

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, March 3, 2016

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 Keely Petty, Pastor, Bethel International Christian Fellowship, guest of Councilmember Alan E. Warrick, II, District 2.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of January 13 - 14, 2016.

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of January 13-14, 2016. 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

**POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized Pedro Rodriguez Zaragoza, Vice-Regional Minister of External and Foreign Affairs, Canary Islands Government, as well as his Delegation of Civic and Cultural Leaders. She welcomed them to San Antonio and stated that she looked forward to a continued relationship between the two cities. Mr. Zaragoza thanked Mayor Taylor and stated that he looked forward to her visit to the Canary Islands in the near future. Councilmembers Krier and Treviño also welcomed the visitors to San Antonio.

Councilmember Gallagher invited everyone to attend the El Camino Real Project Completion Ceremony the next day at 10:00 am at Comanche Lookout Park.

**CONSENT AGENDA ITEMS**

Items 4, 12, 13, and 15 were pulled for Individual Consideration. Mayor Taylor announced that Item 17 was pulled from the agenda by staff. Councilmember Medina moved to approve the remaining Consent Agenda Items. Councilmember Lopez seconded the motion.

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

Mr. Jack M. Finger asked if the Veteran's Outreach Center proposed in Item 15 would offer services already provided to Veterans. He asked if Sports Venues in San Antonio are profitable (Item 18). He expressed concern with the subsidizing of the Multi-Family Affordable Rental Housing Development (Item 20).

Faris Hodge, Jr. submitted written testimony in favor of Items 4-6, and 8-19. He wrote in opposition to Item 7.

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

**2016-03-03-0156**

5. An Ordinance accepting the bid from Gulf Coast Paper Company to provide City departments with trash liners for an estimated cost of \$335,000.00 annually, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-03-0157**

6. An Ordinance accepting the offer from Siddons-Martin Emergency Group, LLC to provide the San Antonio Fire Department with one additional water tanker/tender truck for a total cost of \$238,636.00, funded from the FY2016 Adopted Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-03-0158**

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$256,000.00: (A) Metro Fire Apparatus Specialists, Inc. for Akron, Elkhart and Task Force Tips parts and repair services, (B) Fleetwash, Inc. for service truck/vehicle washing, and (C) L.E.A.D.S Online, LLC for Amendment II to the contract for online database agreement. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-03-03-0159**

8. An Ordinance for the \$8,677,549.15 36th Street Phase IIIB Project, approving a CPS Energy driven change order in the increased amount of \$161,119.65 paid by CPS Energy and authorizing payment to Shannon Monk, an authorized 2012-2017 General Obligation and federally funded project, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-03-0160**

9. An Ordinance declaring as surplus an unimproved parcel of land located at 501 South Main Avenue in Council District 1 and authorizing its sale to 501 S Main St Ltd for a total of \$33,050.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-03-03-0161**

10. An Ordinance authorizing the submission of 17 grant renewal applications and the acceptance of funds upon award in an amount up to \$12,266,359.00 from the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District for the period July 1, 2016 through December 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]

**2016-03-03-0162**

11. An Ordinance authorizing a total of five agreements with AVANCE-San Antonio, Inc., Family Service Association, Parent Child Incorporated, and the South San Antonio ISD for the period of February 1, 2016 to January 31, 2017 for the provision

of oral health services by the San Antonio Metropolitan Health District to Early Head Start and Head Start enrollees with options to renew for two additional one-year terms for a cumulative amount, inclusive of renewals, of up to \$399,000.00 and an in-kind match requirement in services totaling \$79,800.00. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Health Director]

14. 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) Reappointing Timothy B. Cone (District 1) to the Historic and Design Review Commission.

B) Appointing Allison Picon (District 8) to the San Antonio Youth Commission.

C) Reappointing Carol L. Knapik (District 2) to the Tax Increment Reinvestment Zone No. 31 - Midtown.

