

**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, December 4, 2014

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:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

Mrs. Vacek announced that Councilmembers Viagran, Lopez and Medina were out of the city.

1. The Invocation was delivered by Pastor Richard Robles, Igniting The Harvest Church, guest of Councilmember Shirley Gonzales, District 5.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.

**POINTS OF PERSONAL PRIVILEGE**

Mayor Taylor and the City Council recognized Councilmember Bernal for his service to the City of San Antonio. Mayor Taylor presented a Plaque of Appreciation to Councilmember Bernal. Councilmember Bernal thanked the City Council for the gift and recognition.

Mayor Taylor recognized the San Antonio Lighthouse for the Blind for their 80 years of service. Representatives from the San Antonio Lighthouse for the Blind were present to accept the certificate and thanked the City Council for the recognition.

Councilmember Gallagher recognized Iza Ramirez for her service on the City Commission on Veteran Affairs (Item 27C).

**3. Approval of Minutes for the Regular Meetings of October 1 - 2, 2014.**

Councilmember Gallagher moved to approve the Minutes for the Regular Meetings of October 1-2, 2014. Councilmember Toney seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

**CONSENT AGENDA ITEMS**

Items 10, 25, 29, and 32 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Agenda Items: 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 16D, 16E, 17, 18, 19, 20, 21, 22A, 22B, 23, 24, 26, 27, 28, 30, 31, 33, and 34. Councilmember Saldaña seconded the motion.

Mayor Taylor noted that the citizens registered to speak would be called upon during the time that the pulled items were addressed.

Faris Hodge, Jr. submitted written testimony in favor of Items 4-26, 28, and 30-34. He wrote that Board Members should be interviewed on television (Item 27) and in opposition to Item 29.

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

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

**2014-12-04-0937**

**4. An Ordinance accepting an offer from Wescam, Inc. d/b/a L-3 Wescam to purchase an Airborne Color/Infrared Imaging Camera to conduct searches for missing persons,**

suspects, evidence and equipment for SAPD for an amount not to exceed \$267,768.00, of which \$261,599.96 will be funded from the 2013 State Homeland Security Program Grant and \$6,168.04 will be funded from the 2014 Urban Area Security Initiative Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2014-12-04-0938**

5. An Ordinance authorizing a contract with Cantu Contracting, Inc. to provide mowing services for the Parks and Recreation Department for an estimated amount of \$2,122,000.00 annually, funded with the General Fund and Parks Environmental Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2014-12-04-0939**

6. An Ordinance authorizing the execution of a contract in an amount up to \$204,753.01 for election services with the Bexar County Elections Office for the City's Tuesday, December 9, 2014 run-off election to fill the unexpired term of office for Council District 2. [Leticia M. Vacek, City Clerk]

**2014-12-04-0940**

7. An Ordinance authorizing the first extension of the audit services contract with Padgett Stratemann & Co., L.L.P., to provide independent audit services to the City for Fiscal Year 2015, for a total fee not to exceed \$810,500.00. [Ben Gorzell, CPA, Chief Financial Officer; Troy Elliott, CPA, Director, Finance]

**2014-12-04-0941**

8. An Ordinance authorizing an amendment to a professional services contract with Gartner, Inc. in the amount not-to-exceed \$150,000.00 for consulting services to provide the Development Services Department with ongoing support for the replacement of its land development, permitting, inspection and code enforcement software and extending the contract through July 30, 2015. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

**2014-12-04-0942**

9. An Ordinance amending a professional services agreement with Faith Group, LLC for additional design services in an amount not to exceed \$197,329.00 for the Parking Area Surveillance, Security Camera Upgrade and Communications Center Renovations project at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2014-12-04-0945**

11. An Ordinance authorizing a \$247,227.00 reimbursement payment to Landry's Restaurants for repair to the Tower of the Americas. [Carlos Contreras, Assistant

City Manager; Lori Houston, Director, Center City Development and Operations]

**2014-12-04-0946**

12. An Ordinance authorizing the execution of a task order to a Job Order Contract, for construction improvements to District 6 Park Improvements in Acme, Cuellar and Levi Strauss Parks in an amount not to exceed \$508,800.27 payable to Alpha Building Corporation, a 2012-2017 General Obligation Bond-funded Project, located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-12-04-0947**

13. An Ordinance accepting the lowest responsive bid and awarding a construction contract in the amount not to exceed \$1,421,553.00 payable to Flasher Equipment Company for the installation and maintenance of pavement markings at numerous locations throughout the City as approved in the FY 2015 - 2019 Infrastructure Management Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-12-04-0948**

14. An Ordinance for the District 10 (Northeast) Senior Center Project, a 2012 – 2017 General Obligation Bond funded Project, authorizing the negotiation and execution of an amendment to the existing \$6,913,230.00 Construction Manager at Risk contract with Guido Brothers Construction in an amount not to exceed \$866,770.00 utilizing prior approved funds within the existing City Council prior approved project budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

15. Consideration of the following two items related to the Airport Improvement Program Airfield Projects, Package 2 project: [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2014-12-04-0949**

- 15A. An Ordinance authorizing a construction contract with J3 Company, LLC for \$15,582,841.00.

**2014-12-04-0950**

- 15B. An Ordinance authorizing an amendment with Kimley-Horn and Associates, Inc. in an amount not to exceed \$1,637,313.70 to provide additional construction administration, construction management and inspection services.

