

**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

Thursday, February 20, 2014

9:00 AM

Municipal Plaza Building

The City Council of San Antonio convened in a Regular Meeting. The City Clerk took the Roll Call as follows:

Present: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

1. Mayor Castro led the Pledge of Allegiance to the Flag of the United States of America.
2. The Invocation was delivered by Reverend David Brockhouse, Mt. Olive Lutheran Church, guest of Councilmember Rey Saldaña, District 4.
3. Approval of Minutes for the December 18 - 19, 2013 City Council Meetings

Councilmember Gallagher moved to approve the Minutes for the December 18-19, 2013 City Council Meetings. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

CONSENT AGENDA ITEMS

Items 6 and 10 were pulled for Individual Consideration. Councilmember Saldaña moved to approve the remaining Consent Agenda Items. Councilmember Taylor seconded the motion.

Mayor Castro called upon Mr. Jack M. Finger to speak:

Mr. Jack M. Finger expressed concern with the Lawsuit Settlement (Item 20) and asked why Mr. Michael Cuellar was not allowed to enter City Facilities. He spoke in opposition to the Resolutions of Support for Wheatley Courts (Item 25) and the Artisan at Remigio (Item 26) for the Tax Credit Application Process.

Faris Hodge, Jr. submitted written testimony in support of Items 4-16, 23, and 24. He wrote in opposition to Items 17, 20-22, 25 and 26. He expressed concern that enough information was not provided regarding the Lawsuit Settlement (Item 20) and the cost of the Sports License Agreement with San Antonio Elite (Item 22). He asked why the City was providing Resolutions of Support for the 9% Housing Tax Credit for Wheatley Courts (Item 25) and Artisan at Remigio (Item 26).

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

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

2014-02-20-0093

- 4.** An Ordinance accepting an offer from Millennium Lock, Inc. to provide traffic cabinet locking mechanisms, installation and custom keys for school zone flashers and traffic control system cabinets for a total cost of \$552,093.80, funded with the Advanced Transportation District Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-02-20-0094

- 5.** An Ordinance accepting the bid from Interpool, Inc. to provide the Parks and Recreation Department with upgrades to the pool filtration system at Monterrey Park, Roosevelt Park and Dellview Park municipal swimming pools for a total cost of \$291,250.00, funded from the Parks and Recreation Department General Fund

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

2014-02-20-0095

7. An Ordinance accepting the bid from Commercial Swim Management to provide the Office of Sustainability with energy efficiency upgrades at up to 24 municipal swimming pools in an amount not to exceed \$149,437.72, funded with the Office of Sustainability's Energy Efficiency Fund. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Director, Finance)

2014-02-20-0096

8. An Ordinance authorizing the purchase of property insurance from FM Global for a premium of \$1,235,546.00 for the first year of a two-year term, beginning February 28, 2014 and ending February 28, 2016, with a coverage limit of \$1 billion, funded by the FY 2014 budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-02-20-0097

9. An Ordinance for San Pedro Playhouse Roof Repair project authorizing the execution of a Job Order Contract in an amount not-to-exceed \$115,890.00 authorized payable to Alpha Building Corporation, located in City Council District 1; funded from the Cultural and Creative Development Fund. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-02-20-0098

11. An Ordinance for the FY 2014 and FY 2015 Street Maintenance Programs included within the FY 2014 through FY 2018 Council Adopted Five-Year Infrastructure Management Program awarding contracts to three vendors to include Clark Construction of Texas, Inc., Alexander Builders, Inc., and H.L. Zumwalt Construction, Inc., for a total amount of \$25,955,429.00, of which \$441,085.00 is to be reimbursed by San Antonio Water Systems (SAWS), comprised of \$15,789,580.80 for projects in FY 2014 and \$10,165,848.20 for projects in FY 2015; specifically, awarding an amount not to exceed \$20,648,075.25 to Clark Construction of Texas, Inc.; an amount not to exceed \$2,700,533.75 to Alexander Builders, Inc.; and an amount not to exceed \$2,606,820.00 to Zumwalt Construction, Inc., for street projects Citywide. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
12. Consideration of the following actions related to the Market Street Realignment Project, an approved \$36.3 million Downtown Streets Reconstruction and HemisFair