D) Appointing Melanie Castillo (District 1) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

**2016-03-03-0166**

16. An Ordinance rescheduling the City Council Meetings of March 16-17, 2016. [Leticia M. Vacek, City Clerk]

**PULLED FROM THE AGENDA BY STAFF**

17. An Ordinance approving a local contribution in the amount of \$71,559.00 to the Events Trust Fund in anticipation of reimbursement of up to \$518,800.00 from the Texas State Comptroller Office for eligible expenses related to the 2016 Valero Alamo Bowl, authorizing the execution of a reimbursement Agreement with the San Antonio Bowl Association for reimbursement of conference fees totaling up to \$447,241.00, contingent upon State reimbursement, and authorizing payment upon the receipt of such funds from the Events Trust Fund. [Carlos Contreras, Assistant City Manager; Michal J. Sawaya, Director, Convention & Sports Facilities]

**2016-03-03-0167**

18. An Ordinance approving a local contribution in the amount of \$16,638.00 to the Events Trust Fund in anticipation of reimbursement of up to \$120,623.00 from the

Texas State Comptroller Office for the 2016 U. S. Army All-American Bowl eligible expenses. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

**2016-03-03-0168**

19. An Ordinance authorizing a three year contract with Arthur J. Gallagher & Co., dba Gallagher Benefits, in an amount up to \$395,000.00 per year to provide employee benefit consulting services for civilian, uniform and retirees. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]

**2016-03-03-0169**

20. An Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue up to \$18,000,000 in its Multifamily Housing Revenue Bonds to finance a 252-unit multifamily affordable rental housing development located at 6010 Ray Ellison Drive in San Antonio, in Council District 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

**2016-03-03-0170**

21. An Ordinance authorizing the execution of three professional services agreements with Providence Commercial Real Estate Services, Inc., Peloton Real Estate Partners San Antonio, LLC and CBRE Inc. to provide real estate brokerage services on as needed basis in connection with acquisition, disposition or leasing of real estate for a term of two years with the option to renew for two additional one year extensions. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 4:

**2016-03-03-0155**

4. An Ordinance authorizing a contract with Pozzi Enterprises, Inc. d/b/a Border Construction Services to provide natural creekway maintenance services along approximately 30 miles of Leon and Salado Creeks and 50 miles of tributary creeks located throughout the City for an estimated amount of \$1,086,096.00 annually, funded from the Storm Water Operations Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Councilmember Medina asked if this would alleviate some of the concerns inside the parks. Art Reinhardt replied that it was outside of the Park Areas through the Natural Creekways

and part of the Infrastructure Management Program. Councilmember Medina brought attention to work that is needed in the parks where the tributaries come through; specifically around O.P. Schnabel Park.

Councilmember Medina moved to adopt the proposed Ordinance for Item 4. 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

City Clerk Vacek read the caption for Item 12:

**2016-03-03-0163**

- 12.** An Ordinance amending Chapter 13 of the City Code entitled “Food and Food Handlers” to adopt the new Texas Food Establishment Rules and to further revise the regulation of food establishments, and providing for penalties and publication. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Health Director]

Councilmember Viagran asked for a presentation on said item. Dr. Vincent Nathan presented a Power Point and stated that the objectives of the Chapter 13 Amendments were to increase public awareness, ensure transparency, increase food safety, and ensure long-term restaurant compliance. He stated that they held five meetings with stakeholders to include the San Antonio Hotel and Lodging Association and San Antonio Restaurant Association. He outlined the updated recommendations: 1) Adopt the new Texas Food Establishment Rule as set forth by the Department of State Health Services effective April 1, 2016; 2) Mandatory Food Handler Certification effective October 1, 2016; 3) Implement a Grading System that translates the current demerit score to a 100 Point Scale; and 4) Implement a Voluntary Placard Program. He spoke of the new Inspection Report that must be posted in clear sight of the public upon entry. He noted that they would monitor the program and provide a performance update in the first quarter, as well as provide training for staff. He added that staff further recommended that they allow Temporary Food Establishments at Farmers Markets to operate two days a week per calendar month and remove the ability to transfer permits from one location to another. Councilmember Viagran stated that she was pleased with the changes to Farmers Markets and the New Placard System.

Councilmember Treviño thanked everyone for their work and asked how the recommendation not to allow Farmers Market Permits to transfer from one location to another would affect the Downtown Night Market. Dr. Nathan replied that they were working with them to better understand their issues. Councilmember Treviño asked how long that process would take. Erik Walsh replied that they would work through the issues

as quickly as possible and hoped to present an update to the Neighborhoods and Livability Council Committee in April.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 12. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 13:

**2016-03-03-0164**

- 13.** An Ordinance amending Article I (General Provisions), Article IV (Horse-Drawn Carriages), Article V (Limousine Services), Article VI (Pedicab Services), Article VII (Tour and Charter Service) and Article VIII (Taxicabs) and adding Article III (Group Cycle Services) to Chapter 33 of the City Code of San Antonio, Texas, to amend the definitions, modify the procedures and regulations relating to operating permits, drivers permits and vehicles, allow for equine drawn carriages, modify certain fees, and to adopt rules and regulations for the operation of group cycles, with penalties for violations. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

Mayor Taylor called upon the citizens registered to speak.