16. Consideration of the following five items associated with construction contracts totaling \$12,781,113.79 for the FY 2015 Street Maintenance Program included within the FY 2015 - 2019 Council Adopted Five-Year Infrastructure Management Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-12-04-0951**

- 16A. An Ordinance accepting the lowest responsive bid and awarding a task order construction contract to Clark Construction of Texas, Inc. in an amount not to exceed \$2,093,892.20, of which \$66,900.00 is to be reimbursed by San Antonio Water Systems, for the construction of street maintenance projects located citywide, through the FY 2015 Asphalt Overlay Task Order Contract – Package 1.

**2014-12-04-0952**

- 16B. An Ordinance accepting the lowest responsive bid and awarding a task order construction contract to Clark Construction of Texas, Inc. in an amount not to exceed \$2,093,722.20, of which \$66,900.00 is to be reimbursed by San Antonio Water Systems, for the construction of street maintenance projects located citywide, through the FY 2015 Asphalt Overlay Task Order Contract – Package 2.

**2014-12-04-0953**

- 16C. An Ordinance accepting the lowest responsive bid and awarding a task order construction contract to J&P Paving Company, Inc. in an amount not to exceed \$2,112,060.04, of which \$61,800.00 is to be reimbursed by San Antonio Water Systems, for the construction of street maintenance projects located citywide, through the FY 2015 Asphalt Overlay Task Order Contract – Package 3.

**2014-12-04-0954**

- 16D. An Ordinance accepting the lowest responsive bid and awarding a task order construction contract to Clark Construction of Texas, Inc. in an amount not to exceed \$4,097,429.05, of which \$69,300.00 is to be reimbursed by San Antonio Water Systems, for the construction of street maintenance projects located citywide, through the FY 2015 – FY 2016 Reclamation & Reconstruction Task Order Contract – Package 5.

**2014-12-04-0955**

- 16E. An Ordinance accepting the lowest responsive bid and awarding a task order construction contract to Alamo City Constructors, Inc. in an amount not to exceed \$2,384,010.50, of which \$18,750.00 is to be reimbursed by San Antonio Water Systems, for the construction of street maintenance projects located citywide,

through the FY 2015 – FY 2016 Reclamation Task Order Contract – Package 6.

**2014-12-04-0956**

17. An Ordinance authorizing the acquisition of a conservation easement on a 1,958-acre tract of land known as the Horton Ranch, located in Uvalde County, Texas, and authorizing payment of an amount up to \$1,892,877.18 for costs associated with acquisition of real estate interests, due diligence and closing costs. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0957**

18. An Ordinance declaring surplus a 0.07 acre of vacant City-owned land located at 7242 Carriage Mist in Council District 8 and authorizing its sale to Ronald Harrell for a total of \$5,805.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0958**

19. An Ordinance declaring as surplus a 0.0514 acre of vacant City-owned property located at 163 Angela Street, in Council District 5, and authorizing its sale to Adolfo Anguiano for a total fee of \$2,700.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0959**

20. An Ordinance approving the assignment of a Market Square lease agreement from Ana Corona dba Marmalade & Spice to Irene Castaneda dba J. Anthony's Leather Goods in Council District 1. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**2014-12-04-0960**

21. An Ordinance authorizing the execution of a Landlord requested Amendment to a Lease Agreement between the City of San Antonio and Catholic Life Insurance for the relocation of office space from Suite 604 to Suite 510 located within the Catholic Life Building at 1635 N.E. Loop 410, in City Council District 10, for use as the District 10 constituent office. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

22. Consideration of the following two items authorizing the renewal of two existing building leases at Brooks City-Base occupied by the Information Technology Services Department: [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0961**

- 22A.** An Ordinance renewing a license agreement for 1,775 square feet of warehouse space with Brooks Development Authority located in Council District 3, at 8350 Laser Road for a term ending September 30, 2016 at the monthly rate of \$365.00 to serve as a warehouse for storage of equipment under the management of Information Technology Services Department.

**2014-12-04-0962**

- 22B.** An Ordinance renewing a lease agreement for 4,000 square feet of office and workshop space with Brooks Development Authority located in Council District 3, at 2712 Flight Nurse for a term commencing upon occupancy and ending September 30, 2017 at the monthly rate of \$1,666.67 to serve as a radio shop for the Information Technology Services Department.

**2014-12-04-0963**

- 23.** An Ordinance authorizing the closure, vacation and abandonment of 1.001 acres of an improved portion of Seven States Boulevard, a City-owned Public Right of Way, in Council District 2, as requested by Dalho Corporation, for a fee of \$34,760.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0964**

- 24.** An Ordinance authorizing the closure, vacation and abandonment of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street in Council District 2, as requested by the San Antonio Housing Authority and waiving associated fees in connection with the Wheatley Courts Rehabilitation project. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2014-12-04-0966**

- 26.** An Ordinance authorizing the allocation of \$660,000.00 in HOME Investment Partnerships Program funds to Habitat for Humanity of San Antonio for the Coleman Ridge #3 Subdivision Project in the amount of \$440,000.00 and JT Brackenridge Subdivision Project in the amount of \$220,000.00. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
- 27.** Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, 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 Gabriel L. Lopez (District 8) to the San Antonio Housing Trust.

B) Appointing Kamala Platt (District 5) to the Citizens Environmental Advisory Committee.

C) Appointing Iza L. Ramirez (District 10) to the City Commission on Veterans Affairs.

