

**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, February 19, 2015

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Pastor Warren Beemer, Dream Center San Antonio, guest of Mayor Ivy R. Taylor.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular Meetings of January 7 - 8, 2015.

Councilmember Saldaña moved to approve the Minutes for the Regular Meetings of January 7-8, 2015. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ACTION ITEMS FOR STAFF BRIEFING**

The City Clerk read the caption for Item 4:

**2015-02-19-0105**

4. Briefing on legislation filed in the 84th Regular State Legislative Session including an update on the status of proposed legislation and its impact on the City; and consideration of an Ordinance approving an addendum to the City's 2015 State Legislative Program for the 84th Legislature. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

Jeff Coyle presented an update on the 84th Regular State Legislative Session. He reported that 2,309 Bills had been filed to date with the City of San Antonio tracking 724 Bills. He highlighted the Committee Assignments for the House of Representatives and Senate. He spoke of the City of San Antonio Initiatives to include: 1) G.J. Sutton Building – House Bill (HB) 1255; 2) Municipal Court – HB 897 and Senate Bill (SB) 290; 3) Military Funding; and 4) Third Trimester Syphilis Testing. He outlined the Statewide Bills: 1) Revenue Caps – SB 182 and HB 365; 2) Local Debt Issues/Ballot Language – HB 134, 156, 1182, 1283, 1399 and SB 102, 103, 309, and 310; 3) Erosion of Local Control – SB 178, 343, 360, 434, and 456; 4) Tree Preservation Ordinance – HB 1442; 5) Body Cameras – SB 158 and HB 474; 6) Transportation Network Companies; and 7) Transportation Funding – SB 5 and Senate Joint Resolution (SJR) 5.

Mr. Coyle reported the five Emergency Items in the State of the State Address: 1) Early Education; 2) Higher Education Research Initiatives; 3) Transportation Funding; 4) Border Security Funding; and 5) Ethics Reform. He stated the City's Proposed Amendments which include Local Procurement Preference, Funding for Cultural Districts, Healthy Futures Alliance, Statewide Ban on Cell Phone Use While Driving, and Local Partner: Mayor's Fitness Council. He explained each of the Amendments and provided a timeline noting that the Bill Filing Deadline was March 13, 2015.

Mayor Taylor thanked staff for the presentation and called upon Jack M. Finger to speak.

Mr. Jack M. Finger addressed the City Council and expressed concern with the Local Preference Points and Funding for Cultural Arts Districts. He noted issues with the funding of San Pedro Playhouse and the Esperanza Peace and Justice Center.

Mayor Taylor thanked everyone for their work and stated that she felt the City had a strong Program. She encouraged the City Councilmembers to attend hearings when possible and support the City's Position.

Councilmember Viagran requested a briefing to the Intergovernmental Relations (IGR) Council Committee on the Erosion of Local Control. Mr. Coyle confirmed that they would present to IGR and stated that they would have witnesses testify and submit letters to oppose bills that erode municipal authority.

Councilmember Warrick asked how soon renovations could be made to the G.J. Sutton Building once the bill was passed. Mr. Coyle replied that they did not want to wait two year for another Legislative Session and noted that of the projects submitted by the Texas Facilities Commission; San Antonio was ninth on the list. He added that they hoped to find an alternative use for the facility if State Funding was not allocated.

Councilmember Saldaña acknowledged Mayor Taylor for her strong stance on Revenue Caps. He asked of the status of Legislation related to Payday Loans and the Non-Discrimination Ordinance (NDO). Mr. Coyle replied that bills had not yet been filed for either Payday Loans or the NDO but would continue to monitor the issues.

Councilmember Gonzales asked if items could still be added to the Legislative Program. Mr. Coyle replied that bills of support could be filed until March 13, 2015. Councilmember Gonzales spoke of the discussions that had been held in regard to reducing the speed limit. Mr. Coyle stated that he had not seen a bill filed regarding same but would require a great deal of support from stakeholders in the community.

Councilmember Gallagher expressed concern with bills that would limit Municipal Authority.

Councilmember Krier stated that the City of San Antonio needed to be prepared to protect its municipal authority at the Legislature and attend sessions in support of same. He expressed concern with the proposed amendment regarding the Healthy Futures Alliance and requested that each of the amendments be voted on individually.

Councilmember Krier moved to adopt the proposed ordinance to submit the City's State Legislative Program with the exception of the Healthy Futures Item. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

Councilmember Saldaña stated that he was supportive of the Healthy Futures Alliance as it would improve access to preventive care and evidence-based sexual health curricula. He asked for additional information on those two components. Dr. Thomas Schlenker spoke of the high teen pregnancy rate in San Antonio but noted that much progress had been made. He stated that Healthy Futures provided education to Middle and High School Students using a Science-Based Curriculum. He noted that they were focusing on Teen Moms to avoid a second or third birth. Councilmember Saldaña spoke of the progress that had been made and commended Healthy Futures for their work.

Councilmember Nirenberg expressed concern with the high Teen Pregnancy Rate in San Antonio and stated that he was supportive of the Healthy Futures Alliance.

Councilmember Viagran asked of San Antonio's Teen Pregnancy compared to other Texas Cities. Dr. Schlenker replied that it was the highest among Large Metropolitan Cities and 50% higher than the National Average. Councilmember Viagran stated that she was in support of the Healthy Futures Alliance.