Park Area Streets Redevelopment, 2012 – 2017 General Obligation Bond funded project, in connection with the Convention Center Expansion Project, located in Council District 1: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-02-20-0099

- 12A.** An Ordinance approving two utility-driven change orders in the total amount not to exceed \$397,352.68 of which \$151,222.78 will be reimbursed by San Antonio Water Systems to the \$35,639,622.95 construction contract with Capital Excavation Company for the realignment of Market Street.

2014-02-20-0100

- 12B.** An Ordinance amending the Professional Design Services Agreement with URS Corporation in the amount not to exceed \$179, 088.00 for additional design and engineering services related to the Market Street Realignment Project.

2014-02-20-0101

- 13.** An Ordinance authorizing a five year Renewal of the River Walk Patio Lease Agreement between the City of San Antonio and Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina for use of 171.46 square feet of patio space along the River Walk. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

2014-02-20-0102

- 14.** An Ordinance authorizing a two-year lease with Mainland Drive Investments, LLC. for approximately 1,488 square feet of office space, located at 7976 Mainland Drive, in Council District 7, for use as the District 7 Constituent Office. [Peter Zaroni, Deputy City Manager; Mike Etienne, Officer, Office of EastPoint & Real Estate]

2014-02-20-0103

- 15.** An Ordinance authorizing the submission of a grant application for up to \$400,000.00 to the Bureau of Justice Assistance for an Intellectual Property Enforcement Program grant to assist in criminal investigation, prosecution, prevention, and education as it relates to intellectual property enforcement and authorizing the acceptance of funds, upon the award of the grant. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]

2014-02-20-0104

- 16.** A Public Hearing and Ordinance authorizing the reprogramming of \$600,000 in Neighborhood Stabilization Program funds available from program income to the Oscar Eason Apartment redevelopment project; and amending the FY 2014 Action Plan and Budget. [Peter Zaroni, Deputy City Manager; John Dugan, Director,

Planning and Community Development]

17. 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 Alan C. Neff (District 2) and Roger F. Martinez (District 10) to the Zoning Board of Adjustment.
- B) Reappointing Anthony J. Alcoser (District 3) to the San Antonio Housing Trust.
- C) Reappointing John P. Jennings (District 1) to the Brooks Development Authority.

2014-02-20-0105

18. An Ordinance reappointing David L. Jureczki (District 8) to the Building Standards Board for the remainder of an unexpired term of office to expire May 31, 2015 and waiving the city code residency requirement in Chapter 2, Article IX, Sec. 2-259(b) for this appointment. [Leticia M. Vacek, City Clerk]
19. Appointing Councilmember Mike Gallagher (District 10) to the Alamo Area Council of Governments (AACOG) and the Bexar Regional Watershed Management Committee of Seven as requested by Mayor Julian Castro. [Leticia M. Vacek, City Clerk]

2014-02-20-0106

20. An Ordinance authorizing the settlement of a lawsuit styled Michael Cuellar v. City of San Antonio, et al, Civil Action No. SA-13-CV-91-XR, pending in the United States District Court for the Western District of Texas San Antonio Division for payment from the Self-Insurance Liability Fund in the amount of \$90,000.00. [Robert F. Greenblum, City Attorney]

2014-02-20-0107

21. An Ordinance authorizing the submission of four applications to the Centers for Disease Control and Prevention Public Health Associate Program, and the assignment of up to four Public Health Associates in the San Antonio Metropolitan Health District for a two-year period beginning October 2014, and the execution of necessary documents. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L.