Mitsuko Ramos stated that she represented Elegant Limousine and Charter Service in support of the Amendments to Articles I, V, and VII that impact the Limousine Service Industry.

Robert Gonzales of National Cab and a Member of the Transportation Advisory Board stated that he had served on a Subcommittee related to the Taxicab Industry. He noted that they were in support of the amendments; however, there was still some additional work to be done to include reducing fees paid by the Taxicab Industry.

Leah Burt stated that she and her husband owned a small Limousine Company and they did not support all of the amendments. She noted concerns that they were required to have a Limousine since the demand was for Sedans and Sport Utility Vehicles (SUVs). She expressed concern that Uber Black was exempt from the rule and with the high fees they were required to pay. She mentioned that her husband could not drive for a Transportation Network Company (TNC) as he was required to have personal insurance. She further expressed concern that TNCs did not pay Ad Valorem Taxes on their fleet.

Marvin Peretz stated that he has been a Taxicab Driver for 7 years and was speaking in opposition to the amendments. He expressed concern that he could not compete against TNCs in a fair manner and requested that the amendments be looked at comprehensively.

John Bouloubasis representing Yellow Cab stated that he supported the changes to the Ordinance presented but added that there were other changes that needed to occur in order for the Industry to be more competitive.

Mohammad Amrollah stated that he has been a Taxicab Driver for 35 years and that he hopes that the City Council gives the Taxicab Industry the same consideration given to the TNCs. He added that the issues brought up today should be considered sooner not later.

Councilmember Krier asked of the update regarding TNCs and if there had been any complaints since the Ordinance was adopted. Chief Baum replied that the update was scheduled to be presented to the City Council in June. Councilmember Krier stated that the playing field should be leveled for the Taxicab and Limousine Industry. Chief Baum outlined revisions to Chapter 33 to include aligning Insurance Requirements for Vehicles for Hire to match State Requirements and extending Vehicle Replacement Requirements from 8 years to 12 years. He added that adjustments to the fee schedules were not included but would bring those recommendations back in June. Councilmember Krier thanked Councilmember Viagran for her leadership on the Criminal Justice, Public Safety, and Services Council Committee.

Councilmember Viagran thanked the Members of the Criminal Justice, Public Safety, and Services Council Committee for their work and highlighted changes to Chapter 33 to include extending Driver Permit Times and Vehicle Life. She stated that other revisions would be recommended after the 9-Month Review of TNCs in June. She noted the many public meetings held regarding the recommended changes and added that Public Safety must stay at the forefront for Visitors and Residents.

Councilmember Nirenberg noted Driving While Intoxicated Statistics in Bexar County and asked of next steps for TNCs. Chief Baum replied that they would be holding two Town Hall Meetings to solicit input from the community regarding TNC Operations. He noted that they would also be meeting with the Transportation Advisory Board and Industry Representatives over the next few months. Councilmember Nirenberg stated that he would like to have a B Session in order to get input from the full City Council.

Councilmember Gallagher spoke of the importance of public safety and stated that it was necessary to move forward with a fair and balanced approach. He added that they needed

to address the impact to the Limousine and Taxicab Industry.

Councilmember Treviño asked of the two Town Hall Meetings. Erik Walsh stated that they were in the process of designing the structure and hoped to host one before Fiesta. He noted that they would hold another after Fiesta and would publicize the dates and locations. Councilmember Treviño stated that he was pleased that they were being proactive and inclusive and looked forward to a successful discussion on same. Mayor Taylor added that she was confident that they were taking the right approach in terms of involving stakeholders and the various levels of vetting. She thanked everyone for their work.