Councilmember Lopez expressed support for the Healthy Futures Alliance and stated that it was time to act.

Mayor Taylor stated that she has been involved with Healthy Futures and that this was both a Health and Economic Development Issue.

Councilmember Krier moved to send the Healthy Futures Item back to the Intergovernmental Relations Council Committee for further discussion. Councilmember Gallagher seconded the motion. The motion failed by the following vote:

**Aye:** 3 - Mayor Taylor, Krier and Gallagher

**Nay:** 8 - Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina and Nirenberg

Councilmember Nirenberg moved to include the Healthy Futures Item in the City's State Legislative Program. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**Aye:** 9 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina and Nirenberg

**Nay:** 2 - Krier and Gallagher

The City Clerk read the caption for Item 5:

**2015-02-19-0106**

5. An Ordinance authorizing the execution of a funding agreement with the San Antonio Botanical Garden Society Inc., in an amount not to exceed \$1,200,000.00, and authorizing payment, for the Botanical Gardens Improvement Project, a 2012-2017 General Obligation Bond Program project. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

Xavier Urrutia presented a Power Point and stated that staff was recommending approval to enter into an agreement with the San Antonio Botanical Garden Society. He noted that there had been a Public/Private Partnership with the San Antonio Botanical Garden Society since 1980. He reported that they had leveraged \$10 Million for implementation of a Master Plan for the Botanical Gardens. He outlined the current License Agreement that was approved in October 2010 which includes: 1) 5-Year License Term with Three 1-Year Renewal Options; 2) Transition Plan implemented as San Antonio Botanical Garden Society prepares for Operational Role; and 3) City retains ownership. He explained that the Lease Agreement was for a 20-Year Term and that the San Antonio Botanical Garden Society was responsible for Management, Operations, and Ongoing Maintenance & Improvements.

Mr. Urrutia spoke of the 2012-2017 Bond Program which allocated \$1.2 Million for an Agreement with the San Antonio Botanical Garden Society to construct Entry Way Infrastructure. He stated that work would include: 1) Paving; 2) Utilities/Electrical Work; 3) Masonry; and 4) Landscaping. He noted that construction would begin this Summer and was scheduled for completion in the Fall of 2016. He presented renderings of the Entry Way and stated that staff recommended approval.

Mayor Taylor thanked staff for the presentation and stated that there were no citizens registered to speak on Item 5.

Councilmember Warrick stated that the Botanical Gardens were a gem in District 2 and asked of the process of procuring land for the Botanical Gardens. Mr. Urrutia replied that the San Antonio Botanical Garden Society had been acquiring properties adjacent to the Gardens over the last 10 years.

Councilmember Nirenberg recognized the San Antonio Botanical Garden Society for their work and stated that the Botanical Gardens were a Citywide Gem.

Councilmember Krier expressed support for the Botanical Gardens and stated that they were a great asset for the City of San Antonio. He spoke of his personal experience in

releasing a Monarch Butterfly to the Botanical Gardens and thanked the Society for their work.

Councilmember Treviño thanked staff and the San Antonio Botanical Garden Society for their great work. He stated that it was great asset for the City and had been designed by an Internationally Recognized Architect.

Mayor Taylor expressed her support and thanked the San Antonio Botanical Garden Society for their great work.

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

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

### **CONSENT AGENDA ITEMS**

Items 22A through 22I were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21. Councilmember Saldaña seconded the motion.

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

Mr. Jack M. Finger expressed concern with the grant allocation for the District 7 Holiday Celebration (Item 15). He asked if the Police Officer involved in the Lawsuit Settlement would be reprimanded (Item 17). He questioned the impact of denying the housing projects in Item 22.

Faris Hodge, Jr. submitted written testimony in favor of Items 5-15, and 17-22I. For Item 16, he requested that Board Members be interviewed on television.

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

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

**Absent:** 1 - Trevino

**2015-02-19-0107**

6. An Ordinance authorizing a construction contract with Valla Construction, Inc. for the build-out of office spaces in the Terminal Building of Stinson Municipal Airport for \$239,000.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2015-02-19-0108**

7. An Ordinance for Mud Creek Tributary A Drainage, a 2012-2017 Bond funded project, located in Council District 10, accepting the lowest responsive bid and awarding a construction contract to E-Z Bel Construction, LLC in an amount up to \$1,316,847.58, and of this amount \$337,794.08 will be reimbursed by SAWS. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-02-19-0109**

8. An Ordinance authorizing the disposition and sale of a 0.56 acre improved tract of land located at 915 Castroville Road, in Council District 5, to TCP Capital Partners, LLC for \$150,000.00 for economic and commercial development. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2015-02-19-0110**

9. An Ordinance approving three River Walk Patio Lease Agreements with AmREIT Riverwalk, LP, each with a five year term, for continued use of a total of 764 square feet of River Walk patio space and consenting to the sublease of those spaces to the County Line, Paesano's, and Hard Rock Cafe. [Carlos Contreras, Assistant City Manager; Lori Houston, Director; Center City Development and Operations]

**2015-02-19-0111**

10. An Ordinance authorizing an amendment to the Instituto de Mexico's lease in Hemisfair Park to extend the lease term through February 28, 2021 and to revise the termination provision to one year. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development and Operations]