Schlenker, Director of Public Health]

2014-02-20-0108

22. An Ordinance authorizing the continuation of a sports license agreement with San Antonio Elite, a Youth Soccer Academy, for 14.2455 acres of Parks and Recreation Department land that is leased from the Aviation Department located at 1600 E. Bitters Road in Council District 9 for a term of five years commencing on March 1, 2014, and ending on February 28, 2019, with a renewal option of an additional term of five years. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

2014-02-20-0109

23. An Ordinance authorizing an agreement with Digital Health Department, Inc. to provide a site license and implementation and maintenance services for the Digital Health Department Environmental Health Data Management System for the San Antonio Metropolitan Health District in an amount not to exceed \$54,895.00 for a one year term ending December 31, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2014-02-20-0110

24. An Ordinance approving the extension of the City of San Antonio Arbitrage Rebate Compliance Services Contract with The Bank of New York Mellon Trust Company, N.A. for arbitrage rebate compliance services in connection with the City's financings, for a two year term commencing March 1, 2014 and terminating February 29, 2016, under the same terms and conditions. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Finance Director]

2014-02-20-0004R

25. A Resolution in support of Wheatley Courts for the 2014 Competitive 9% Housing Tax Credit application process as required by the Texas Department of Housing and Community Affairs. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-02-20-0005R

26. A Resolution in support of Artisan at Remigio for the 2014 Competitive 9% Housing Tax Credit application process as required by the Texas Department of Housing and Community Affairs. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

The City Clerk read the caption for Item 6:

2014-02-20-0088

6. An Ordinance selecting New Earth, Inc. and awarding a contract for Organic Material Processing services, in an amount estimated at \$82,500.00 for the first year processing an estimating 5,000 tons of material and \$165,000.00 processing an estimate 10,000 tons of material thereafter, for an initial term of five years with five, one-year renewal options. [Peter Zanoni, Deputy City Manager; David W. McCary, Solid Waste Management]

Councilmember Gallagher asked of the low participation rate in the Organics Recycling Program. Mr. David McCary replied that Organic Recycling Program was implemented as a Pilot Program in September 2011. He stated that the program was so successful that it had increased the Total Recycling Rate by one percentage point. He reported that it was currently a Subscription-Based Program and the cost was \$3.00 per month to utilize. He noted that they were reaching out to the customers that had not subscribed after the Pilot Program was completed. Councilmember Gallagher noted that he had received complaints from residents regarding confusion on what materials to place in each container. Mr. McCary stated that staff could make a presentation to any group in his District. Councilmember Gallagher asked of the five 1-year renewal options. Mr. McCary responded that they wanted the Contractor to have time to amortize the equipment they purchased. Additionally, the renewal options provided the city flexibility and opportunity to monitor the market.

Councilmember Nirenberg asked if the \$3.00 Fee was only paid by those participating in the program. Mr. McCary confirmed that the Fee was only charged to households that subscribed to the program. Councilmember Nirenberg asked of the economic impact. Mr. McCary replied that if they take in the 10,000 tons they project; the city would save \$70,000.

Mayor Castro asked if anyone could participate in the Organics Recycling Program. Mr. McCary replied that it was offered to 20% of the Customer Base. Mayor Castro asked what staff was doing to get the service to other parts of the city. Mr. McCary stated that they were targeting a 30% Participation Rate and the goal was to have it offered citywide in the next three years.

Councilmember Lopez spoke of the importance of education and outreach to the community to inform them of the program. Mr. McCary stated that they had commercials,

billboards, and other advertisements regarding recycling.

Councilmember Bernal stated that recycling was one of the few things that made money for the city.

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

Aye: 9 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina and Nirenberg

Nay: 2 - Krier and Gallagher

2014-02-20-0089

- 10.** An Ordinance accepting the lowest qualified bid and awarding a construction contract to HJD Capital Electric, Inc. in the amount of \$4,717,668.00 in connection with the Medina River Greenway Projects, Medina River Crossing to Pleasanton Rd. and Pleasanton Rd. to Mission Del Lago, 2005 Proposition 2 Sales Tax Initiative funded projects all located in Council District 3, appropriating \$40,000.00 for design contingency from the 2005 Proposition 2 Sales Tax Initiative funds and authorizing the amendment of the FY 2014-2019 Capital Improvement Program Budget. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

Councilmember Viagran highlighted the project. Mr. Xavier Urrutia stated that said item would award a Construction Contract for 6.5 miles which would connect the Land Heritage Institute to Mission del Lago. He reported that 45 miles of trailway had been constructed throughout the city.