Councilmember Krier moved to adopt the proposed Ordinance for Item 13. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 15:

**2016-03-03-0165**

- 15.** An Ordinance authorizing a second amendment to the funding agreement with Alamo Community College District to provide for funding an amount not to exceed \$5,070,426.00; the acceptance of a \$500,000.00 grant from the Greehey Family Foundation; an Interlocal Agreement with Alamo Colleges and San Antonio Housing Authority for a \$600,000.00 Department of Housing and Urban Development Grant; and a Funding Agreement with the Inner City Tax Increment Reinvestment Zone Number Eleven Board of Directors and Alamo Colleges in an amount not to exceed \$950,000.00 for the planned renovations to the Good Samaritan Hospital Building to operate as a Veterans Outreach and Transition Center located on the 1600 block of Dakota street in Council District 2. [Lori Houston, Assistant City Manager, John Jacks, Interim Director, Center City Development and Operations]

Mayor Taylor noted that there were a few new Councilmembers that were not here when this project was implemented and asked staff for a presentation. John Jacks presented a Power Point regarding the Veterans Outreach and Transition Center. He stated that they were requesting approval of the following: 1) Agreement with the Inner City Tax Increment Reinvestment Zone (TIRZ) for \$950,000; 2) Acceptance of \$500,000 from the Greehey Family Foundation; 3) Second Amendment to the Funding Agreement with Alamo Colleges in the amount of \$5,070,426 for construction of the Veterans Outreach and Transition Center; and 4) Tri-Party Agreement among the City of San Antonio, Alamo Colleges, and the San Antonio Housing Authority in the amount of \$600,000. He outlined the project source of funds and use of the funds and showed before and after photos of the building.

Mayor Taylor stated that she was excited to see the item on the agenda today noting that it had taken several years to get to this point. She noted that the project would not have been possible without the support from Bill Greehey, as well as the Alamo Colleges and Senator Menendez. She added that she looked forward to seeing the completion of the facility and Veterans obtaining the help that they need.

Councilmember Warrick commended Mayor Taylor for her leadership on the project and recognized Tomas Larralde representing Senator Menendez. Mr. Larralde stated that Senator Menendez was pleased to help secure funding for the project and commended Mayor Taylor for her hard work on the project since she was a Councilmember. He read a statement from Senator Menendez thanking the City Council for their foresight and noting that he hoped to continue the partnership in the future. Councilmember Warrick acknowledged staff for their work.

Councilmember Krier highlighted Mr. Greehey for the funding and support for the project and also recognized Councilmember Nirenberg for his efforts on addressing Veteran Homelessness. Councilmember Viagran stated that she was pleased to support Veterans and that she would like to have a similar facility in District 3.

Councilmember Medina commended Mayor Taylor for her leadership and commitment to the Veterans in San Antonio. Councilmember Gonzales expressed her support and confirmed that the original structure would remain. Mr. Jacks stated that the Historic Façade in the front of the building would remain.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 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

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

### **A. Infrastructure Management Program Update**

### **B. 9th Annual City Manager's Step Up To Wellness 5K Walk & Run**

A. Mrs. Sculley provided an update on the Infrastructure Management Program (IMP) noting that the IMP was a 5-Year Program of Infrastructure Projects for streets, alleys, and sidewalks. She noted that the IMP includes signal and intersection improvements, bicycle routes, pedestrian safety improvements, and drainage improvement projects. She reported that the FY 2016 IMP has over 1,200 projects totaling \$88 Million. She mentioned that the

majority of the IMP was funded with the General Fund, Advanced Transportation District (ATD) Funds, and the Storm Water Utility Fee. She stated that this year, an additional \$33 Million for streets and sidewalks was approved in the Budget. She noted that Streets Maintenance Funding increased by 56% or \$23 Million over FY 2015 Funding Levels and totals \$64 Million. She added that Sidewalk Funding increased by \$10 Million over FY 2015 Funding Levels and totals \$15 Million. She reported that at the conclusion of FY 2016; nearly 300 miles of streets will be improved and over 30 miles of neighborhood sidewalks will be constructed. She added that the IMP was a key program supporting the City's Vision Zero Initiative led by Councilwoman Gonzales. She indicated that \$16.6 Million was allocated in the FY 2016 IMP toward sidewalks, bike lanes, pedestrian safety, and intersection projects designed to enhance safety and accessibility which are key elements of Vision Zero. She stated that the delivery of the FY 2016 IMP was on schedule and within Budget. She noted that the peak of work would be performed in April, May and June when an estimated 385 projects will be delivered. She mentioned that the 1,200 projects in the FY 2016 IMP were listed on the City's TCI Website.