**2015-02-19-0112**

11. An Ordinance authorizing the execution of the Second Renewal and Amendment of a Lease Agreement between the City of San Antonio as Landlord and Avance - San Antonio as Tenant, for the continued use of approximately 6,206 square feet of office space located at 1226 N.W. 18th St., the Frank Garrett Multi-Service Center, for a five-year term. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**2015-02-19-0113**

12. An Ordinance approving the assignment of a River Walk Patio Lease from Aztec on the River, Ltd. to Aztec Family Group, LLC. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development and Operations]

**2015-02-19-0114**

13. An Ordinance approving the assignment of a Market Square lease agreement from Aurora Lomas Sandoval dba Fresh Concepts to Bertha Mayte De La Rosa. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**2015-02-19-0115**

14. An Ordinance approving reallocation of unspent Fiscal Year 2014 General Fund carry forward in the amount of \$150,000.00 to create a budget and personnel complement of one position; and ratifying a Memorandum of Agreement between the City of San Antonio, the U.S. Department of Veterans Affairs, the South Alamo Regional Alliance for the Homeless, the San Antonio Housing Authority, the Housing Authority of Bexar County, and Haven for Hope as the administrator of the Homeless Management Information System, all to support the Zero 2016 & Mayor's Challenge to End Veteran Homelessness Initiatives. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

**2015-02-19-0116**

15. An Ordinance awarding a grant allocation through the City Council Project Funds Program to support the following: Pathways to Leadership Scholarship Fund, Raul Jimenez Thanksgiving Dinner, District 7 Holiday Celebration and the Transportation and Capital Improvements Department [Edward Benavides, Chief of Staff; Chris Callanen, Assistant to Council]
16. 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 John Gavin Rogers (District 1) to the San Antonio Housing Trust.

B) Appointing Paul B. Martin (District 8) to the SA2020 Commission on Education.



**2015-02-19-0117**

17. An Ordinance authorizing the settlement of a lawsuit styled Luis Rodriguez v. City of San Antonio, Cause No. 2013-CI-03044 pending in the 224th District Court, for the amount of \$115,000.00. [Martha G. Sepeda, Acting City Attorney]

**2015-02-19-0118**

18. An Ordinance authorizing a ten year extension to the data and telecommunications contract between the City and Smart City Networks, LLC commencing on July 1, 2018. [Ed Belmares, Assistant City Manager; Michael Sawaya, Director, Convention and Sports Facilities]

**2015-02-19-0119**

19. An Ordinance authorizing an amendment to an agreement with the Southwest Texas Regional Advisory Council to provide additional State of Texas funding in the amount of \$7,500.00 in support of a multiagency funded EverBridge license used to simultaneously notify medical staff of an emergency event. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Public Health Director]

**2015-02-19-0120**

20. An Ordinance approving the allocation of \$250,000.00 in previously budgeted Community Development Block Grant Program funds to Merced Housing Texas for a Minor Home Repair Program. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

**2015-02-19-0010R**

21. A Resolution of Support for the Wheatley Courts Senior Apartments seeking 2015 Competitive 9% Housing Tax Credits from 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 captions for Items 22A-22I:

22. Consideration of Resolutions in Support for the following nine projects by applicants seeking Housing Tax Credits with the Texas Department of Housing and Community Affairs for Low Income Housing Projects: [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

**2015-02-19-0011R**

- 22A.** Artisan at Judson Park located east of the intersection of O'Connor Road and North Loop 1604 East, San Antonio, Texas 78247

**2015-02-19-0012R**

- 22B.** Artisan at Potranco Park located at 11855 Potranco Rd, San Antonio, Texas 78253

**2015-02-19-0015R**

- 22E.** Medio Springs Ranch Apartments located at 1530 Marbach Oaks, in San Antonio, Texas 78245

**2015-02-19-0016R**

- 22F.** Silver Oak Village located on the north side of Loop 1604 near Lou Mel, in San Antonio, Texas 78257

**2015-02-19-0017R**

- 22G.** Sonoma Pointe located near the intersection of Moss Brook Drive and Babcock Road, in San Antonio, Texas 78255

**2015-02-19-0018R**

- 22I.** Vista Pointe at Wild Pine located between Wild Pine and Alamo Ranch Parkway, in San Antonio, Texas 78253

Councilmember Krier stated that he had received 34 letters from District 9 Residents requesting that Item 22H be postponed for 30 days. He further stated that he was opposed to Items 22C and 22D which abutted District 9.

Mayor Taylor called upon the citizens registered to speak.

David Diharce stated that he served on the Board of Directors for the Mountain Lodge Homeowner Association and was opposed to the Bristol Pointe (22C) and Madison Apartments (22D) Projects. He expressed concern with the increased traffic and streets in need of repair.

Harry Finnigan addressed the City Council in opposition to the Bristol Pointe (22C) and Madison Apartments (22D) Projects. He expressed concern that there was no bus service or sidewalks in the area.

Megan Lash stated that she was the developer for the Bristol Pointe (22C) and Madison Apartments (22D) Projects. She noted that they had submitted a proposal and scored very

high. She mentioned that she had offered to meet with anyone that had concerns on either project but had not been contacted.