D) Appointing Andrea Rodriguez (Mayoral) to the Mayor's Commission on the Status of Women.

**2014-12-04-0967**

28. An Ordinance authorizing an amendment to an agreement with CTR Systems Parking, Inc. to expand the Parking Revenue Control System to additional parking lots at the San Antonio International Airport in an amount not to exceed \$580,961.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2014-12-04-0969**

30. An Ordinance authorizing the City to take all actions necessary to defease two outstanding bonds issued in 2010 by the City to the U.S. Department of Housing and Urban Development in connection with providing financial assistance to the Port Authority of San Antonio including approving and authorizing the execution of an Escrow Agreement related to such defeasance. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Director of Finance]

**2014-12-04-0970**

31. An Ordinance designating the Heritage South Sector Plan and the United Southwest Community Plan as the land use and intensity plans for the South San Antonio Limited Purpose Annexation and for the areas included in "Agreements for Services in lieu of Annexation" that were approved by City Council on January 9, 2014, in accordance with Texas Local Government Code Chapter 43.127. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

**2014-12-04-0972**

33. An Ordinance initiating limited purpose annexation and the preparation of a regulatory plan for three annexation priority areas in FY 2015 and for two priority

areas in FY 2016 that are contiguous to the city limits and within the San Antonio Extraterritorial Jurisdiction and Bexar County. [Peter Zaroni, Deputy City Manager; John Dugan, Director of Planning and Community Development]

**2014-12-04-0973**

- 34.** An Ordinance authorizing an Interlocal Agreement between the City of San Antonio and Bexar County and acceptance of Bexar County Flood Control Funds in the amount of \$4,000,000 for the Menger Creek Drainage Project, a 2012-2017 General Obligation Bond Project, located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

The City Clerk read the captions for Items 10A and 10B:

- 10.** Consideration of the following two items awarding contracts for custodial services at City-owned facilities located throughout the City: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2014-12-04-0943**

- 10A.** An Ordinance awarding a contract to 3rd Generation Services, LLC. to provide custodial services for the Department of Human Services, San Antonio Police Department, San Antonio Fire Department, Solid Waste Management Department, and the Department of Culture and Creative Development for an estimated annual cost of \$400,000.00, funded with the FY 2015 operating budget.

**2014-12-04-0944**

- 10B.** An Ordinance awarding a contract to 3rd Generation Services, LLC. to provide custodial services for the Parks and Recreation Department for an estimated annual cost of \$490,000.00, funded with the FY 2015 operating budget.

Councilmember Nirenberg asked if there were any administrative issues with said items. Troy Elliott replied that there had been some items that came up during the process including several bids not accepted because they did not meet the subcontracting requirements. He stated that there was an issue with a Subcontractor that had been replaced and one protest received on the scoring. He noted that after further review; they believed the process had been fair and equitable. Councilmember Nirenberg asked if the item had been presented to the High Profile Contracts Committee. Mr. Elliott confirmed that the

item had been presented but noted that one of the protests had been received after the meeting.

Mayor Taylor recognized Samuel Salas who registered to speak on said item.

Mr. Salas stated that his company was Unified Service Associates and they were one of the finalists on the two bids in questions. He noted concerns that 3rd Generation Services, LLC had utilized the name of his subcontractor on their bid.

Alex Lopez, Assistant Director of the Economic Development Department explained that staff reviewed Utilization Plans submitted to ensure that Subcontracting Goals were met. She stated that if there were any concerns; the Prime Contractor was allowed to make changes before Council Approval. She indicated that 3rd Generation Services, LLC was still meeting their Subcontracting Goals and recommended for approval.

Councilmember Toney asked of the issue on the Subcontractor. Ms. Lopez replied that the Subcontractor could no longer perform the work and the Prime was able to find another Subcontractor.

Councilmember Nirenberg moved to adopt the proposed ordinances for Items 10A and 10B. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

The City Clerk read the caption for Item 25:

**2014-12-04-0965**

- 25.** An Ordinance authorizing the acceptance of a \$200,000.00 grant from the National Recreation and Park Association to provide improvements and fitness programming at Labor Street/Victoria Commons Park located in Council District 1; authorizing the amendment of the FY 2015-2020 Capital Improvement Program budget, and executing a license agreement with San Antonio Housing Authority for use of their property. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

Mayor Taylor asked staff to highlight said item. Mr. Xavier Urrutia stated that the City of San Antonio had acquired property through a land swap with the San Antonio Housing Authority last year. He noted that it was located in the Lavaca Neighborhood and was part

of the revitalization in the area. He commended Coca-Cola and the National Recreation and Park Association for their grant and partnership noting that they would add programming and engagement targeted toward youth. Ms. Luisa Casa representing Coca-Cola added that they were pleased to commit to the health and wellness of the City of San Antonio. Mr. Curtis Bowers of the Lavaca Neighborhood Association thanked everyone for their work and stated that he looked forward to the revitalization of the park. Mayor Taylor thanked Coca-Cola for their continued commitment to the City of San Antonio.

Councilmember Gallagher stated that this was a wonderful opportunity for the City of San Antonio and was pleased with the partnership. Councilmember Toney added that Coca-Cola had been a great partner and appreciated their support.

Councilmember Gallagher moved to adopt the proposed ordinance. Councilmember Nirenberg seconded the motion. The motion prevailed with the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

The City Clerk read the caption for Item 29:

**2014-12-04-0968**

- 29.** An Ordinance authorizing the execution of an amended and restated Master Economic Development Incentive Agreement with Alamo Beer Company, LLC for the Alamo Beer Microbrewery Project. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development & Operations]

Councilmember Toney stated that this was an exciting project for the city and District 2 which would transform the area and change its dynamics.