B. Mrs. Sculley reported on the results of the 9th Annual City Manager's Step Up To Wellness 5K Walk & Run that took place on Saturday, February 27, 2016 at SeaWorld San Antonio. She stated that this year's event marked the greatest number of Event Day Participants which totaled 2,047. She highlighted the City's Employee Wellness Program and stated that more than 4,500 Employees were participating in the Virgin Pulse Pedometer Program. She noted that utilization of the City's Employee Assistance Program was higher at 9% versus the National Average of 4.5%. She mentioned the various awards the City had been recognized for including the 2015 National Healthiest 100 Employers Award.

#### **POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized Acting City Attorney Martha Sepeda who would be celebrating her birthday on March 8, 2016. The City Council wished Ms. Sepeda a Happy Birthday.

#### **RECESSED**

Mayor Taylor recessed the meeting at 10:55 am and announced that the meeting would resume at 2:00 pm for Zoning.

#### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:06 pm.

#### **POINT OF PERSONAL PRIVILEGE**

Councilmember Nirenberg recognized Former Councilmember Jimmy Hasslocher. Mr. Hasslocher stated that he was pleased to support Item Z-11 and to partner with the City of

San Antonio. Councilmember Nirenberg stated that the building was being transformed to include a Helistop and thanked Mr. Hasslocher for his leadership. Mayor Taylor also thanked Mr. Hasslocher for his work in the community.

### **CONSENT ZONING ITEMS**

Zoning Items P-1, Z-1, Z-3, Z-7, and Z-12 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Zoning Items. Councilmember Viagran seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Alcohol Variance requested in Item 23 due its close proximity to Cornerstone Christian School–Kinder Campus. He stated that he was opposed to Items P-1 and Z-1 noting that the Zoning Commission had denied the request. He added that he was against the Pawn Shop requested in Item Z-7.

Rachel Delgado stated that she lived at 4537 Monterrey Street and would like to have her family home designated Historic (Item Z-9). She noted that the home was 65 years old and had maintained its integrity.

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

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Saldaña, Gonzales, Lopez, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Medina and Krier

### **2016-03-03-0171**

- 23.** ALCOHOL VARIANCE # AV2016003 (Council District 9): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 10, Block 2, NCB 16332 located at 18866 Stone Oak Parkway Suite #105 for on-premise and off-premise consumption within three-hundred (300) feet of Cornerstone Christian School - Kinder Campus, a private education institution.

### **2016-03-03-0174**

- Z-2.** ZONING CASE # Z2016058 (Council District 1): An Ordinance amending the Zoning District Boundary from "H HS IDZ AHOD" Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with

Residential Mixed Uses to "IDZ H HS AHOD" Infill Development Zone King William Historic Significant Airport Hazard Overlay District with uses allowed in "RM-4" Residential Mixed District on Lot 11, Block 9, NCB 750 located at 306 East Johnson Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 9, NCB 750 TO WIT: FROM "IDZ H HS AHOD" INFILL DEVELOPMENT ZONE KING WILLIAM HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT WITH USE PERMITTED FOR "RM-4" RESIDENTIAL MIXED DISTRICT TO "IDZ H HS AHOD" INFILL DEVELOPMENT ZONE KING WILLIAM HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT WITH USES ALLOWED IN "RM-4" RESIDENTIAL MIXED DISTRICT, ART STUDIO, AND PROFESSIONAL OFFICE.

**2016-03-03-0175**

**P-2.** PLAN AMENDMENT # 16014 (Council District 2): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 96.23 acres of land out of NCB 12886, located at 1178, 1520, & 1542 SE Loop 410 from "Community Commercial," "Urban Living," "Parks/Open Space" and "Agricultural" to "Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016045)

**2016-03-03-0176**

**Z-4.** ZONING CASE # Z2016045 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 96.23 acres of land out of NCB 12886 located at 1178, 1520, and 1542 Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16014)

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: 96.23 ACRES OF LAND OUT OF NCB 12886 TO WIT:

FROM "C-3NA," GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT, "I-1" GENERAL INDUSTRIAL DISTRICT, "NP-10" NEIGHBORHOOD PRESERVATION DISTRICT, AND "NP-10 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "I-1" GENERAL INDUSTRIAL DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-03-03-0177**

**Z-5.** ZONING CASE # Z2016054 HL (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 11, Block 1, NCB 1396 located at 119 Dreiss Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 1, NCB 1396 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 HL AHOD" RESIDENTIAL MIXED HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT.