Angie Garcia stated that she was a LULAC Advisor for Council 649 and expressed support for the Bristol Pointe (22C) and Madison Apartments (22D) Projects. She noted that the individuals opposed to the projects did not want affordable housing in the area.

Cat Newlands stated that she was the Deputy Director for the Skillpoint Alliance based out of Austin and they provided STEM Education and Workforce Training. She noted that they had partnered with the developer for the Bristol Pointe (22C) and Madison Apartments (22D) Projects and would have a presence on the properties.

Hector Villarreal, Founder and Chairman of the San Antonio Coalition for Veterans and Families addressed the City Council in support of the Bristol Pointe (22C) and Madison Apartments (22D) Projects. He stated that Veterans were in need of affordable housing.

Elvira Perry addressed the City Council in support of the Bristol Pointe (22C) and Madison Apartments (22D) Projects. She stated that they would be willing to work with concerned citizens.

Ken Brown stated that he was representing Bitter Blue, Inc., Gene Powell, and the Rogers Family on Item 22C. He noted that they were the landowners and sellers and requested support of the Bristol Pointe Project.

Mayor Taylor read written testimony from William Harrison, President of the Waters at Deerfield Homeowners Association requesting that the vote on Item 22H be postponed.

Councilmember Gallagher stated that he strongly supported Item 22A and asked staff to address the issues brought up by those in opposition to the projects. Mr. John Dugan explained that all of the projects had scored an 85 or higher and had been forwarded for approval by the Quality of Life Council Committee. He noted that they hoped to address issues of sidewalks and accessibility to Bristol Pointe when it was annexed by the City of San Antonio.

Councilmember Warrick asked how Bristol Pointe and Venado Parque had scored in the State Scoring System. Mr. Dugan replied that he did not have that information and the City of San Antonio was only responsible for 10 percent of the total score. Councilmember Warrick asked if the areas would be in need of affordable housing in the future. Mr. Dugan responded that the need for affordable housing would be based on jobs created that do not require high skilled labor.

Councilmember Lopez spoke of the process and noted that there had been a good amount of input. He asked if there was a traffic analysis required. Mr. Dugan replied that there was not. Councilmember Lopez expressed support for all of the projects.

Councilmember Treviño asked of outreach to Veterans. Mr. Dugan replied that there was a great need of housing for Veterans but noted that these projects would require income eligibility.

Councilmember Nirenberg stated that there was a vigorous debate during the Quality of Life Council Committee and that it was difficult to encourage growth in the Extra Territorial Jurisdiction (ETJ). He noted that it was important to ensure that affordable housing opportunities were available.

Councilmember Krier asked of the deadlines related to Venado Parque. Mr. Dugan replied that the State Deadline is April 1, 2015.

Councilmember Gonzales asked if the other projects would be delayed if the Venado Parque Project was delayed. Mr. Dugan replied that each of the projects would be submitted individually and therefore; would not be impacted by a delay. Councilmember Gonzales spoke of the need for affordable housing throughout the city.

Councilmember Saldaña asked of the status of the \$30 Million Highway 281 Project included in the 2012 Bond Program. Peter Zanoni replied that the Texas Department of Transportation had completed the Southbound Connector Ramps using their own funds. He stated that the Northbound Connector Ramps were pending an Environmental Review and that construction would begin in one year.

Councilmember Warrick noted that the projects were located in close proximity to good schools and hoped that they could improve the schools in other parts of the city.

Mayor Taylor stated that it was important for developers to engage the community prior to implementation of the projects. She noted that they should continue to establish safe, stable, mixed-income communities throughout the city.

Councilmember Gallagher moved to approve all of the Items under 22 with the exception of Items 22C, 22D, and 22H. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

Item 22H was addressed at this time.

**CONTINUED TO MARCH 12, 2015**

**22H.** Venado Parque located in the southeast quadrant of Loop 1604 and Huebner Road, in San Antonio, Texas 78248

Councilmember Krier moved to continue Item 22H until March 12, 2015. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

Items 22C and 22D were addressed jointly.

**2015-02-19-0013R**

**22C.** Bristol Pointe located in the southwest quadrant of Overlook Parkway and Highway 281, in San Antonio, Texas 78260

**2015-02-19-0014R**

**22D.** Madison Apartments located on the northeast quadrant of Highway 281 and Sendero Verde, in San Antonio, Texas 78261

Councilmember Viagran moved to approve Items 22C and 22D. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**Aye:** 9 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina and Gallagher

**Nay:** 2 - Nirenberg and Krier

**23.** City Manager's Report

A. 8th Annual City Manager's Step Up To Wellness 5K Run/Walk

Mrs. Sculley reported that in support of the City's continued focus on wellness, the 8th Annual City Manager's Step Up To Wellness 5K Walk & Run would take place on Saturday, February 28, 2015 at SeaWorld San Antonio. She stated that the City-Hosted Event was free for all City Employees and provides an opportunity to engage in healthy physical activity in a family-friendly atmosphere. She noted that employees' family members could participate in the event for a discounted rate of \$7.00. She mentioned that the event was open to the public and a registration link was available online at

www.sanantonio.gov. She stated that the fee includes race entry, race packet, and a customized t-shirt. She noted that all participants would have the opportunity to enjoy SeaWorld on race day for a discounted price. She reported that over 2,300 participants were registered so far and she looked forward to an exciting event.