Mayor Taylor called upon the citizens registered to speak.

Eugene Simor thanked Mayor Taylor and Councilmember Toney for their continued support of the project. He commended City Staff for their efforts to get the project done and stated that he was pleased with the support of the Neighborhood Association.

Juan Garcia stated that he was a resident of the neighborhood and Immediate Past President of the Neighborhood Association. He noted that the project would help revitalization efforts on the East Side and hoped it would spur additional private investments.

Councilmember Krier asked of the incentive package. Ms. Lori Houston stated that the

City Council had approved \$800,000 in incentives in August 2012 of which \$450,000 was allocated from a Tax Rebate for the City Taxes on their project. She noted that they received a Public Improvement Grant in the amount of \$295,000 to improve the area around the bridge and a \$50,000 Retail Recruitment Grant. She indicated that the amendment was necessary to revise the location for the brewery and completion date. Councilmember Krier expressed his support and stated that it would have a great impact on the East Side.

Councilmember Nirenberg expressed his support and noted that he was impressed with Mr. Simor's involvement in Non-Profits and his community support.

Councilmember Gonzales expressed her support and spoke of the great amount of time the project had taken thus far. She commended Mr. Simor for his persistence in making the project happen and thanked everyone for their work.

Mayor Taylor expressed gratitude to everyone that helped the project get to this point. She stated that neighborhood change was difficult but this project would help revitalize the area.

Councilmember Saldaña added his congratulations for the project and stated that he was pleased with the private investment.

Councilmember Toney moved to approve said item. Councilmember Saldaña seconded the motion. The motion prevailed with the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

The City Clerk read the caption for Item 32:

**2014-12-04-0971**

- 32.** Public Hearing and consideration of an ordinance creating a new City-initiated Tax Increment Reinvestment Zone, to be named reinvestment zone number thirty-three, City of San Antonio, Texas, also known as "Northeast Corridor TIRZ" located in City Council Districts 10 and 2; authorizing the creation of a seven member Board of Directors, establishing the effective start date and termination date of the zone, approving preliminary Project and Finance Plans and establishing a tax increment fund. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Gallagher asked staff to briefly present the North East Corridor Tax

Increment Reinvestment Zone (TIRZ). Mr. John Dugan presented a Power Point noting that it had been a multi-year effort to bring vitality to the Perrin Beitel and Nacogdoches Corridors of the city. He stated that they had reviewed different alternatives and found the TIRZ to be the best opportunity to improve the area. He estimated that the TIRZ would generate \$6 Million over the 20-year term and increment \$300,000 per year that could be used for new development projects. He mentioned that the funds could be used for grants, gateway enhancements, lighting and public art. He added that staff recommended approval with Tax Increment Collections to begin in 2015. Councilmember Gallagher thanked everyone for their work and stated that this would greatly benefit the area. He recognized three former District 10 Councilmembers that were present.

Mayor Taylor called upon the citizens registered to speak.

Milton McFarland stated that he had been a resident of District 10 for over 33 years and was in support of the TIRZ. He spoke of the history of Perrin Beitel and noted that the TIRZ would increase incremental real property taxes resulting from new construction, public improvements, and redevelopment efforts.

Roger Martinez stated that he was representing the El Chaparral Neighborhood Association and Urban Hills Homeowners Association in support of the TIRZ. He spoke of the great improvements that were already occurring in the Northeast Corridor and thanked the City Council for their support.

John Clamp addressed the City Council in support of the NEC TIRZ. He stated that the decision would be transformative and was confident it would help revitalize the area.

Carlton Soules expressed his support and stated that this was a crucial step in a process that had begun four years ago. He noted that they had expanded the Inner City Reinvestment Infill Policy (ICRIP) to bring incentives to aging commercial corridors. He added that this was an important venture that would expand and improve the area.

Councilmember Toney stated that the Perrin Beitel Corridor was ripe with opportunity and commended Councilmember Gallagher for his leadership. Councilmember Krier expressed his support and commended all of the District 10 Councilmembers that were present. He noted that TIRZ worked and could be a catalyst for change.

Councilmembers Nirenberg expressed his support and stated that he lived in the area 15 years ago when he was first married. He noted that this was a key corridor in the city and could be a catalyst for San Antonio. Councilmember Saldaña added his support and stated that there were many commercial corridors in the city that were in decline.

Mayor Taylor thanked the Former Councilmembers for their service to the City of San Antonio and congratulated Councilmember Gallagher on moving this project forward.

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

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

### 35. City Manager's Report

- A. Boarding Homes Update
- B. World Stem Cell Summit

A. Mrs. Sculley reported that the Boarding Home Ordinance was approved by the City Council on December 13, 2012 and went into effect on March 1, 2013. She noted that since March 2013; the Boarding Home Team had investigated 2,173 properties. She reported that 120 elderly and/or disabled residents were currently in safer living conditions due to the effectiveness of this ordinance. She stated that of 110 Boarding Homes identified; 21 were still in operation and 89 had shut down. She mentioned that the cost of installing sprinkler systems had reportedly decreased over the past year and therefore; more Boarding Homes were expected to be permitted this year. She added that the city would continue to enforce the ordinance through the Civil and Criminal Court Process to gain compliance or closure of each of the remaining Boarding Homes operating illegally.