**2016-03-03-0178**

**Z-6.** ZONING CASE # Z2016069 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ RIO-1" Infill Development Zone River Improvement Overlay District and "R-4 RIO-1" Residential Single-Family River Improvement Overlay District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, the North 25-feet of Lot 6, the South 25-feet of the West 60-feet of Lot 6, the West 60-feet of Lot 7, and Lots 16, 17, 18, 19, and 901, Block 2, NCB 3081, generally located in the 200 Block of Catalpa Avenue and at 119, 127, 129, 131 and 133 Carnahan Street. Staff and Zoning Commission recommends 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 5, BLOCK 2, NCB 3081 AND THE NORTH 25-FEET OF LOT 6, BLOCK 2, NCB 3081, SOUTH 25-FEET OF THE WEST 60-FEET OF LOT 6, AND THE WEST 60-FEET OF LOT 7, BLOCK 2, NCB 3081, LOT 901, BLOCK 2, NCB 3081, AND LOT 16, 17, 18, AND 19, BLOCK 2, NCB 3081 TO WIT: FROM "R-4

RIO-1" RESIDENTIAL SINGLE-FAMILY RIVER IMPROVEMENT OVERLAY DISTRICT AND "IDZ RIO-1" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY DISTRICT WITH ATTACHED SINGLE-FAMILY USES NOT TO EXCEED 27 UNITS PER ACRE TO "IDZ RIO-1" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT.

**2016-03-03-0180**

**Z-8.** ZONING CASE # Z2015290 HL (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District and "C-3NA HL AHOD" General Commercial Nonalcoholic Sales Historic Landmark Airport Hazard Overlay District on Lot 7 & 8, Block 2, NCB 6112, located at 1912 and 1914 Guadalupe 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 7 & 8, BLOCK 2, NCB 6112 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3NA HL AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT.

**2016-03-03-0181**

**Z-9.** ZONING CASE # Z2016053 HL (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lots 39 through 42, Block 8, NCB 8199 located at 4537 Monterey 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 39 THROUGH 42, BLOCK 8, NCB 8199 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD

OVERLAY DISTRICT TO "R-4 HL AHOD" RESIDENTIAL SINGLE-FAMILY HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT.

**2016-03-03-0182**

**P-3.** PLAN AMENDMENT # 16021 (Council District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot P-66A, NCB 16115, located at the 6600 Block of Culebra Road from "General Urban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016079)

**2016-03-03-0183**

**Z-10.** ZONING CASE # Z2016079 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Electrical Component Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-66A, NCB 16115 located in the 6600 Block of Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.795 ACRES OF LAND OUT OF NCB 16115 TO WIT: FROM "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR ELECTRICAL COMPONENTS MANUFACTURING TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-03-03-0184**

**P-4.** PLAN AMENDMENT # 16020 (Council District 8): 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 Lot 9, Block 6, NCB 14848, located at 4700 Quarry Run from "Suburban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016075 S ERZD)

**2016-03-03-0185**

**Z-11.** ZONING CASE # Z2016075 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge

Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop on Lot 9, Block 6, NCB 14848, generally located at 4700 Quarry Run, southwest of the intersection of Quarry Run and University Oak. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16020)

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 9, BLOCK 6, NCB 14848 TO WIT: FROM "C-3 MLOD-1 AHOD ERZD" GENERAL COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-3 S MLOD-1 AHOD ERZD" GENERAL COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HELISTOP.

**2016-03-03-0187**

**P-5.** PLAN AMENDMENT # 16002 (Council District 9): 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 17.26 acres out of NCB 19218, generally located in the 20600 Block of Stone Oak Parkway at Vermeer from "Suburban Tier" to "General Urban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016012)

**2016-03-03-0188**

**Z-13.** ZONING CASE # Z2016012 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.26 acres of land out of NCB 19218 generally located in the 20600 Block of Stone Oak Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16002)

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 P-22, NCB 19218 TO WIT: FROM "C-3 ERZD" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT TO "MF-25 ERZD" LOW DENSITY MULTI-FAMILY EDWARDS RECHARGE ZONE DISTRICT.