Councilmember Nirenberg stated that he was pleased with the Trailway System and that it was a great asset in District 8.

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

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

- 27.** City Manager's Report
A. Eastpoint Update

Mrs. Sculley reported that EastPoint was the Target Area on the Eastside of the City that makes up the combined footprint of three Major Federal Revitalization Initiatives: (1) Eastside Promise Neighborhood Initiative, being managed by the United Way; (2) CHOICE Wheatley Court Neighborhood Initiative, being managed by the San Antonio Housing Authority, and (3) Promise Zone Designation, being managed the City of San Antonio. She noted that the EastPoint Initiative was President Obama's approach to comprehensively revitalize distressed neighborhoods by linking housing improvements with wider public services, such as high performing schools, human services and employment opportunities. She reported that San Antonio was the only city in the nation to receive the two grants totaling \$54 Million and the Promise Zone Designation. She provided an update on the Wheatley Courts Redevelopment Project; City Funding for the Wheatley Courts Project; Menger Creek Drainage and Park Project; Promise Zone Designation; and EastPoint Branding.

Mayor Castro and Councilmembers thanked City Staff for their work on the Initiatives and commended Councilmember Taylor for her leadership.

RECESSED

Mayor Castro recessed the meeting at 9:50 am. He announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Castro reconvened the meeting at 2:00 pm and addressed the Zoning Items.

CONSENT ZONING ITEMS

Councilmember Bernal moved to approve the following items under Consent Zoning: Z-2, P-1, Z-3, Z-5, Z-6, Z-8, P-2, Z-10, Z-12, Z-15, P-5, and Z-16. Councilmember Taylor seconded the motion.

Mayor Castro called upon Jack M. Finger to speak:

Mr. Jack M. Finger spoke in opposition to the Ammunition Manufacturing, Loading, and Storage Facility requested in Item Z-4 noting that the Zoning Commission and various citizens recommended denial. He stated that he was against the request for a Rifle and Pistol Range (Item Z-6) noting concern with the nearby residences and Daycare Centers.

Maria Luisa Alvarado, President of the Hot Wells Neighborhood Association submitted written testimony in support of Item Z-6.

Faris Hodge, Jr. submitted written testimony in support of Items Z-1, Z-2, P-1, Z-5, Z-6, Z-7, Z-8, P-2, P-3, Z-12, Z-13, P-4, Z-14, Z-15, and P-5. He wrote in opposition to Items Z-3, Z-4, Z-9, Z-10, Z-11, Z-16, and Z-17.

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

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

2014-02-20-0111

Z-2. ZONING CASE # Z2014056 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Family Dwellings on Lots 3 & 4, NCB 11877 located at 8107 Janda Susan. 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 3 & 4, NCB 11877 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR TWO FAMILY DWELLINGS, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0112

P-1. PLAN AMENDMENT #14016 (District 2): An Ordinance amending the future land use plan contained in the Westfort Alliance Neighborhood Plan, a component of the Comprehensive Master Plan of the City, to include "IDZ" Infill Development Zone as a related zoning district to residential land use classifications, to include Urban Single-Family Residential, Medium Density Residential and Compact Multi-Family Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2013191)

2014-02-20-0113

Z-3. ZONING CASE # Z2013191 (District 2): An Ordinance amending the Zoning District Boundary from "PUD MF-25 NCD-9 RIO-1 AHOD" Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood

Conservation River Improvement Overlay-1 Airport Hazard Overlay District, "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and "I-1 NCD-9 RIO-1 AHOD" General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District to "IDZ RIO-1 AHOD" Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 17 units an acre on 1.43 acres out of NCB 3857 located at 250 Brahan Boulevard, 151 Cunningham Avenue and a portion of 2300 Broadway. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14016)