B. Mrs. Sculley reported that the City was hosting the 10th Annual World Stem Cell Summit (WSC) this week which started on Tuesday, December 2nd and ends Friday December 4th. She stated that 1,400 attendees from 40 countries were expected to attend. She noted that the Summit was the world's largest meeting of Researchers, Scientists, Clinicians, Regulators, Patient Advocates and Investors engaged in the field of Stem Cell Research and Therapies. She mentioned that the field of Regenerative Medicine was key to growth in the City's Bioscience Industry and the City was poised to capitalize on this opportunity by partnering with local companies like StemBioSys, Inc. and BioBridge Global. She stated that the City and the San Antonio Economic Development Corporation (SAEDC) played a vital role in persuading the Stem Cell Summit to choose San Antonio for its Annual Conference. However, this was a community-wide effort that included support from partners like BioMed SA, UTSA and Texas Research & Technology Foundation. She noted that there was substantial private sector support from local entities like StemBioSys, Incell and Targeted Technology. She mentioned the major sponsors of the WSC Summit: UT Health Science Center, BioBridge Global, the Texas Biomedical Research Institute and

Southwest Research Institute. She stated that in anticipation of the Summit, she visited BioBridge Global and StemBioSys Manufacturing Facilities on a Business Retention and Expansion visit a few weeks ago. She stated that BioBridge was a crucial part of the City's Bioscience Industry with four major subsidiaries: 1) The South Texas Blood & Tissue Center; 2) QualTex Laboratories; 3) GenCure; and 4) The Blood and Tissue Center Foundation. She added that the WSC Summit and tour of BioBridge Global made it clear that the field of Regenerative Medicine was key to continuing the growth in the City's Bioscience Industry.

Mayor Taylor and the City Councilmembers expressed their support for the Stem Cell Summit and thanked staff for the Boarding Homes Update.

### **RECESSED**

Mayor Taylor recessed the meeting at 10:35 am and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:07 pm and addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Items Z-7, P-3, Z-18, Z-20, Z-22, and Z-23 were pulled for Individual Consideration. Councilmember Toney moved to approve the remaining Consent Zoning Items: P-1, Z-1, Z-2, P-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, P-5, Z-19, Z-21, and Z-24. Councilmember Saldaña seconded the motion. Mr. John Jacks announced that the Zoning Commission had recommended approval of Items Z-13 and Z-24.

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

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

### **2014-12-04-0974**

**P-1.** PLAN AMENDMENT# 14082 (District 1) An ordinance amending the future land use plan contained in the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.1079 acre tract of land out of NCB 13815 located at 604 South Alamo Street from Public/Institutional to Mixed Uses: Neighborhood Commercial/Office/Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014268)

**2014-12-04-0975**

- Z-1.** ZONING CASE # Z2014268 (District 1): An Ordinance amending the Zoning District Boundary from "H HS O-2 AHOD" Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District to "H HS C-2 IDZ AHOD" Historic Significant Commercial Lavaca Historic Infill Development Zone Airport Hazard Overlay District on Lot 4, Block 4, NCB 13815 located at 604 South Alamo Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14082)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4, BLOCK 4, NCB 13815 TO WIT: FROM "H HS O-2 AHOD" HISTORIC SIGNIFICANT HIGH-RISE OFFICE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "H HS C-2 IDZ AHOD" HISTORIC SIGNIFICANT COMMERCIAL LAVACA HISTORIC INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0976**

- Z-2.** ZONING CASE # Z2015003 (District 1): An Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District, "O-2 RIO-2 AHOD" High-Rise Office River Improvement Overlay-2 Airport Hazard Overlay District and "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with single-family residential uses (attached townhouses) not to exceed 25 units per acre on 1.179 acres out of Lots C, D, E, P and Q, Block 6, NCB 832 and Lots 15-17 and 21, Block 7, NCB 6795 located at 617 818 East Myrtle Street, 1110 and 1114 East Euclid 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: 1.179 ACRES OUT OF LOTS C, D, E, P AND Q, BLOCK 6, NCB 832 AND LOTS 15-17 AND 21, BLOCK 7, NCB 6795 TO WIT: FROM "C-3NA RIO-2 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES RIVER IMPROVEMENT OVERLAY-2 AIRPORT HAZARD OVERLAY DISTRICT, "I-1 RIO-2 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY-2 AIRPORT

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HAZARD OVERLAY DISTRICT, "O-2 RIO-2 AHOD" HIGH-RISE OFFICE RIVER IMPROVEMENT OVERLAY-2 AIRPORT HAZARD OVERLAY DISTRICT AND "MF-33 RIO-2 AHOD" MULTI-FAMILY RIVER IMPROVEMENT OVERLAY-2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY-2 AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY RESIDENTIAL USES (ATTACHED TOWNHOUSES) NOT TO EXCEED 25 UNITS PER ACRE.