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

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

**2016-03-03-0172**

**P-1.** PLAN AMENDMENT # 16019 (Council District 1): An Ordinance amending the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016071)

**2016-03-03-0173**

**Z-1.** ZONING CASE # Z2016071 (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation forwarded as Denial due to failed motion. (Associated Plan Amendment 16019)

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, BLOCK 9, NCB 2020 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-1 and stated that it would amend the future land use plan contained in the Midtown Neighborhoods Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-1, she stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 19 notices mailed; none were returned in favor or in opposition.

Mayor Taylor called upon Mr. Carl Morgan to speak.

Mr. Carl Morgan stated that he would like to amend his request to Neighborhood Commercial (NC) instead of C-1 AHOD so that it is in line with the Planning Commission recommendation. He noted that he had tried to sell the home as residential but there was no interest due to its location near IH-10 and a C-3 Lot that performs Industrial Metal Work.

Councilmember Treviño stated that they had carefully considered the request and felt that the lighter NC Designation would adequately protect the Residential Uses.

Councilmember Treviño moved to adopt Items P-1 and Z-1 with a Neighborhood Commercial Designation. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Saldaña and Krier

**CONTINUED UNTIL APRIL 7, 2016**

**Z-3.** ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2016)

Catherine Hernandez presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; 7 were returned in favor and none were received in opposition. She added that the Los Angeles Heights Neighborhood Association was in support of the request.

Councilmember Treviño moved to continue Item Z-3 until April 7, 2016. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Gonzales, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Saldaña and Krier

**2016-03-03-0179**

**Z-7.** ZONING CASE # Z2016048 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Pawn Shop on Lots 1 through 4, Block 16, NCB 1314 located at 1301 Lamar Street. 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: LOTS 1 THROUGH 4, BLOCK 16, NCB 1314 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PAWN SHOP.

Catherine Hernandez presented Item Z-7 and stated that staff recommended denial while the Zoning Commission recommended approval with the following conditions: 1) No outside display or storage of merchandise; and 2) Hours of operation from 8:00 am to 6:00 pm Monday through Friday, 8:00 am to 2:00 pm Saturdays, and closed on Sundays. She reported that of 50 notices mailed; five were returned in favor and none were in opposition. She added that the Harvard Place Neighborhood Association was opposed to the request.

Mayor Taylor called upon the citizens registered to speak.

Richard Warncke stated that he was the owner of the Pawn Shop and that the closure of the Fort Sam Houston Gates had ruined his business. He noted that he was requesting to move the location less than one mile from its current location and that they had not been cited for any bad activities in the 17 years they had been in operation.

Janet Jones stated that she was speaking on behalf of the Harvard Place Neighborhood Association President Mary Emerson in opposition to the request. She noted concerns with additional crime and mentioned that there were already two other Pawn Shops on New Braunfels within walking distance from each other.

Councilmember Warrick stated that they had met with the Neighborhood Associations and that there were changing times and demographics in the area. He mentioned that the zoning request was to move further down on New Braunfels and that the Government Hill Neighborhood understood the impact.

Councilmember Warrick moved to approve Item Z-7 with the conditions read by Ms. Hernandez with the exception that the hours of operation on Saturdays be allowed from 8:00 am to 6:00 pm. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Gonzales, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Saldaña and Krier

### **2016-03-03-0186**

**Z-12.** ZONING CASE # Z2016068 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District to "O-1.5 UC-1 MLOD-1 MSAO-1 AHOD" Mid-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-12, NCB 34725 located at 6912 Camp Bullis Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.274 ACRES OUT OF NCB 34725 TO WIT: FROM "O-1 UC-1 MLOD-1 MSAO-1 AHOD" LIGHT OFFICE IH-10/FM 1604 URBAN CORRIDOR MILITARY LIGHTING OVERLAY MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "O-2 UC-1 MLOD-1 MSAO-1 AHOD" HIGH RISE OFFICE IH-10/FM 1604 URBAN CORRIDOR MILITARY LIGHTING OVERLAY MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; two were returned in favor and one was in opposition.

Councilmember Nirenberg stated that the applicant had agreed to the conditions to rezone the property and that the Crownridge of Texas Homeowners Association had also agreed on Restrictive Covenants.

Councilmember Nirenberg moved to approve Item Z-12. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Gonzales, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Saldaña and Krier

**ADJOURNMENT**

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

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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