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: 1.43 ACRES OUT OF NCB 3857 TO WIT: FROM "PUD MF-25 NCD-9 RIO-1 AHOD" PLANNED UNIT DEVELOPMENT LOW DENSITY MULTI-FAMILY WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY-1 AIRPORT HAZARD OVERLAY DISTRICT, "C-2 NCD-9 RIO-1 AHOD" COMMERCIAL WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY-1 AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 NCD-9 RIO-1 AHOD" GENERAL INDUSTRIAL WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY-1 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-1 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY-1 AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY RESIDENTIAL USES NOT TO EXCEED 17 UNITS AN ACRE, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0114

Z-5. ZONING CASE # Z2014055 CD S (District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-5 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3R MC-3 AHOD" General Commercial Restrictive Alcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD" Commercial District with a Conditional Use for Oversized Vehicle and Marine Storage on 2.568 acres and "C-2 S" Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on 1.072 acres; the "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District and the "AHOD"

Airport Hazard Overlay District remaining unchanged on Lot 19, NCB 12172 located at 1916 Austin Highway. 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 19, NCB 12172 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, "R-5 MC-3 AHOD" RESIDENTIAL SINGLE-FAMILY AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT, "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-3R MC-3 AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR OVERSIZED VEHICLE AND MARINE STORAGE ON 2.568 ACRES AND "C-2 S" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A BAR AND/OR TAVERN WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK ON 1.072 ACRES; THE "MC-3" AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY DISTRICT AND THE "AHOD" AIRPORT HAZARD OVERLAY DISTRICT REMAINING UNCHANGED, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0115

Z-6. ZONING CASE #Z2014062 S (District 3): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Rifle And Pistol Range – Indoor on Lot 67, Block 6, NCB 10938 located at 848 Hot Wells Boulevard. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 67, BLOCK 6, NCB 10938 TO WIT: FROM "C-3R

AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3NA S AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A RIFLE AND PISTOL RANGE – INDOOR, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0116

Z-8. ZONING CASE # Z2014060 (District 3): An Ordinance amending the Zoning District Boundary from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot B, NCB 11147 located at 106 East Buchanan Boulevard. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT B, NCB 11147 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0117

P-2. PLAN AMENDMENT #14011 (District 5): An Ordinance amending the future land use plan contained in the Nogalitos/ S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.28 acre tract of land located at 1507 West Southcross Boulevard and 1511 West Southcross Boulevard from Medium Density Residential to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2013202)

2014-02-20-0118

Z-10. ZONING CASE # Z2013202 (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 Lots 27 & 28, Block 59, NCB 7981 located at 1507 and 1511 West Southcross Boulevard. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 14011)

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 27 & 28, BLOCK 59, NCB 7981 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0119

Z-12. ZONING CASE # Z2014061 CD (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 0.9295 of an acre out of Lots 6, 7, 8, 16, 17, 18, 19 and 20, Block B, NCB 2522 located at 719 and 723 Hazel Street. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.9295 OF AN ACRE OUT OF LOTS 6, 7, 8, 16, 17, 18, 19 AND 20, BLOCK B, NCB 2522 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO PAINT AND BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0120

Z-15. ZONING CASE # Z2014053 (District 8): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-40" Multi-Family District on 2.135 acres out of Lot 1, Block 1, NCB 17333 located on a portion of the 12100 Block of Vance Jackson. 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: 2.135 ACRES OUT OF LOT 1, BLOCK 1, NCB 17333 TO

WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "MF-40" MULTI-FAMILY DISTRICT, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-02-20-0121

P-5. PLAN AMENDMENT #14018 (District 10): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.68 acre tract of land located at 2719 Nacogdoches Road from Low Density Residential land use to Neighborhood Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014054)

2014-02-20-0122

Z-16. ZONING CASE # Z2014054 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Parcel 118 (also known as Lot 3), Block 2, NCB 12100 located at 2719 Nacogdoches Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14018)

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 118 (ALSO KNOWN AS LOT 3), BLOCK 2, NCB 12100 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2014-02-20-0090

Z-1. ZONING CASE # Z2014030 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 1, NCB 3165 located at 341 University. Staff and Zoning Commission recommend approval with conditions. (Continued from January 16, 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 13, BLOCK 1, NCB 3165 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL OFFICE, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-1 and stated that staff and the Zoning Commission recommended approval. He reported that of 17 notices mailed; four were received in favor and three were returned in opposition. He noted that the three property owners constituted more than 20% opposition and therefore; the case would require nine votes for approval.