### **RECESSED**

Mayor Taylor recessed the meeting at 11:35 am and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

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

### **CONSENT ZONING ITEMS**

Items Z-3, Z-7, Z-8, Z-9, Z-12, P-6, Z-13, Z-14, Z-15, P-7, and Z-16 were pulled for Individual Consideration. Mr. Jacks reported that P-2 and Z-2 were postponed by the applicant. Councilmember Gallagher moved to approve the remaining Consent Zoning Items: 24, P-1, Z-1, P-3, P-4, Z-4, Z-5, Z-6, P-5, Z-10, Z-11, Z-17, and Z-18. Councilmember Krier seconded the motion.

Mayor Taylor stated that there were no citizens registered to speak on the Consent Agenda.

Faris Hodge, Jr. submitted written testimony in favor of all of the zoning items with the exception of Items Z-4 and Z-13. He wrote in opposition to Items Z-4 and Z-13.

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

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

#### **2015-02-19-0121**

**24.** An Ordinance authorizing the Street Memorial Designation "SPC Dane Balcon Way" to Military Drive between the cross streets of Hunt Lane and Sequoia Height in City Council District 6. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

#### **2015-02-19-0122**

**P-1.** PLAN AMENDMENT #15008 (District 1): An Ordinance amending the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of

West Avenue from Community Commercial land use to Light Industrial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015063)

**2015-02-19-0123**

- Z-1.** ZONING CASE # Z2015063 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "L" Light Industrial District on a 1.03 acre tract of land out of NCB 11687 located at a portion of the 5100 Block of West Avenue. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 15008).

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: A 1.03 ACRE TRACT OF LAND OUT OF NCB 11687 TO WIT: FROM "MF-33" MULTI-FAMILY DISTRICT TO "L" LIGHT INDUSTRIAL DISTRICT.

**POSTPONED BY APPLICANT**

- P-2.** PLAN AMENDMENT #15003 (District 1): An Ordinance amending the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1460 acres of land being Lot E, Block 1, NCB 1714 located at 222 E. Russell Place from Low Density Residential to Low Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2015017) (Continued from January 15, 2015)

**POSTPONED BY APPLICANT**

- Z-2.** ZONING CASE # Z2015017 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre on Lot E, Block 1, NCB 1714 located at 222 East Russell Place. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 15003) (Continued from January 15, 2015)

**2015-02-19-0125**

- P-3** PLAN AMENDMENT #15009 (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 0.215 acre tract of land out of NCB 674 located at 1222 South Hackberry Street from

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Medium Density Residential to Community Commercial. Staff and Planning Commission recommend approval. (No Associated Zoning Case)

**2015-02-19-0126**

**P-4** PLAN AMENDMENT # 15010 (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 a 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610 located 1317 and 1332 S New Braunfels Avenue; 505 and 511 Porter Street from Medium Density Residential to Community Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2015070 CD)

**2015-02-19-0127**

**Z-4.** ZONING CASE# Z2015070 CD (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NA CD AHOD", Commercial Nonalcoholic Sales Airport Hazard Overlay District with use for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use for Motor Vehicle Sales {full service} on 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610 at 1317 and 1332 S New Braunfels Avenue; 505 and 511 Porter Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 15010)

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: 0.706 ACRE TRACT OF LAND OUT OF LOT 27, 28, 29, 30, 31, 32, AND 33 BLOCK 20, NCB 1611 AND THE SOUTH HALF (S 90 FEET) OF LOT 47 AND 48, BLOCK 27 NCB 1610 TO WIT: FROM "C-2 NA CD AHOD", COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR TIRE SALES, "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT, AND "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL 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.



**2015-02-19-0128**

**Z-5.** ZONING CASE # Z2015038 CD (District 2): An Ordinance amending the Zoning District from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 25 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lots 10, 11, and 12 all on Lot 10, 11, 12 & 25, Block 1, NCB 13758 located at 5551 Randolph Boulevard and 138 Roundtree Lane. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 10, 11, 12 AND 25, BLOCK 1, NCB 13758 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 CD AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR CONSTRUCTION TRADES CONTRACTORS ON LOT 25 AND "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR CONSTRUCTION TRADES CONTRACTORS ON LOTS 10, 11, AND 12 PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2015-02-19-0129**

**Z-6.** ZONING CASE # Z2015066 (District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 PUD AHOD" Multi-Family Plan Unit Development Airport Hazard Overlay District on Lot 1 Block 2 NCB 13808 located 5324 Randolph 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 1 BLOCK 2 NCB 13808 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 PUD AHOD" MULTI-FAMILY PLAN UNIT DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT.

**2015-02-19-0131**

- P-5.** PLAN AMENDMENT #14078 (District 4): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.95 acres of land being Lot 2, NCB 34393 located at 8823 Dugas Drive from Suburban Tier land use to General Urban Tier land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014253) (Continued from January 15, 2015)

**2015-02-19-0133**

- Z-10.** ZONING CASE # Z2015039 (District 5): An Ordinance amending the Zoning District Boundary from "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302, located on 326 Clay Street and a portion of 332 Clay 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: 0.438 ACRES OUT OF NCB 15, NCB 16, NCB A-15, NCB A-16 AND NCB 6302 TO WIT: FROM "RM-6 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT AND "MF-25 IDZ AHOD" LOW DENSITY MULTI-FAMILY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 IDZ AHOD" LIMITED DENSITY MULTI-FAMILY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT.

**2015-02-19-0134**

- Z-11.** ZONING CASE # Z2015046 CD (District 7): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD CD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales (Full Service) on a 3.124 acres of land, out of NCB 11493 located at 4712 Culebra Road. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

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DESCRIBED HEREIN AS: 3.124 ACRES OF LAND OUT OF NCB 11493 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A MOTOR VEHICLE SALES (FULL SERVICE) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2015-02-19-0142**

**Z-17.** ZONING CASE # Z2015074 CD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2" on 3.248 acres out of Lots 15-19 and 46, NCB 11967 located at 305 Wolfe Road; 9916, 9922, 9930 Plymouth Avenue; 614 Portland Road. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.248 ACRES OUT OF LOTS 15-19 AND 46, NCB 11967 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 CD AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR CONSTRUCTION TRADES CONTRACTORS-SCREENING REQUIRED FOR OUTDOOR STORAGE FROM PUBLIC ROWS AND ADJACENT PROPERTY EXCEPT IN "I-2" PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2015-02-19-0143**

**Z-18.** ZONING CASE # Z2015054 (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 Lot 1, Block 1, NCB 17363 located at 3895 Chimney Springs Drive. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 1, NCB 17363 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE FAMILY AIRPORT HAZARD OVERLAY DISTRICT

TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**2015-02-19-0124**

**Z-3.** ZONING CASE # Z2015068 S (District 1): An Ordinance amending the Zoning District Boundary from "D RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District and "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) to "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on a 1.031 acres out of NCB 929 located at a portion of the 100 Block of East Cesar Chavez Boulevard, a portion of the 500 Block of South Flores Street and a portion of the 500 Block of South Main 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: 1.031 ACRES OUT OF NCB 929 TO WIT: FROM "D RIO-4 AHOD" DOWNTOWN RIVER IMPROVEMENT OVERLAY-4 AIRPORT HAZARD OVERLAY DISTRICT AND "D S RIO-4 AHOD" DOWNTOWN RIVER IMPROVEMENT OVERLAY-4 AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A GASOLINE FILLING STATION (WITHOUT REPAIR OR CARWASH) TO "D S RIO-4 AHOD" DOWNTOWN RIVER IMPROVEMENT OVERLAY-4 AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A GASOLINE FILLING STATION (WITHOUT REPAIR OR CARWASH) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

Councilmembers Saldaña and Nirenberg recused themselves from Item Z-3 by exiting the Council Chambers and noting they submitted the recusal forms to the City Clerk.

John Jacks presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. He reported that of 11 notices mailed; none were returned in favor or in opposition. He stated that the following conditions were included in the request: 1) Gasoline storage tank(s) shall be double-walled and constructed of fiberglass material, and include a leak monitor within the interstitial space between the tank walls; 2) Underground

fuel piping, from the fuel tank to each dispenser, shall be double-walled; 3) Sumps shall be installed under each gasoline dispenser, including a liquid alarm sensor and dispenser cut-off safety system; 4) An anti-leak liner shall be installed within the gasoline storage tank hole and pipe chase area(s) to protect against fuel leakage into natural ground; 5) Each fuel tank shall be anchored to the ground with four concrete "deadmen" anchoring devices and permanent straps to secure each and to ensure that they remain in stable location; and 6) All anti-leak monitors, once activated, shall disable the respective fuel dispenser or system until resolved, and notify monitoring personnel at HEB Corporate Offices. He noted that the King William Association was in support of the request.

Councilmember Treviño stated that this was a great opportunity to have a gas station in the area that would coincide with the design of the new HEB Downtown Store.

Councilmember Treviño moved to adopt the proposed ordinance for Item Z-3 with the conditions included. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**Aye:** 9 - Mayor Taylor, Trevino, Warrick, Viagran, Gonzales, Lopez, Medina, Krier and Gallagher

**Abstain:** 2 - Saldaña and Nirenberg

#### **CONTINUED TO MARCH 5, 2015**

**Z-7.** ZONING CASE# Z2015071 (District 2): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 1 Block 17, NCB 13778 located at 10026 North Interstate Highway 35. 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 33 notices mailed; none were returned in favor or in opposition.

Councilmember Warrick moved to continue Item Z-7 until March 5, 2015. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**2015-02-19-0130**

**Z-8.** ZONING CASE # Z2015032 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 UC-2 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ NCD-9 RIO-1 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre and "IDZ NCD-9 RIO-1 UC-2 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre on Lots 7, 8, 9, 10 and the north 25 feet of Lot 11 and the west 50 feet of the south 25 feet of Lot 11 and the west 50 feet of Lot 12 and the south 25 feet of the east 50 feet of Lot 11 and the east 50 feet of Lot 12, Block 33, NCB 1763 located at 100 Appler, 117 and 121 Alling. 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 7, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 11 AND THE WEST 50 FEET OF THE SOUTH 25 FEET OF LOT 11 AND THE WEST 50 FEET OF LOT 12 AND THE SOUTH 25 FEET OF THE EAST 50 FEET OF LOT 11 AND THE EAST 50 FEET OF LOT 12, BLOCK 33, NCB 1763 TO WIT: FROM "C-2 NCD-9 RIO-1 AHOD" COMMERCIAL WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 NCD-9 RIO-1 UC-2 AHOD" COMMERCIAL WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-9 RIO-1 AHOD" INFILL DEVELOPMENT ZONE WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY RESIDENCES NOT TO EXCEED 175 UNITS AN ACRE AND "IDZ NCD-9 RIO-1 UC-2 AHOD" INFILL DEVELOPMENT ZONE WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION RIVER IMPROVEMENT OVERLAY BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY RESIDENCES NOT TO EXCEED 175 UNITS AN ACRE.

Councilmember Treviño recused himself from Item Z-8 by exiting the Council Chambers

and noting that he submitted the recusal forms to the City Clerk.

John Jacks presented Item Z-8 and stated that staff and the Zoning Commission recommended approval. He reported that of 20 notices mailed; six were returned in favor and three were received in opposition. He noted that the case would require nine votes for approval.

Mayor Taylor called upon Vince Zapata to speak.

Mr. Vince Zapata stated that he was representing Alamo Colleges in opposition to the request. He noted that they owned 12 acres across from the subject property and expressed concern that the area was already subject to significant constraints limiting traffic access.

Councilmember Warrick asked if staff or the Zoning Commission had given consideration to the traffic. Mr. Jacks replied that because it was a request for IDZ, the traffic impact analysis was waived. He stated that it was an incentive to encourage development in the inner city.

Councilmember Warrick moved to adopt the proposed ordinance for Item Z-8. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**Abstain:** 1 - Trevino

#### **2015-02-19-0132**

**Z-9.** ZONING CASE # Z2014253 (District 4): An Ordinance amending the Zoning District Boundary from "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 3.26 acres out of Lot 29, Block 31, NCB 19300 located at 8823 Dugas Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14078) (Continued from January 15, 2015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.26 ACRES OUT OF LOT 29, BLOCK 31, NCB 19300 TO

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WIT: FROM "MF-25 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-25 GC-2 AHOD" MULTI-FAMILY HIGHWAY 151 GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-33 GC-2 AHOD" MULTI-FAMILY HIGHWAY 151 GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. He reported that of 24 notices mailed; two were returned in favor and none were received in opposition.

Councilmember Saldaña reported that various concessions had been made between the developer and 18 homes abutting the property.

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

**Absent:** 1 - Trevino

#### **2015-02-19-0135**

**Z-12.** 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. (Continued from January 15, 2015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.1607 OF AN ACRE OUT OF LOTS 409 & 410, NCB 11432 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-12 and stated that staff and the Zoning Commission recommended approval. He reported that of 10 notices mailed; one was returned in favor and none were received in opposition. He noted that the case would require nine votes for



approval.

Councilmember Medina stated that he was pleased that the two sides had come to an agreement and submitted letters of support from Thomas M. Mengler, President of St. Mary's University and from Jerry Arredondo representing the Applicant.

Councilmember Medina moved to adopt the proposed ordinance for Item Z-12 with the following conditions: 1) Off-street parking for each lot to accommodate two parking spaces; 2) Construction of a privacy fence to the rear and side yards; and 3) Installation of exterior security lighting in the property and immediate adjacent owners. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

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

Items P-6 and Z-13 were addressed jointly.

**2015-02-19-0136**

**P-6.** PLAN AMENDMENT #14083 (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 approximately 1.347 acres of land out of Lots 18 and 19, Block 1, NCB 14756 located at 7203 Green Glen Drive from Rural Estate Tier to Suburban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015011 ERZD) (Continued from January 15, 2015)

**2015-02-19-0137**

**Z-13.** ZONING CASE # Z2015011 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "O-1 ERZD MLOD-1" Office Edwards Recharge Zone Military Lighting Overlay District and "O-1 ERZD MLOD-1 UC-1" Office Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District to "C-1" ERZD MLOD-1" Light Commercial Edwards Recharge Zone Military Lighting Overlay District and "C-1" ERZD MLOD-1 UC-1" Light Commercial Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District on 0.280 acres out of NCB 14756 and "C-2NA" ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District and "C-2NA" ERZD MLOD-1 UC-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District on 1.066 acres out of NCB 14756 all on 1.346 acres out of NCB 14756 located at 7203 Green Glen. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment

14083) (Continued from January 15, 2015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.346 ACRES OUT OF LOTS 18 AND 19, BLOCK 1, NCB 14756 TO WIT: FROM "O-1 ERZD MLOD-1" OFFICE EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY DISTRICT AND "O-1 ERZD MLOD-1 UC-1" OFFICE EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY IH-10/FM 1604 URBAN CORRIDOR DISTRICT TO "C-1" ERZD MLOD-1" LIGHT COMMERCIAL EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY DISTRICT AND "C-1" ERZD MLOD-1 UC-1" LIGHT COMMERCIAL EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY IH-10/FM 1604 URBAN CORRIDOR DISTRICT ON 0.280 ACRES OUT OF NCB 14756 AND "C-2NA" ERZD MLOD-1" COMMERCIAL NONALCOHOLIC SALES EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY DISTRICT AND "C-2NA" ERZD MLOD-1 UC-1" COMMERCIAL NONALCOHOLIC SALES EDWARDS RECHARGE ZONE MILITARY LIGHTING OVERLAY IH-10/FM 1604 URBAN CORRIDOR DISTRICT ON 1.066 ACRES OUT OF NCB 14756.

John Jacks presented Item P-6 and stated that it would amend the future land use plan contained in the North Sector Plan. He stated that staff and the Planning Commission recommended approval.

For Item Z-13, he stated that staff and the Zoning Commission recommended approval. He noted that SAWS recommended a maximum impervious cover of 50%. He reported that of 21 notices mailed; two were returned in favor and none were received in opposition.

Councilmember Nirenberg stated that the property resides in the Hills and Dales Neighborhood and needed to be protected from encroachment. He submitted a letter from Tom Rohde, President of Madison Realty Development Corporation that outlines his willingness to add no parking restrictions along Green Glen and Hills and Dales if the neighborhood wants them.

Councilmember Nirenberg moved to adopt the proposed ordinances for Items P-6 and Z-13. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**2015-02-19-0138**

**Z-14.** ZONING CASE # Z2015052 (District 8): An Ordinance amending the Zoning District Boundary from "I-1 MLOD" General Industrial Military Lighting Overlay District to "C-3 MLOD" General Commercial Military Lighting Overlay District on a 1.750 acre tract of land out of Lot 4, Block 1, NCB 19188 located at 5563 DeZavala Road. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: A 1.750 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, NCB 19188 TO WIT: FROM "I-1 MLOD" GENERAL INDUSTRIAL MILITARY LIGHTING OVERLAY DISTRICT TO "C-3 R" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES MILITARY LIGHTING OVERLAY DISTRICT.

John Jacks presented Item Z-14 and stated that staff and the Zoning Commission recommended approval. He reported that of 10 notices mailed; two were returned in favor and none were received in opposition.

Councilmember Nirenberg asked Ashley Farrimond, Representative for the Applicant, about the amendment. Ms. Farrimond stated that the Applicant was agreeable to amend the request to C3R to restrict alcohol.

Councilmember Nirenberg moved to adopt the proposed ordinance for Item Z-14 with a C3R Zoning. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**2015-02-19-0139**

**Z-15.** ZONING CASE # Z2015072 (District 8): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District and "MF-33" Multi-Family District to "MF-40" Multi-Family District on Parcel 13, NCB 14857 located at a portion of the 11000 Block of Huebner Oaks. 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

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DESCRIBED HEREIN AS: PARCEL 13, NCB 14857 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT AND "MF-33" MULTI-FAMILY DISTRICT TO "MF-40" MULTI-FAMILY DISTRICT.

John Jacks presented Item Z-15 and stated that staff and the Zoning Commission recommended approval. He reported that of seven notices mailed; none were returned in favor or in opposition.

Councilmember Nirenberg stated that there would be less impact to traffic in the area and asked the developer to elaborate. James Griffin stated that they would incorporate Low Impact Developments into the project and would work with the San Antonio River Authority during the design and construction phases. Councilmember Nirenberg stated that the Northside Neighborhoods for Organized Development had submitted an email noting that they were not opposed to the rezoning.

Councilmember Nirenberg moved to adopt the proposed ordinance for Item Z-15. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

Items P-7 and Z-16 were addressed jointly.

**2015-02-19-0140**

**P-7.** PLAN AMENDMENT #15015 (District 9): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.563 acres on Lot 1, Block 2, NCB 15671, located at 2106 East Sonterra Boulevard and 2103 North Loop 1604 East, from Mixed Use Center to Regional Center. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015077 S ERZD)

**2015-02-19-0141**

**Z-16.** ZONING CASE # Z2015077 S ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Motor Vehicle Sales and Tire Repair - Auto and Small Truck (Sales/Install ONLY, No Mechanical Service Permitted) Lot 1, Block 2, NCB 15671 located at 2106 East

Sonterra Boulevard and 2103 North Loop 1604 East. 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: 2.965 ACRES OUT OF LOT 1, BLOCK 2, NCB 15671 TO WIT: FROM "C-3 ERZD MLOD-1" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-3 S ERZD MLOD-1" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR MOTOR VEHICLE SALES AND TIRE REPAIR - AUTO AND SMALL TRUCK (SALES/INSTALL ONLY, NO MECHANICAL SERVICE PERMITTED) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item P-7 and stated that it would amend the future land use plan contained in the North Sector Plan. He noted that staff and the Planning Commission recommended approval.

For Item Z-16, he stated that staff and the Zoning Commission recommended approval with the recommendations found in the SAWS Report. He reported that of six notices mailed; none were returned in favor or in opposition.

Councilmember Krier stated that the property would be used as a Tesla Showroom and that several meetings had been held regarding the project. Matthew Medford of Tesla stated that one of their vehicles showcased could go from zero to 60 miles per hour in 3.1 seconds. Mr. Medford thanked the City Council for their support and stated that they would amend their request to reduce acreage from 4.5 acres to 2.965 acres.

Councilmember Krier moved to adopt the proposed ordinances for Items P-7 and Z-16. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**Absent:** 1 - Lopez

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:35 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC  
CITY CLERK