**2014-12-04-0977**

**P-2.** PLAN AMENDMENT #14084 (District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 12.60 acres out of Lots 21 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lot A, NCB 1329; Lots 1 through 16, NCB 1345; and Lots 1 through 30, NCB 1346 located along the 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of North Mittman Street from Medium Density Residential land use to Mixed Use land use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014270)

**2014-12-04-0978**

**Z-3.** ZONING CASE # Z2014270 (District 2): An Ordinance amending the Zoning District Boundary from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial, "MF-33" Multi-Family and Multi-Family uses not to exceed 70 Units per acre on approximately 12.60 acres out of Lots 21 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lot A, NCB 1329; Lots 1 through 16, NCB 1345; and Lots 1 through 30, NCB 1346 located along the 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of North Mittman Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14084)

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

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CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 12.60 ACRES OUT OF LOTS 21 THROUGH 30, BLOCK 4, NCB 1326; LOTS 3 THROUGH 25, BLOCK 9, NCB 1327; LOTS 1, 2, 8 AND 9, ALL OF BLOCK, NCB 1329; LOTS 1 THROUGH 16, ALL OF BLOCK, NCB 1345; AND LOTS 1 THROUGH 30, ALL OF BLOCK, NCB 1346 TO WIT: FROM "MF-33 EP-1 AHOD" MULTI-FAMILY FACILITY PARKING/TRAFFIC CONTROL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ EP-1 AHOD" INFILL DEVELOPMENT ZONE FACILITY PARKING/TRAFFIC CONTROL AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-1" LIGHT COMMERCIAL, "MF-33" MULTI-FAMILY AND MULTI-FAMILY USES NOT TO EXCEED 70 UNITS PER ACRE.

**2014-12-04-0979**

**Z-4.** ZONING CASE # Z2014259 S (District 2): An Ordinance amending the Zoning District Boundary from "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal on Lot 25, NCB 12867 located at 498 Pop Gunn Drive. Staff and Zoning Commission recommend approval. (For changes to the Zoning Site Plan)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 25, NCB 12867 TO WIT: FROM "I-2 S" HEAVY INDUSTRIAL DISTRICT WITH A SPECIFIC USE FOR BULK PLANT OR TERMINAL AND "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE FOR BULK PLANT OR TERMINAL TO "I-2 S" HEAVY INDUSTRIAL DISTRICT WITH A SPECIFIC USE FOR BULK PLANT OR TERMINAL AND "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE FOR BULK PLANT OR TERMINAL PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-12-04-0980**

**Z-5.** ZONING CASE # Z2014245 CD (District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-3 CD" General Commercial District with a Conditional Use for Warehousing on 1.0116 acres out of Lot 12 and portions of Lot 13, NCB 10613 located at 4531 and 4539 Emil. 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: 1.0116 ACRES OUT OF LOT 12 AND PORTIONS OF LOT 13, NCB 10613 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-3 CD" GENERAL COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR WAREHOUSING PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-12-04-0981**

**Z-6.** ZONING CASE # Z2015007 (District 2): An Ordinance amending the Zoning District Boundary from "AE-3 HS AHOD" Historic Significant Arts and Entertainment-3 Airport Hazard Overlay District to "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District on Lots 1 & 2 and all of Lots 3-18, Block 1, NCB 595; All of Lots 1-18, Block A, NCB 593 located at 1617 and 1631 East Commerce 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 1 & 2 AND ALL OF LOTS 3-18, BLOCK 1, NCB 595; ALL OF LOTS 1-18, BLOCK A, NCB 593 TO WIT: FROM "AE-3 HS AHOD" HISTORIC SIGNIFICANT ARTS AND ENTERTAINMENT-3 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ HS AHOD" HISTORIC SIGNIFICANT INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "D" DOWNTOWN DISTRICT.

**2014-12-04-0983**

**Z-8.** ZONING CASE # Z2015012 (District 2): An Ordinance amending the Zoning District Boundary from "I-1 RIO-1 DN AHOD" General Industrial River Improvement Overlay-1 Development Node Airport Hazard Overlay District to "C-1 IDZ RIO-1 DN AHOD" Light Commercial Infill Development Zone River Improvement Overlay-1 Development Node Airport Hazard Overlay District on Lot 17-B, NCB A-52 located at 3502 North St. Mary's Street. Staff recommended approval. Staff and Zoning Commission recommended approval. This case has been expedited and is scheduled for City Council on December 4, 2014.

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

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CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 17-B, NCB A-52 TO WIT: FROM "I-1 RIO-1 DN AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY-1 DEVELOPMENT NODE AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 IDZ RIO-1 DN AHOD" LIGHT COMMERCIAL INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY-1 DEVELOPMENT NODE AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0985**

**Z-9.** ZONING CASE # Z2014271 S (District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Machinery, Tools and Construction Equipment Sales and Service allowing a fence up to six (6) feet in height along the front yard in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Parcel 77, ABS 2 (6.3299 acres), CB 4010; Parcel 2, ABS 1044 (1.274 acres), CB 4135; Parcel 7F (.6608 acres) and Parcel 7J, ABS 129 (.448 acres), CB 4136 located at 20350 South IH 37. 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: PARCEL 77, ABS 2 (6.3299 ACRES), CB 4010; PARCEL 2, ABS 1044 (1.274 ACRES), CB 4135; PARCEL 7F (.6608 ACRES) AND PARCEL 7J, ABS 129 (.448 ACRES), CB 4136 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "C-3" S GENERAL COMMERCIAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR MACHINERY, TOOLS AND CONSTRUCTION EQUIPMENT SALES AND SERVICE PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-12-04-0986**

**Z-10.** ZONING CASE # Z2014273 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) allowing a fence up to six (6) feet in height along the front yard and allowing a fence up to eight (8) feet in height along the side and rear yards of the subject property in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 3, Block 11, NCB 14849 located on a portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410). Staff and Zoning Commission recommend approval.