Councilmember Bernal stated that the amount of opposition had decreased after the Applicant explained what they were trying to accomplish.

Councilmember Bernal moved to adopt the proposed ordinance 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 would place the structure out of character with the surrounding residential neighborhood; and 3) Business or office hours of operation shall not be permitted before 7:00 am or after 6:00 pm. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

2014-02-20-0091

Z-4. ZONING CASE # Z2013180 S (District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867 located at 4818 Interstate Highway 10 East. Staff recommends approval. Zoning Commission recommends denial. (Continued from January 16, 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: 2.01 ACRES OUT OF NCB 12867 TO WIT: FROM "I-1" GENERAL INDUSTRIAL DISTRICT, "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT, "I-2" HEAVY INDUSTRIAL DISTRICT AND "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-2 S" HEAVY INDUSTRIAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR AMMUNITION MANUFACTURING, LOADING AND STORAGE AND "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR AMMUNITION MANUFACTURING, LOADING AND STORAGE, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-4 and stated that staff recommended approval. He reported that the Zoning Commission had held two public hearings on the request and were unable to reach a majority vote. Therefore, the case moved forward as a denial recommendation from the Zoning Commission. He reported that of nine notices mailed; one was received in favor and none were returned in opposition.

Mayor Castro called upon Mr. Jim McNamara to speak:

Mr. Jim McNamara spoke in opposition to the zoning request and stated that he believed that safety was very important. He noted potential accidents that could occur at the Ammunition Manufacturing, Loading, and Storage Facility and added that availability of guns and ammunition should be reduced and not expanded.

Councilmember Taylor stated that in June 2013, the Nardis Gun Club had submitted an application to rezone their property to allow ammunition manufacturing at their facility. She noted that they had been in operation at that location since 2008 and supplied Law Enforcement Agencies with uniforms, equipment, and ammunition. She mentioned that they also sold firearms, conducted Concealed Handgun Classes, and had an indoor gun range open to the public. She reported that when the application was first submitted, she and various members of the community had toured the facility and found the owners to have a sincere concern regarding safety. She reported that the Fire Department had conducted a thorough analysis of the facility and found them to be compliant with City Codes. She added that the East Gate, Cherry Hill, and Eastern Triangle Neighborhood Associations were not opposed to the request.

Councilmember Taylor moved to approve the proposed ordinance for Item Z-4. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

CONTINUED TO MARCH 6, 2014

Z-7. ZONING CASE # Z2014049 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District on Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas located on a portion of the 100 Block of San Juan Road. Staff and Zoning Commission recommend approval.

John Jacks presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. He reported that of 21 notices mailed; two were received in support and three were returned in opposition. He indicated that the case would need to be continued to correct an error in the notification process.

Councilmember Viagran moved to continue Item Z-7 until March 6, 2014. Councilmember Bernal seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

2014-02-20-0092

Z-9. ZONING CASE # Z2014017 (District 4): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286 (26.141 acres) and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098 (15.6199 acres) located on portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose

Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass. 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 2, PARCEL 2C AND TRACT 2, CB 4286 ON LOTS 1, 4 & 5, BLOCK 2, CB 4286B; LOTS 17-20, BLOCK 2, NCB 18098; LOTS 6 & 10, BLOCK 5, NCB 18098; LOTS 6, 7, 11, & 15-17, BLOCK 6, NCB 18098; LOTS 11-16, BLOCK 8, NCB 18098; LOTS 6-13 & 17-23, BLOCK 11, NCB 18098; LOTS 15-17, BLOCK 12, NCB 18098; LOTS 1-26, BLOCK 13, NCB 18098; LOTS 1-9, BLOCK 14, NCB 18098; LOTS 18-24, BLOCK 16, NCB 18098; LOT 16, BLOCK 17, NCB 18098; LOTS 2, 3, 5 & 6, BLOCK 20, NCB 18098; LOTS 1-4 & 6-17, BLOCK 21, NCB 18098; LOTS 1-6 & 8-14, BLOCK 22, NCB 18098; LOTS 1-4 & 7-17, BLOCK 23, NCB 18098; AND LOT 9, BLOCK 24, NCB 18098 TO WIT: FROM "UD AHOD" URBAN DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT ON PARCEL 2, PARCEL 2C AND TRACT 2, CB 286 26.141 ACRES) AND "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT ON LOTS 1, 4 & 5, BLOCK 2, CB 4286B; LOTS 17-20, BLOCK 2, NCB 18098; LOTS 6 & 10, BLOCK 5, NCB 18098; LOTS 6, 7, 11, & 15-17, BLOCK 6, NCB 18098; LOTS 11-16, BLOCK 8, NCB 18098; LOTS 6-13 & 17-23, BLOCK 11, NCB 18098; LOTS 15-17, BLOCK 12, NCB 18098; LOTS 1-26, BLOCK 13, NCB 18098; LOTS 1-9, BLOCK 14, NCB 18098; LOTS 18-24, BLOCK 16, NCB 18098; LOT 16, BLOCK 17, NCB 18098; LOTS 2, 3, 5 & 6, BLOCK 20, NCB 18098; LOTS 1-4 & 6-17, BLOCK 21, NCB 18098; LOTS 1-6 & 8-14, BLOCK 22, NCB 18098; LOTS 1-4 & 7-17, BLOCK 23, NCB 18098; AND LOT 9, BLOCK 24, NCB 18098 (15.6199 ACRES), PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. He reported that of 304 notices mailed; 133 notices were received in favor and three were returned in opposition. He added that the Hunters Pond Neighborhood Association was in support of the request.

Councilmember Saldaña stated that there was an official agreement between the Developer and the Association on added benefits to the development.

Councilmember Saldaña moved to adopt the proposed ordinance for Item Z-9. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Items P-3 and Z-11 were addressed jointly:

2014-02-20-0123

P-3. PLAN AMENDMENT # 14022 (District 5): An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.493 acres of land out of NCB 6276 located at 1601 Nogalitos Street and 127 Roslyn Avenue from Mixed Use to Regional Commercial land use. Staff recommends approval. Planning Commission recommendation pending the February 12, 2014 public hearing. (Associated Zoning Case Z2014037 S)

2014-02-20-0124

Z-11. ZONING CASE # Z2014037 S (District 5): An Ordinance amending the Zoning District Boundary from "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet on Lot 35, Block 33, NCB 6276 located at 127 Roslyn Avenue and a portion of 1601 Nogalitos Street. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the February 18, 2014 public hearing. (Associated Plan Amendment Case 14022)

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, BLOCK 33, NCB 6276 TO WIT: FROM "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR PARKING LOT REQUIRING DEMOLITION OF A DWELLING UNIT, "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3R S AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A MAXIMUM BUILDING HEIGHT OF 50 FEET, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

Councilmembers Saldaña and Nirenberg excused themselves from the meeting for recusal purposes and noted that they had submitted the recusal forms to the City Clerk.

John Jacks presented Item P-3 and stated that it would amend the Land Use Plan contained in the Nogalitos/South Zarzamora Community Plan. He reported that staff and the Planning Commission recommended approval.

For Item Z-11, he stated that staff and the Zoning Commission recommended approval. He noted that of 48 notices mailed; two were received in support and none were returned in opposition. He added that the Collins Garden Neighborhood Association was in support of the request.

Mayor Castro asked if the look of the old HEB Store would be incorporated into the new design. Dya Campos of HEB stated that there had been an overwhelming response from the Neighborhood Associations and Local Churches to have a brand new store. She noted that the new store would include Art Deco Features.

