember Nirenberg stated that the City Council and public had discussed this item five years ago when Teen Pregnancy, Diabetes, Obesity, and Syphilis were becoming an issue in the city. He noted the great impact that had been made thus far and expressed his support.

Councilmember Gonzales asked of the funding allocation. Dr. Nathan replied that it was based on a set of metrics which determines how the funds are distributed by program. Councilmember Gonzales spoke of the importance of Diabetes Prevention and noted that the various programs and issues were related. She stated that they had discussed the programs in a B Sessions and expressed her support. She added that she looked forward to the results.

Councilmember Warrick spoke of his experiences when volunteering at Sam Houston High School and noted the issues with Teen Pregnancy in High School and Middle School Students. He spoke of the positive aspects of the programs and the great need throughout communities such as the Promise Zone.

Mayor Taylor expressed her support for the programs and stated that it was important to address all the health issues that impact a person's ability to participating in the workforce. She added that in regard to Teen Pregnancy, it often curbed the potential for young people to fulfill their educational potential. She added that the programs had a great impact on the community and she would continue to support these efforts.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 39. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina and Nirenberg

**NAY:** 2 - Krier and Gallagher

City Clerk Vacek read the captions for Items 44A and 44B:

**44.** Public hearing and consideration of the following Ordinances related to the

Downtown Public Improvement District: [Lori Houston, Assistant City Manager and Acting Director, Center City Development & Operations]

**2015-09-17-0817**

- 44A.** An Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District (PID); levying an assessment rate for Fiscal Year 2016 at \$0.15 per \$100.00 value of real property in the PID and \$0.09 per \$100.00 value of residential condominiums; and approving the Fiscal Year 2016 Services and Assessment Plan for the PID

**2015-09-17-0818**

- 44B.** An Ordinance authorizing the Second Amendment to the Interlocal Agreement with VIA Metropolitan Transit Authority increasing their contribution to \$294,000 annually for participation in the Downtown Public Improvement District through September 30, 2023 and increasing the number of bus stops receiving supplemental services.

Jim Mery presented a Power Point regarding the Downtown Public Improvement District (PID). He stated that they were requesting approval for the levy of the Assessment Rate for the PID at \$0.15 per \$100 valuation for Commercial Properties and \$0.09 per \$100 value for Residential Properties. He also requested approval of the FY 2016 Annual Service and Assessment Plan and a Second Amendment to the Interlocal Agreement with VIA to increase their contribution by \$69,000 annually. He provided a map of the PID and stated that the Annual Plan detailed the level of service to include the budget and assessment rate. He noted that the Plan had been approved by the Centro PID Board with an Annual Budget of \$5,225,400. He outlined the budget allocations for Management, Operations, Core Services, and New Services. He added that the city would contribute \$248,355 for various facilities.

Mayor Taylor opened the Public Hearing on the levy of a Special Assessment for the Downtown Public Improvement District for Fiscal Year 2016, the Fiscal Year 2016 Service and Assessment Plan for the PID, and the Second Amendment to the Interlocal Agreement with VIA Metropolitan Transit Authority. She called upon the citizens registered to speak.

Diane Colaz stated that she had managed the Milam Building on Travis Street for 15 years and was in favor of the Special Assessment for the PID. She noted the great work of the Amigos and spoke of the importance of maintaining downtown vibrancy.

David Allen stated that he was a property owner in the PID and supportive of the Special Assessment.

There being no other citizens wishing to speak, Mayor Taylor closed the Public Hearing.

Councilmember Treviño expressed his support and stated that this was very important for the Downtown Area. He mentioned that one of the issues in the area was panhandling, homelessness, and public safety. He spoke of the need for a sense of compassion and positive strategy toward the issue.

Councilmember Treviño moved to adopt the proposed Ordinances for Items 44A and 44B with an amendment that no funds of the PID be used for public safety activities. Councilmember Saldaña seconded the motion.

Councilmember Saldaña highlighted that the Downtown Property Owners tax themselves and expressed his support for approval of the items as amended.

Councilmember Viagran asked for clarification on how the outreach funding would be utilized. Mr. Pat DiGiovanni replied that they would use funds to train the Amigos and add Outreach Personnel without duplicating the work of Police Officers. He stated that the Outreach Personnel would not perform Policing Services. Councilmember Viagran requested data regarding the number of incidents in which the Amigos had to involve SAPD.

Councilmember Gonzales asked if the Amigos utilized radios or cell phones. Mr. DiGiovanni replied that they had radios and contacted the Central Office to report incidents. He confirmed that they met daily with their Operations Supervisor and discussed how to address any issues that occurred.

Councilmember Gallagher expressed concern with the amendment noting that public safety could encompass many things. Mr. DiGiovanni stated that they would hire two Outreach Officers that would be trained to handle more difficult populations in the Downtown Area.

Councilmember Treviño apologized to the City Council noting that he had been informed of the potential issue this morning. He stated that he did not want to stall the efforts of Centro but noted the importance of public safety.

The motion to approve as amended prevailed by the following vote:

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

**POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized Councilmember Saldaña who would be celebrating his birthday on September 19, 2015. The City Council sang Happy Birthday to Councilmember Saldaña.

**RECESSED**

Mayor Taylor recessed the meeting at 11:12 am and announced that the meeting would resume at 2:00 pm for Zoning.

**RECONVENED**

Mayor Taylor reconvened the meeting at 2:08 pm and addressed a Point of Personal Privilege.

**POINT OF PERSONAL PRIVILEGE**

Mayor Taylor welcomed President Hage Geingob, Republic of Namibia; his wife Madame Monica Geingos; and their Delegation, to San Antonio. Mayor Taylor spoke of President Geingob's background and presented a Cowboy Hat and the Alcade Award to His Excellency. President Geingob thanked Mayor Taylor and the City Council for the Cowboy Hat and stated that he was honored to be in San Antonio. He spoke of the democratic process for elections in Africa and their banking system that was one of the best in the world. He noted that he looked forward to Mayor Taylor's visit to Namibia. The City Council welcomed President Geingob to San Antonio.

**CONSENT ZONING ITEMS**

Zoning Items 45, Z-3, P-2, Z-5, Z-7, Z-8, Z-10, Z-11, P-3, Z-12, P-4, Z-13, Z-14, and Z-15 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

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

Mr. Jack M. Finger spoke in opposition to Item Z-3 noting that staff recommended denial. He stated that he was opposed to the conversion of a multifamily area to a commercial area (Items P-2 and Z-5) and noted that more than 10% of the surrounding neighborhood and the Zoning Commission were in opposition. He expressed opposition to Items Z-7 (staff denial) and Z-8 (staff and Zoning Commission denial).

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

**2015-09-17-0819**

- 46.** An Ordinance approving an Amendment to the Medina County Inter-Local Agreement which authorizes Development Services to review platting requests in the Medina County portion of the City of San Antonio Extraterritorial Jurisdiction for subdivisions lots between 5,999 square feet to 0.4 acres and development within the Texas Research Park Master Development Plan.

**2015-09-17-0820**

- P-1.** PLAN AMENDMENT #15065 (Council District 1): An Ordinance amending the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.9057 acres of land out of NCB 753 and NCB 680, located in the 700 block of Jackson Street, from "Low Density Residential", "Medium Density Residential", and "Community Commercial" to "Low Density Mixed Use" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015246)

**2015-09-17-0821**

- Z-1.** ZONING CASE # Z2015246 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.7886 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Overlay Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.1171 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Overlay Zone Airport Hazard Overlay District 0.082 acres out of NCB 758 on 2.091 acres of land out of NCB 753, NCB 680, NCB 758, and NCB 357, generally located in the 600 block of West Cypress Street, 700 block of Jackson Street and 700 Block of West Poplar

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Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #15065)

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 2.091 ACRES OF LAND OUT OF NCB 753, NCB 680, NCB 758, AND NCB 357 TO WIT: FROM "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT, "C-2P S AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH, "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT, "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT, "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, AND "MF-33 HS AHOD" MULTI-FAMILY HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE DISTRICT WITH USES PERMITTED IN "C-2P" COMMERCIAL PEDESTRIAN DISTRICT, CARWASH, PARTY HOUSE/RECEPTION HALL/MEETING FACILITY, BAR/TAVERN, NON-COMMERCIAL PARKING LOT AND THREE (3) RESIDENTIAL UNITS ON 1.7886 ACRES OUT OF NCB 680 AND NCB 753, "IDZ HS AHOD" INFILL DEVELOPMENT OVERLAY ZONE HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT WITH FOUR (4) RESIDENTIAL UNITS AND NON-COMMERCIAL PARKING LOT ON 0.1171 ACRES OUT OF NCB 680, "C-2 IDZ AHOD" COMMERCIAL INFILL DEVELOPMENT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT ON 0.0698 ACRES OUT OF NCB 357 AND "C-1 IDZ AHOD" LIGHT COMMERCIAL INFILL DEVELOPMENT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT 0.082 ACRES OUT OF NCB 758.

**2015-09-17-0822**

**Z-2.** ZONING CASE # Z2015263 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Sales, Service and Storage on 1.83 acres out of NCB 11711, located at 6977 San Pedro 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: 1.83 OF AN ACRE OUT OF NCB 11711 TO WIT: FROM

"C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR OVERSIZED VEHICLE SALES, SERVICE AND STORAGE.

**2015-09-17-0824**

**Z-4.** ZONING CASE # Z2015257 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 NA" General Commercial Nonalcoholic Sales District to "L" Light Industrial District on 1.339 acres out of NCB 12887 located at 1920 South East Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.339 ACRES OUT OF NCB 12887 TO WIT: FROM "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT TO "L" LIGHT INDUSTRIAL DISTRICT.

**2015-09-17-0825**

**Z-6.** ZONING CASE # Z2015253 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Overlay Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on the west 1/3 of Lots 80 (save & except a portion of Lot 80), 81, 82, 83 and 84, Block 9, NCB 3128, located at 120 West Highland 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: 0.1002 ACRES OF LAND OUT OF NCB 3128 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD IDZ AHOD" RESIDENTIAL SINGLE-FAMILY INFILL DEVELOPMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR FOUR (4) DWELLING UNITS.

**2015-09-17-0827**

**Z-9.** ZONING CASE # Z2015255 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard

Overlay District with Specific Use Authorization for a Childcare Daycare Center on Lot 36, Block 6, NCB 12266, located at 143 Postwood 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 36, BLOCK 6, NCB 12266 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 S AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CHILDCARE DAYCARE CENTER.

**2015-09-17-0835**

**P-5.** PLAN AMENDMENT # 15070 (Council District 9/ETJ) : An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 9.164 acres out of Lot P-22, CB 4862 located in the 26000 block of Bulverde Road from "Country Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (No associated Zoning Case)

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 45:

**45.** Second public hearing regarding the voluntarily requested full purpose annexation of approximately 36.123 acres located at 5710 East Evans Road adjacent to City Council District 10 as requested by Fair Oaks Mosaic TBY, LLC [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Mayor Taylor opened the Second Public Hearing on the voluntary full purpose annexation of approximately 36.123 acres located at 5710 Evans Road. She asked if there was anyone wishing to speak. There being no citizens registered to speak, Mayor Taylor closed the Public Hearing. No action was required for Item 45.

**2015-09-17-0823**

**Z-3.** ZONING CASE # Z2015258 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 58, Block 15, NCB 12072 located at 487 Maplewood Lane. Staff recommends Denial, Zoning Commission recommends Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 58, BLOCK 15, NCB 12072 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE.

John Jacks presented Item Z-3 and stated that staff recommended denial and the Zoning Commission recommended approval with the following conditions: 1) No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood; 2) Business or office hours of operation shall not be permitted before 7:00 am or after 6:00 pm; 3) No signs or advertising related to the Professional Office shall be allowed on the property; 4) No vehicles with posted signs shall be parked on the property for more than 48 hours; and 5) Landscape screening shall be installed and maintained permanently between the driveway and the curb on the front and east side of the property and shall not impede traffic visibility. He reported that of 23 notices mailed; three were returned in favor and none were received in opposition. He noted that the Shearer Hills/Ridgeview Neighborhood Association was in support of the request.

Councilmember Treviño moved to adopt the proposed Ordinance for Item Z-3 with the conditions read by Mr. Jacks. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

Items P-2 and Z-5 were addressed jointly.

**CONTINUED FOR 90 DAYS**

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

**CONTINUED FOR 90 DAYS**

**Z-5.** ZONING CASE # Z2015225 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 15059)

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

For Item Z-5, Mr. Jacks stated that staff recommended approval and the Zoning Commission recommended denial. He reported that of 29 notices mailed; one was received in favor and three were returned in opposition. He added that the Highland Hills Neighborhood Association was in support of the request.

Councilmember Viagran moved to continue Items P-2 and Z-5 for 90 days. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Saldaña and Medina

**CONTINUED UNTIL OCTOBER 1, 2015**

**Z-7.** ZONING CASE # Z2015259 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 25, Block 8, NCB 13959, located at 5410 Congo Lane. Staff recommends Denial. Zoning Commission recommends Approval.

John Jacks presented Item Z-7 and stated that staff recommended denial and the Zoning Commission recommended approval. He reported that of 37 notices mailed; one was returned in favor and three were received in opposition.

Councilmember Lopez moved to continue Item Z-7 until October 1, 2015. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**2015-09-17-0826**

**Z-8.** ZONING CASE # Z2015198 CD (Council District 6): An Ordinance amending Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 14 and 15, Block 2, NCB 15587 located at 2302 and 2310 Westward Drive. Staff recommends Denial. Zoning Commission motion failed and is forwarded as Denial. (Continued from September 3, 2015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14 AND 15, BLOCK 2, NCB 15587 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR.

John Jacks presented Item Z-8 and stated that staff and the Zoning Commission recommended denial. He stated that if the City Council was in favor of moving the case forward; staff recommended the following conditions: 1) Add the overlay district of NA – Non-Alcoholic Sales; 2) There shall be one driveway, for exit use only, on Westward Drive; 3) Maximum parking spaces shall be limited to 15 spaces; 4) Hours of Operation shall be limited to 7:00 am to 7:00 pm, Monday through Friday; and 7:00 am to 4:00 pm, Saturday; 5) An eight-foot solid screen fence shall be erected on the west side of the property but maintain clear vision requirements; 6) A 15-foot landscape buffer shall be required on the west property line; 7) Downward lighting shall be pointed away from residential uses; and 8) No outdoor speaker or amplification systems shall be permitted. He reported that of 22 notices mailed; 5 were returned in favor and 6 were received in

opposition. He noted that the Cable-Westwood Neighborhood Association was opposed to the request and the Lackland Terrace Neighborhood Association was in support. He added that the case would require 9 votes for approval due to the opposition exceeding 20%.

Councilmember Lopez stated that they had worked with the community to reach a consensus and submitted Letters of Support from the Lackland Terrace and Meadow Village Neighborhood Associations. He noted that 36 residents that had conducted business at the Mechanic Shop had stated that the owner was honest and fair and they were supportive of his request. He added that the District 6 Representative on the Zoning Commission was also in support of the request.

Councilmember Lopez moved to adopt the proposed Ordinance for Item Z-8 with the conditions read by Mr. Jacks. 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

**2015-09-17-0828**

**Z-10.** ZONING CASE # Z2015141 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 304 Save and Except the NW IRR 35.32 Feet of 304, Block E, NCB 11553 located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from August 20, 2015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 304 SAVE AND EXCEPT THE NW IRR 35.32 FEET OF LOT 304, BLOCK E, NCB 11553 TO WIT: FROM "C-1 NCD-3 AHOD" LIGHT COMMERCIAL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD NCD-3 AHOD" COMMERCIAL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE OF FULL SERVICE AUTO SALES.

John Jacks presented Item Z-10 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) No access to the property off of West Horseshoe Bend; 2) Landscape and fencing buffer along West Horseshoe Bend; 3)

Hours of operation, Monday through Sunday 10:00 am to 6:00 pm; 4) Lighting directed away from residential areas; and 5) No outdoor speakers. He reported that of 40 notices mailed; none were received in favor and one was returned in opposition. He added that the Ingram Hills Neighborhood Association was opposed to the request.

Councilmember Medina spoke of the great work that had been done to protect the neighborhood. He moved to adopt the proposed Ordinance for Item Z-10 with the conditions read by Mr. Jacks as well as the additional condition of a 15-foot Type B Landscape Buffer at the rear of the property. Councilmember Lopez 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

**2015-09-17-0829**

**Z-11.** ZONING CASE # Z2015279 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to sixteen (16) residents to "R-4 CD" Residential Single-Family District with a Conditional Use for a Nursing Facility with up to thirty-two (32) Residents on 2.19 acres of land out of NCB 18553 located at the 8900 Block of Guilbeau Road. Staff recommends Approval. Zoning Commission recommendation pending the September 15, 2015 hearing.

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: P-123A, NCB 18553 TO WIT: FROM "R-4 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH A CONDITIONAL USE FOR AN ASSISTED LIVING FACILITY WITH UP TO SIXTEEN (16) RESIDENTS TO "R-4 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH A CONDITIONAL USE FOR A NURSING FACILITY WITH UP TO THIRTY-TWO (32) RESIDENTS.

John Jacks presented Item Z-11 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Up to an eight-foot fence along the property lines adjacent to residential uses; 2) Dumpsters should be screened and located within 20 feet of the back of the building, not adjacent to residential uses; 3) All lighting shall be downward lighting with no spill over to residential uses; and 4) Fifteen-foot landscape buffer adjacent to residential uses. He reported that of 20 notices mailed; one was returned in favor and one was received in opposition.

Councilmember Medina moved to adopt the proposed Ordinance for Item Z-11 with the

conditions read by Mr. Jacks. Councilmember Lopez 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

Items P-3 and Z-12 were addressed jointly.

**2015-09-17-0830**

**P-3.** PLAN AMENDMENT # 15061 (Council District 8): An Ordinance amending the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015234)

**2015-09-17-0831**

**Z-12.** ZONING CASE # Z2015234 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District to "C-2" Commercial District on Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15061)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 1, NCB 14701 TO WIT: FROM "C-1" LIGHT COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT.

John Jacks presented Item P-3 and stated that it would amend the future Land Use Plan contained in the Oakland Estates Neighborhood Plan. He noted that staff and the Planning Commission recommended approval.

For Item Z-12, he stated that staff and the Zoning Commission recommended approval. He reported that of nine notices mailed; two were returned in favor and none were received in opposition. He noted that the Oakland Estates Neighborhood Association was in support of the request.

Councilmember Nirenberg moved to adopt the proposed Ordinances for Items P-3 and Z-12 with the approval of an 8-foot fence along the rear of the property. Councilmember Lopez 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

Items P-4 and Z-13 were addressed jointly.

**2015-09-17-0832**

**P-4.** PLAN AMENDMENT # 15063 (Council District 8): An Ordinance amending the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.439 acres of land out of NCB 14701 located in the 5900 Block of Babcock Road from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015237)

**2015-09-17-0833**

**Z-13.** ZONING CASE # Z2015237 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-2" High Rise Office District to "C-2" Commercial District on 1.439 acres of land out of NCB 14701, generally located in the 5900 block of Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15063)

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: 1.439 ACRES OF LAND OUT OF NCB 14701 TO WIT: FROM "O-2" HIGH RISE OFFICE DISTRICT TO "C-2" COMMERCIAL DISTRICT.

John Jacks presented Item P-4 and stated that it would amend the future Land Use Plan contained in the Oakland Estates Neighborhood Plan. He noted that staff and the Planning Commission recommended approval.

For Item Z-13, he reported that staff and the Zoning Commission recommended approval. He noted that of nine notices mailed; two were returned in favor and none were received in opposition. He added that the Oakland Estates Neighborhood Association was in support of the request.

Councilmember Nirenberg moved to adopt the proposed Ordinances for Items P-4 and Z-13 with the approval of an 8-foot fence along the rear of the property. Councilmember Lopez 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

**2015-09-17-0834**

**Z-14.** ZONING CASE # Z2015140 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD-1 ERZD" Office Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 18, NCB 14728, located in the 12100 Block of Pebble Lane. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.375 ACRES OUT OF NCB 14728 TO WIT: FROM "R-6 ERZD MLOD" RESIDENTIAL SINGLE-FAMILY MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "O-1 MLOD ERZD" OFFICE MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

John Jacks presented Item Z-14 and stated that staff and the Zoning Commission recommended approval with an Impervious Cover not to exceed 65%. He reported that of 18 notices mailed; four were returned in favor and none were received in opposition.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item Z-14. 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

**2015-09-17-0836**

**Z-15.** ZONING CASE # Z2015216 ERZD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on approximately 12.844 acres out of NCB 17725 located at 17205 Jones Maltzberger 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: APPROXIMATELY 12.844 ACRES OUT OF NCB 17225

TO WIT: FROM "R-6 ERZD" RESIDENTIAL SINGLE-FAMILY EDWARDS  
 RECHARGE ZONE DISTRICT TO "C-2 ERZD" COMMERCIAL EDWARDS  
 RECHARGE ZONE DISTRICT.

John Jacks presented Item Z-15 and stated that staff and the Zoning Commission recommended approval with an Impervious Cover not to exceed 65%. He reported that of 10 notices mailed; three were returned in favor and none were received in opposition.

Councilmember Gallagher to adopt the proposed Ordinance for Item Z-15. 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

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:50 pm.

APPROVED

IVY R. TAYLOR  
 MAYOR

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