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AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 11, NCB 14849 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-12-04-0987**

**P-4.** PLAN AMENDMENT #14054 (District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road from Low Density Residential land use to Community Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014212)

**2014-12-11-0988**

**Z-11.** ZONING CASE # Z2014212 (District 4): An Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated plan amendment 14054)

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: PARCEL 37A, NCB 15259 TO WIT: FROM "NP-8 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0989**

**Z-12.** ZONING CASE # Z2015008 (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, NCB 10016 located at 1426 McCauley Boulevard. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

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COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, NCB 10016 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0990**

**Z-13.** ZONING CASE # Z2015006 (District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on P-48D, NCB 15605 and P-85, NCB 15613 (7.542 Acres) located on a portion of the 6100 Block of Old Pearsall Road. Staff recommends approval. Zoning Commission recommendation pending the December 2, 2014 public 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- 48D, NCB 15605 AND P-85, NCB 15613 (7.542 ACRES) TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0991**

**Z-14.** ZONING CASE # Z2014272 (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 35, NCB 6797 located at 1435 Northwest 24th 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 35, NCB 6797 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0992**

**Z-15.** ZONING CASE # Z2015001 (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay

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District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A-6, Block 100, NCB 273 located at 301 Colima 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 A-6, BLOCK 100, NCB 273 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

**2014-12-04-0993**

**Z-16.** ZONING CASE # Z2015022 (District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.687 acres out of NCB 15403 located at 7500 and 7504 West Military Drive and a portion of 7600 West Military Drive. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.687 ACRES OUT OF NCB 15403 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2014-12-04-0994**

**Z-17.** ZONING CASE # Z2015010 (District 6 & 7): An Ordinance amending the Zoning District Boundary from "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-2" Commercial District on Lot 11, Block 1, NCB 19198; Lots 77, 78 and 79, Block 6, NCB 18163 located at the intersection of New Guilbeau Road and North Loop 1604 West. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 1, NCB 19198; LOTS 77, 78 AND 79,

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BLOCK 6, NCB 18163 TO WIT: FROM "C-3R" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES DISTRICT TO "C-2" COMMERCIAL DISTRICT.

**2014-12-04-0995**

**P-5.** PLAN AMENDMENT #14080 (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 5.00 acres out of NCB 15825 located on a portion of the 14000 Block of Vance Jackson from Mixed Use Center land use to General Urban Tier land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014262)

**2014-12-04-0996**

**Z-19.** ZONING CASE # Z2014262 (District 8): An Ordinance amending the Zoning District Boundary from "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District to "MF-33 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District on 5.00 acres out of NCB 15825 located on a portion of the 14000 Block of Vance Jackson. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14080)

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: 5.00 ACRES OUT OF NCB 15825 TO WIT: FROM "MPCD MLOD-1" MASTER PLANNED COMMUNITY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-3 MLOD-1" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "MF-33 MLOD-1" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

**2014-12-04-0997**

**Z-21.** ZONING CASE # Z2014218 (District 8): An Ordinance amending the Zoning District Boundary from "C-1 GC-1 MSAO-1 MLOD-1" Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 2.432 acres out of NCB 35733 located at 21650 Milsa Drive. Staff and Zoning Commission recommend approval.(Continued from November 6, 2014)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

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COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.432 ACRES OUT OF NCB 35733 TO WIT: FROM "C-1 GC-1 MSAO-1 MLOD-1" LIGHT COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 GC-1 MSAO-1 MLOD-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

**2014-12-04-1000**

**Z-24.** ZONING CASE # Z2015025 (District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 33, NCB 13847 located at 11410 Rendezvous Drive. Staff recommends approval. Zoning Commission recommendation pending the December 2, 2014 public 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: LOT 33, NCB 13847 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**2014-12-04-0982**

**Z-7.** ZONING CASE # Z2015027 CD (District 2): An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week on Lot 21, Block 1, NCB 6227 located at 118 Davis Court. Staff and Zoning Commission recommend 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

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DESCRIBED HEREIN AS: LOT 21, BLOCK 1, NCB 6227 TO WIT: FROM "R-4 NCD-6" RESIDENTIAL SINGLE-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT TO "R-4 CD NCD-6" RESIDENTIAL SINGLE-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT WITH A CONDITIONAL USE FOR A FOOD SERVICE ESTABLISHMENT WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-7 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) There shall be no exterior display or sign with the exception that a name plate not exceeding three square feet in area may be permitted when attached to the front of the main structure; 2) No construction features shall be permitted which will place the structure out of character with the surrounding residential neighborhood; 3) Business or office hours of operation shall not be permitted before 7:00 am or after 6:00 pm Monday through Friday and shall not be permitted before 8:00 am or after 4:00 pm on Saturday. Additionally, staff recommends the following conditions: 1) Outside speakers shall be prohibited; and 2) Strict enforcement of light pollution from signage and landscaping lights. He reported that of 23 notices mailed; 14 were returned in favor and three were received in opposition. He added that the Mahnke Park Neighborhood Association was not opposed to the request.

Councilmember Toney thanked the City Council for helping him get through this and commended the Business Owner for his patience.

Mayor Taylor called upon the citizens registered to speak.

Jose Ramon Campos spoke in favor of the request.

Ryan Smith spoke in favor of the request and expressed concern with the previous vote to deny the request. He stated that this was truly a gem for the Mahnke Park Community.

Councilmember Toney moved to adopt the proposed ordinance with the conditions read by Mr. Jacks. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

**2014-12-04-0984**

**P-3.** PLAN AMENDMENT #15005 (District 3): An Ordinance amending the boundaries of the Heritage South Sector Plan, a component of the Comprehensive Master Plan of

the City, to include 117 acres generally bound by Interstate Highway 37, US Highway 181, and South Presa Street (also known as Spur 122) and applying the Suburban Tier future land use to approximately 79 acres and the Specialized Center future land use to approximately 38 acres. Staff and Planning Commission recommend approval. (No Associated Zoning Case)

Rudy Niño presented Item P-3 and stated that it would amend the boundaries of the Heritage South Sector Plan. He reported that staff and the Planning Commission recommended approval.

Councilmember Saldaña moved to approve staff's recommendation on behalf of Councilmember Viagran with the following amendment: Approval of the Specialized Center Land Use Designation for Parcel 313, County Block 4007, and the abutting right-of-way. Councilmember Nirenberg seconded the motion.

In response to Councilmember Saldaña, Mr. Niño explained that they had received a request from the property owner that was slightly different from the staff recommendation. He stated that as the proposal was being developed, staff was not aware of the development plans on his pending plat. When the property owner brought the project to the attention of the Department, the staff recommendation had already been finalized and published. He noted that the property owner had worked with staff and they were supportive of the request.

Councilmember Saldaña stated that per Councilmember Viagran; she had vetted the case and was in support.

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

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

#### **CONTINUED TO JANUARY 15, 2015**

**Z-18.** ZONING CASE # Z2014246 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3" Residential Single-Family Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432 located at 208 Roanoke Avenue. Staff and Zoning Commission recommend approval.

John Jacks presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. He reported that of 32 notices mailed; one was returned in favor

and 10 were received in opposition. He stated that due to the amount of opposition; the case would require nine votes for approval.

Councilmember Saldaña moved to continue Item Z-18 until January 15, 2015 on behalf of Councilmember Medina. Councilmember Nirenberg seconded the motion.

The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

### **CONTINUED TO JANUARY 15, 2015**

**Z-20.** ZONING CASE # Z2015023 S (District 8): An Ordinance amending the Zoning District Boundary from "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-20 S MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.459 acres out of Lot 3, Block 10, NCB 18333 located at 18104 Babcock Road. Staff and Zoning Commission recommended approval. This case has been expedited and is scheduled for City Council on December 4, 2014.

John Jacks presented Item Z-20 and stated that staff and the Zoning Commission recommended approval. He reported that of five notices mailed; none were returned in favor and one was received in opposition. He stated that The Crown Ridge of Texas Owners Association was in support of the request. He added that the case would require nine votes for approval.

Councilmember Nirenberg moved to continue Item Z-20 until January 15, 2015. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

### **2014-12-04-0998**

**Z-22.** ZONING CASE # Z2014120 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-18 ERZD" Multi-Family Edwards Recharge Zone District on Lot P-8 B, NCB 14615 located on 8130 West Hausman Road. Staff and

Zoning Commission recommend approval. (Continued from November 4, 2014)

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-8 B, NCB 14615 TO WIT: FROM "R-6 ERZD" RESIDENTIAL SINGLE-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "MF-18 ERZD" MULTI-FAMILY EDWARDS RECHARGE ZONE DISTRICT.

John Jacks presented Item Z-22 and stated that staff and the Zoning Commission recommended approval. He reported that of 13 notices mailed; none were returned in favor or in opposition.

Councilmember Nirenberg stated that the Applicant had agreed to several conditions and called upon Jerry Arredondo. Mr. Jerry Arredondo stated that they had agreed to the following: 1) The impervious cover would not exceed 50%; 2) They will not use a coal/tar sealant on the roof of the building; 3) They will use rain gutter disconnects or other suitable water collection devices to reduce ground water run-off; 4) The building will be designed to include energy efficient systems such as Low E Windows and Energy Star Rated Appliances; and 5) In addition to the natural area already contemplated near the entrance from Hausman, they will include native and drought tolerant plants in the landscaping. He added that they would adhere to the SAWS Requirements.

Councilmember Nirenberg moved to approve the proposed ordinance with the agreed upon conditions read by Mr. Jerry Arredondo. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

#### **2014-12-04-0999**

**Z-23.** ZONING CASE # Z2014217 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 S ERZD MLOD" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Hospital to "MF-33 ERZD MLOD" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 17.754 acres out of NCB 19221 and NCB 15669 located on a portion of the 18900 and 19000 Blocks of Hardy Oaks Boulevard. Staff and Zoning Commission recommend approval.

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AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 17.754 ACRES OUT OF NCB 19221 AND NCB 15669 TO WIT: FROM "C-3 S ERZD MLOD-1" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A HOSPITAL TO "MF-33 ERZD MLOD-1" MULTI-FAMILY EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

John Jacks presented Item Z-23 and stated that staff and the Zoning Commission recommended approval. He reported that of 22 notices mailed; none were received in favor or in opposition. He noted that SAWS recommended a 50% maximum impervious cover.

Councilmember Krier stated that the project was over the Aquifer but had cleared approval from SAWS. He moved to adopt the proposed ordinance with a 50% maximum impervious cover. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**Aye:** 7 - Mayor Taylor, Toney, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

**Absent:** 3 - Viagran, Lopez and Medina

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:20 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC  
CITY CLERK