Councilmember Gonzales moved to adopt the proposed ordinances for Items P-3 and Z-11. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Mayor Castro, Bernal, Taylor, Viagran, Gonzales, Lopez, Medina, Krier and Gallagher

Abstain: 2 - Saldaña and Nirenberg

Items P-4 and Z-14 were addressed jointly:

2014-02-20-0125

P-4. PLAN AMENDMENT #14017 (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 a 7.101 acre tract of land out of NCB 34732 located at the southern corner of Aue Road and Dominion Drive from Rural Estate Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014058)

2014-02-20-0126

Z-14. ZONING CASE # Z2014058 (District 8): An Ordinance amending the Zoning District Boundary from "R-6 PUD MLOD-1" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and "R-6 PUD GC-1 MLOD-1" Residential Single-Family Planned Unit Development Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to

"MF-25 PUD MLOD-1" Low Density Multi-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and "MF-25 PUD GC-1 MLOD-1" Low Density Multi-Family Planned Unit Development Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District on 7.101 acres out of Parcel 2, NCB 34732 located on a portion of the 24800 Block of Aue Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14017)

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: 7.101 ACRES OUT OF PARCEL 2, NCB 34732 TO WIT: FROM "R-6 PUD MLOD-1" RESIDENTIAL SINGLE-FAMILY PLANNED UNIT DEVELOPMENT CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "R-6 PUD GC-1 MLOD-1" RESIDENTIAL SINGLE-FAMILY PLANNED UNIT DEVELOPMENT HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "MF-25 PUD MLOD-1" LOW DENSITY MULTI-FAMILY PLANNED UNIT DEVELOPMENT CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "MF-25 PUD GC-1 MLOD-1" LOW DENSITY MULTI-FAMILY PLANNED UNIT DEVELOPMENT HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item P-4 and stated that it would amend the Future Land Use Plan contained in the North Sector Plan. He reported that staff and the Planning Commission recommended approval.

For Item Z-14, he stated that staff and the Zoning Commission recommended approval. He reported that of nine notices mailed; one was received in support and none were returned in opposition. He added that the Dominion Homeowners Association (HOA) was in support of the request.

Councilmember Nirenberg stated that he wanted to highlight the support received from the Dominion HOA and moved to adopt the proposed ordinances for Items P-4 and Z-14. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Item Z-13 was addressed at this time.

CONTINUED TO MARCH 6, 2014

Z-13. ZONING CASE #Z2014026 (District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single Family District to "C-1" Light Commercial District on Lot 11, 12, and 13, Block 3, NCB 17637 located at 5462, 5504, and 5514 Rogers Road. Staff and Zoning Commission recommend approval.

John Jacks presented Item Z-13 and stated that staff and the Zoning Commission recommended approval. He reported that of eight notices mailed; two were received in support and none were returned in opposition. He added that the Mountain View Acres Neighborhood Coalition was in support of the request.

Councilmember Lopez moved to continue Item Z-13 until March 6, 2014. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Items P-6 and Z-17 were addressed jointly.

CONTINUED TO MARCH 6, 2014

P-6. PLAN AMENDMENT #14015 (District 10): 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 a 25.951 acre tract of land out of NCB 14049 located southwest of the intersection of Lookout Road and Toepperwein Road from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014044)

CONTINUED TO MARCH 6, 2014

Z-17. ZONING CASE # Z2014044 (District 10): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 25.951 acres out of NCB 14049 located on a portion of the 14200 Block of Toepperwein Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14015)

John Jacks presented Item P-6 and stated that it would amend the Future Land Use Plan contained in the North Sector Plan. He reported that staff and the Planning Commission recommended approval.

For Item Z-17, he reported that staff and the Zoning Commission recommended approval.

He noted that of 21 notices mailed; none were received in favor or in opposition. He indicated that the cases needed to be continued to correct an error in the notification process.

Councilmember Gallagher moved to continue Items P-6 and Z-17 until March 6, 2014. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

ADJOURNMENT

Mayor Castro announced that no action had been taken in Executive Session. There being no further discussion, Mayor Castro adjourned the meeting at 2:34 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK