

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



DRAFT

**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, June 16, 2016

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Pastor Michael Steve Brown, True Vision Church, guest of Councilmember Alan E. Warrick II, District 2.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of May 11 - 12, 2016

Councilmember Saldaña moved to approve the Minutes for the Regular City Council Meetings of May 11-12, 2016. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

POINTS OF PERSONAL PRIVILEGE

Mayor Taylor recognized the recently appointed Consul General of Mexico in San Antonio, the Honorable Hector Velasco Monroy and welcomed him to San Antonio. She spoke of the importance of San Antonio's relationship with Mexico and presented him with the Official San Antonio Tie that has images of the Five Missions. Honorable Monroy addressed the City Council and thanked them for the recognition. He spoke of the partnership with the City of San Antonio and stated that they looked forward to participating in the Tricentennial Celebration. The City Council welcomed Honorable Monroy to San Antonio.

Councilmember Treviño recognized a Delegation from Garcia, Nuevo Leon, Mexico to include Mayor Cesar Adrian Valdez Martinez; Vairron Camilo Solano Mejia, Director of Economic Development; and Arturo Lavin Salazar, Communication Founder and President of Casa Paisano. He welcomed them to San Antonio. Mayor Martinez thanked the City Council for the recognition and invited the City Council to visit the City of Garcia.

Councilmember Medina recognized students from various schools in District 7 participating in the Councilmember for a Day Program. He congratulated them for being selected to participate and welcomed them to the City Council Meeting.

Councilmember Viagran recognized Oscar Pinedo, Graduate of Highlands High School, who will be recognized in Washington, D.C. for placing First in his District for the Congressional Art Competition. She stated that his artwork would be displayed in the nation's capital for one year and congratulated him on his award.

Councilmember Saldaña recognized Santiago Hernandez who had served as an Intern in District 4 for two years. He noted that Mr. Hernandez had received the President's Volunteer Service Award and highlighted Mr. Hernandez's community work.

CONSENT AGENDA ITEMS

Items 13A, 13B, 13C, 18B, 18C, 19, 24, 25, 27, 29, and 32 were pulled for Individual Consideration. Mayor Taylor announced that Item 23 had been pulled from the agenda by staff. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Viagran seconded the motion.

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

Mr. Jack M. Finger expressed opposition to the grant from the Centers for Disease Control and Prevention noting concerns with the HPV Vaccination that would be provided to teenagers (Item 15). He also spoke against the agreement with the UT-Health Science Center for the coordination of Evidence-Based Teen Pregnancy Prevention Education Programs (Item 31).

Faris Hodge, Jr. submitted written testimony in favor of Items 5, 8-14, and 16-28.

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

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

2016-06-16-0447

4. An Ordinance authorizing an extension of the contract with AT&T to provide the Information Technology Services Department with the purchase of various communication services and devices for an estimated cost of up to \$5,000,000.00 annually. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

2016-06-16-0448

5. An Ordinance accepting the offers from Silsbee Ford and Silsbee Toyota to provide 37 replacement Gasoline/Electric Powered Hybrid Administrative Sedans to the City's Police Department and Office of Municipal Integrity for a total cost of \$943,867.75, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-06-16-0449

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,142,468.76: (A) ID Card Inc. dba PSI Plastic Graphics for printing of library borrower cards (B) Alamo Industrial Group, Inc. dba Ace Welding and Trailer Co., Inc. for fire and pumper vehicle body repair service (C) Paradigm Traffic Systems, Inc. for radar vehicle detection equipment (D) Infax, Inc. for multi-user flight information system maintenance and support for the San Antonio International Airport (E) Hyland Software, Inc. dba LawLogix for an amendment to annual contract for LawLogix Guardian I-9 and E-Verify licenses, and (F) West Publishing Corporation dba West, a Thomson Reuters Business for an amendment to annual contract for West Publishing Corporation Research licenses and materials. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-06-16-0450

7. An Ordinance for the Central Library HVAC System Controls Replacement Project awarding a construction contract to Climatec, LLC, in an amount not to exceed \$417,550.00, a 2012-2017 General Obligation Bond funded Project located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-06-16-0451

8. An Ordinance for the Brush Recycling Center Improvements Project, authorizing a task order to a Job Order Contract with Jamail & Smith Construction, in the amount not to exceed \$218,249.04, a FY 2016 Solid Waste Operating and Maintenance Fund project, and appropriating an additional \$118,499.04 from the FY 2016 Solid Waste Operating and Maintenance Fund, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-06-16-0452

9. An Ordinance declaring as surplus the property commonly known as The German-English School, located at 421 South Alamo in Council District 1, and authorizing its sale to HH San Antonio LLC for \$1,900,000.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-06-16-0453

10. An Ordinance authorizing the execution of an amendment to a lease agreement between the City of San Antonio and Mercado O'live, LLC. for retail space located at 115 Plaza de Armas. [Lori Houston, Assistant City Manager, John Jacks, Interim Director, Center City Development]

2016-06-16-0454

11. An Ordinance authorizing an amendment to an agreement with the Texas Department of Transportation that will return approximately four acres under IH35 from City control to TXDOT. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

2016-06-16-0455

12. An Ordinance approving the assignment of the "Earth to Market" Farmers Market lease to Omar Dominguez dba House of Mexico Imports. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations Department]

2016-06-16-0459

14. An Ordinance authorizing the submission of a grant application to the Centers for Disease Control and Prevention for a grant related to the Agency for Toxic Substances and Disease Registry Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites for a term of one year and authorizing the acceptance of funds upon award in an amount not to exceed \$150,000.00 [Erik Walsh, Deputy City Manager; Vincent R. Nathan, PhD, MPH, Interim Health Director]

2016-06-16-0460

15. An Ordinance authorizing the San Antonio Metropolitan Health District to apply for and accept awarded funds in an estimated amount of up to \$500,000.00 from the Centers for Disease Control and Prevention for the National Center for Immunization and Respiratory Disease Grant aimed to increase HPV Vaccination for a term beginning October 1, 2016 through September 30, 2018. [Erik Walsh, Deputy City Manager; Vincent R. Nathan, PhD, MPH, Interim Health Director]

2016-06-16-0461

16. An Ordinance authorizing the submission of a grant application to the U. S. Department of Justice and authorizing the acceptance of funds upon award in an amount up to \$1,000,000.00 for participation in the FY 2016 Safe and Thriving Communities: Uniting Community Based Violence Prevention, Defending Childhood and National Forum Approaches to Prevent and Heal Violence Program for a two year term beginning October 1, 2016. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Director of Public Health]

2016-06-16-0462

17. An Ordinance authorizing the submission of a grant application in an amount up to \$102,604.00 to the Department of Justice, Bureau of Justice Assistance, through the Alamo Area Council of Governments and the Office of the Governor, Criminal Justice Division, for the purchase of controlled equipment for the San Antonio Police Department Special Weapons and Tactics Team; and authorizing the acceptance of funds, upon award. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]
18. Consideration of the following three items related to the Federal Aviation Administration Airport Improvement Program (FAA AIP) grants at the San Antonio International Airport: [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

2016-06-16-0463

- 18A.** An Ordinance authorizing the submission of a grant application and the acceptance of funds for FAA AIP grants in the total amount of up to \$14,777,925.00 for runway, taxiway and Perimeter Road improvement projects with the FAA share of \$10,232,262.00 and the City share of \$4,545,688.00 from the Airport Improvement and Contingency Funds.
- 20.** Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Danniella Danice Ongmanchi (District 10) to the San Antonio Youth Commission.
- B) Appointing Dona Liston (District 2) to the Tax Increment Reinvestment Zone No. 31 - Midtown.
- C) Appointing Dagoberto P. Patlan (District 1) to the San Antonio Arts Commission.
- 21.** Reappointing Mike T. Dwyer, Juan A. Landa, and Marianne C. Watson to the San Antonio Economic Development Corporation for the remainder of unexpired terms of office to expire May 31, 2018. [Leticia M. Vacek, City Clerk]

2016-06-16-0467

- 22.** An Ordinance appointing Mark T. Huffstutler (Airport Business Lessee) for the remainder of an unexpired term of office to expire March 18, 2017; appointing Alexander Riedel (Aviation Industry), Deborah A. Omowale (Community); reappointing Mark R. Fessler (Business Community), George C. Meketa (Business Community), Leslie A. Hobgood (Community), Maureen M. McCann (Community), Earl Jackson, Jr. (Federal Aviation Administration), George Alva (Taxicab Industry), and Marco Barros (Travel & Tourism) to the Airport Advisory Commission for the remainder of unexpired terms of office to expire March 18, 2018; and waiving the City Code residency requirement for Mark T. Huffstutler, Alexander Riedel, and George C. Meketa for this appointment. [Leticia M. Vacek, City Clerk]

PULLED FROM THE AGENDA BY STAFF

23. An Ordinance authorizing an extension for one year to the Downtown Shuttle Concession agreement with City Tours, Inc. at the San Antonio International Airport and establishing a minimum annual guarantee in the amount of \$180,000.00. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

2016-06-16-0470

26. An Ordinance approving a professional services agreement with The Mighty Studio Group to provide graphic design services for the Carver Community Cultural Center's collateral materials, in an amount not to exceed \$63,160.00 for two years with two optional one-year renewals. [Carlos J. Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

2016-06-16-0472

28. An Ordinance amending the City's Economic Development Incentive Fund Guidelines. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2016-06-16-0474

30. An Ordinance authorizing a Chapter 380 Economic Development Program Grant Agreement with the San Antonio Economic Development Foundation in the amount of \$244,000.00 to provide for the hiring of a Director of SA Works; reprogramming and consolidating \$244,000.00 in funds previously allocated for the purpose of hiring a Director of SA Works. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2016-06-16-0475

31. An Ordinance ratifying the execution of an agreement with the University of Texas Health Science Center at San Antonio which will provide funds of up to \$11,756.00 to the San Antonio Metropolitan Health District to participate in a one-year planning period for the coordination of evidence-based teen pregnancy prevention education programs for a period beginning on July 1, 2015 and ending June 30, 2016. [Erik Walsh, Deputy City Manager; Vincent Nathan, Interim Health Director]

2016-06-16-0476

33. An Ordinance authorizing a License Agreement with Brooks Ravens Youth Football and Cheer for operation, maintenance, use and improvement of one sports field at Brooks Park located in Council District 3 for a five year term; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks & Recreation]

2016-06-16-0477

34. An Ordinance authorizing the termination of Tax Increment Reinvestment Zone #22 - Ridgestone and approval of the Close-Out Finance Plan, due to Developer Default. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

2016-06-16-0478

35. An Ordinance regarding the voluntary annexation of 202.79 acres located at 11625 Old Corpus Christi Highway and at South IH 37 as requested by II Southfork Development, LTD; and the adoption of a Municipal Service Plan. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

2016-06-16-0479

36. An Ordinance for the Spatial Programming and Efficiency Study for the Frost Bank Tower Building authorizing a Professional Services Agreement for in an amount not to exceed \$532,564.00 to Facilities Programming and Consulting, a Frost Bank loan-funded Project, and appropriating an additional \$11,000.00 from the Frost Bank Facilities Special Revenue Fund, located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
37. Consideration of the following Ordinances and Resolution relating to the general obligation debt matters of the City of San Antonio, Texas: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-06-16-0480

- 37A. An Ordinance authorizing the issuance of the City of San Antonio, Texas General Improvement and Refunding Bonds, Series 2016, in one or more series and in an aggregate principal amount not to exceed \$235,000,000, and authorizing other matters incident and related thereto.

2016-06-16-0481

- 37B. An Ordinance authorizing the issuance of the City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016, in an aggregate principal amount not to exceed \$100,000,000, and authorizing other matters incident and related thereto.

2016-06-16-0482

- 37C. An Ordinance authorizing the issuance of the City of San Antonio, Texas

Combination Tax and Revenue Certificates of Obligation, Taxable Series 2016 (Hemisfair Park and River Barges), in an aggregate principal amount not to exceed \$25,000,000, and authorizing other matters incident and related thereto.

2016-06-16-0483

- 37D.** An Ordinance authorizing the issuance of the City of San Antonio, Texas Tax Notes, Series 2016, in an aggregate principal amount not to exceed \$30,000,000, and authorizing other matters incident and related thereto.

2016-06-16-0021R

- 37E.** A Resolution establishing the City's intent to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and as further designated by series and federal tax treatment; authorizing other matters incident and related thereto; and providing for an effective date.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Items 13A, B, and C were addressed jointly. Deputy City Clerk Saenz read the captions:

- 13.** Consideration of the following three items related to 204 acres of parkland acquisition including the acquisition of approximately 165 acres of land and the option for purchase of 39 acres of land known as the Classen-Steubing Ranch located in northern San Antonio: [Maria Villagomez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

2016-06-16-0456

- 13A.** An Ordinance authorizing the acquisition of approximately 165 acres of land known as Classen-Steubing Ranch from XJ 1869 Development, LLC for \$6,345,122.69 plus closing costs, as well as an option for the purchase of an additional 39 acres for open space and recreational park purposes; appropriation of \$5,345,122.69 in 2010 Proposition 1 Edwards Aquifer Protection Venue Project funds; redirection of \$1,000,000.00 from the Hardy Oak Road Extension Project; and amending the FY 2016-2021 Adopted Annual Capital Budget.

2016-06-16-0457

- 13B.** An Ordinance authorizing the execution of a Conservation Easement with the Edwards Aquifer Authority for the portion of land known as the Classen-Steubing

Ranch acquired under the Proposition 1 Edwards Aquifer Protection Venue Project.

2016-06-16-0458

13C. An Ordinance authorizing the negotiation and execution of a Developer Participation Agreement with XJ 1869 Development, LLC for the expansion of Hardy Oak Boulevard and Huebner Road.

Xavier Urrutia presented information on the Edwards Aquifer Protection Program and Parkland Acquisition. He stated that the land protected through the Program totaled 135,995 acres. He noted that for the Classen-Steubing Ranch Project, they would acquire 165 acres in Phase I and have the option to purchase an additional 39 acres. He highlighted acquisition benefits noting that the property is located entirely over the Recharge Zone in a dense, urban environment. Additionally, the Edwards Aquifer Authority Report indicated that there was High Water Quality and Very High Water Quantity. He mentioned that the additional 39 acres that could be purchased would cost \$3.79 Million and that option would expire in March 2018. He added that the city's contribution was \$6,248,200 and that construction was scheduled for completion in December 2019.

Mayor Taylor called upon the citizens registered to speak.

David Walsworth addressed the City Council in support of the land acquisition. He stated that the population had greatly increased and that acquiring the land would provide a much needed park for District 9.

Bill Bailey addressed the City Council in support of the land acquisition. He stated that District 9 was in great need of additional parks and this would provide athletic facilities for the community.

John Kent stated that he represented 3,300 homes in the Wilderness Oak Alliance in support of the land acquisition. He spoke of the need for athletic fields in the area and the ability to protect the aquifer.

Francine Romero, Chair of the Conservation Advisory Board (CAB), addressed the City Council in support of the land acquisition. She spoke of the success of the Edwards Aquifer Protection Program and noted that the CAB had unanimously approved the purchase of the land. She added that they were pleased with the recommendation to contract with a third party to hold a conservation easement on the land.

Arthur Downey addressed the City Council in support of the land acquisition. He stated that he was a resident of District 9 and noted that the park would be a tremendous asset to

the area if preserved in its current state. He noted that the expansion of Hardy Oak and Huebner Road was necessary to address traffic congestion.

Jim Evetts, President of the Stone Mountain Homeowners Association, addressed the City Council in support of the land acquisition. He stated that more parks were needed in the area and was pleased with the protection of the aquifer.

Councilmember Krier stated that they had worked on the project for over a year and thanked City Staff for their work. He noted that he was pleased with the amenities they could provide at the park and asked how many athletic fields they would have on the property once fully acquired. Mr. Urrutia replied that the initial design showed at least 6 fields. Councilmember Krier spoke of the negotiations and thanked the family for accepting the appraised value. He recognized Dr. Francine Romero and stated that he was grateful for the work of the CAB. He asked of the results of the study. Dr. Francine Romero replied that this was the first time they had seen High Water Quality and Very High Water Quantity. Councilmember Krier stated that he was pleased that they would protect the aquifer and provide athletic fields for the community.

Councilmember Viagran asked for clarification of the acquisition for Phase I. Mr. Urrutia outlined the property on a map and stated that Phase I would include the acquisition of 165 acres of land. Councilmember Viagran stated that she was pleased that there was high water quality and quantity but concerned with the developable parcels. She asked if there would be zoning requirements. Mr. Urrutia explained that the areas they were acquiring were best suited for future Park Development and that they had the flexibility to ensure there was no impact to Water Quality or Quantity.

Councilmember Saldaña commended Councilmember Krier and all that worked on the project. He stated that he was pleased that the land was within the city limits and asked of the potential to purchase other developable property in the area. Mr. Urrutia replied that they could but it would be the decision of the property owners to sell it. Councilmember Saldaña asked if the surrounding property had high water quality and quantity. Mr. Urrutia stated that it depended on various factors such as the hydrology of the property, how the water flows, and where it enters the Edwards Aquifer. Councilmember Saldaña stated that he would like to preserve green space within the city limits and limit the amount of growth and sprawl to protect the water supply. He commended Dr. Francine Romero and the CAB for their work.

Councilmember Gonzales asked if the acquisition included the ballparks or playgrounds requested by the public. Mr. Urrutia replied that the purchase today would not include those amenities but hoped to utilize Bond Funds for the acquisition of the 39 acres to be

used for athletic fields.

Councilmember Nirenberg thanked Councilmember Krier and City Staff for their work. He stated that this was an important part of the Recharge Zone and would be supportive of the land acquisition. He mentioned that he was pleased that they had acquired over 140,000 acres with Proposition 1 Funds and asked if a Site Plan was a contract for development. Mr. Rod Sanchez stated that it was and that they allowed like per like changes. Councilmember Nirenberg asked if they were trying to limit density and impervious cover on the area known to be the high density portion of this tract of land. Mr. Urrutia replied that they did not have any leverage on the privately owned portion of the property. Councilmember Nirenberg asked if there was a possibility to ask for reduced density on the portion west of Hardy Oak. Mr. Urrutia replied that they would have to work with the property owner to see if that was a possibility.

Councilmember Gallagher stated that he was in support of the land acquisition and that it was an important investment in the future of San Antonio.

Councilmember Treviño stated that he was supportive of the land acquisition and understood that there was a clear plan on how the land would be developed. He commended Councilmember Krier and City Staff for their work.

Councilmember Viagran commended Councilmember Krier and City Staff for their work. Councilmember Warrick stated that he was pleased with the park land that would be obtained and that the residents would benefit from the acquisition.

Mayor Taylor stated that this would be a wonderful addition to the City's Complement of Parks. She noted that it was important to protect the Aquifer and thanked the Conservation Advisory Board for their work.

Councilmember Krier moved to adopt the Ordinances for Items 13A, 13B, and 13C. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

Mayor Taylor addressed Items 18B and 18C. Deputy City Clerk Saenz read the captions:

2016-06-16-0464

18B. An Ordinance authorizing the submission of a grant application and the acceptance of funds for a FAA AIP grant in the total amount of up to \$13,800,000.00 for the Residential Acoustical Treatment Program with the FAA share of \$11,040,000.00 and the City share of \$2,760,000.00 from the Airport Improvement and Contingency Funds.

2016-06-16-0465

18C. An Ordinance authorizing an increase of the contract value of the professional services agreement with THC, Inc. to the amount in the grant offer subject to the receipt and execution of the FAA grant offer for the Residential Acoustical Treatment Program.

Councilmember Gallagher requested additional information. Tom Jones stated that they were requesting authorization to submit an application and accept grant funds if awarded for the Residential Acoustical Treatment Program. He noted that the program would provide acoustical treatment to reduce noise in qualifying homes and multi-family dwellings. He presented a map of the grant area and stated that the City of San Antonio continues to work with Legislative Representatives to push for more funding for the Airport Improvement Program. Councilmember Gallagher stated that this was an important issue and asked of the efforts to continue the program. Jeff Coyle spoke of the work with Legislative Representatives to request more funding for the Airport Improvement Program. He noted that Congressman Lamar Smith had been championing efforts to address homes that were not included and staff was working with him on same. Councilmember Gallagher asked if funding would continue at the current level. Mr. Coyle confirmed that it would and that the program was not being eliminated. Councilmember Gallagher asked of the notification process with the neighborhoods. Mr. Jones stated that they contact each of the homes that are eligible for the program and that those that chose to participate were scheduled for a visit to analyze the noise.

Councilmember Saldaña asked if there was funding for those affected by Air Traffic from Military Installations in District 4. Mr. Jones stated that the current program was confined to the Commercial Airport Sector and that he was not aware of any Federal Aviation Administration (FAA) Grants for Military Installations.

Councilmember Lopez spoke of the elementary schools that were affected by Air Traffic in District 6 and stated that he would be supportive of pursuing funding from the Legislature to address noise from Military Installations.

Councilmember Krier stated that he was supportive of the grant application and requested a briefing regarding the Security Measures at the San Antonio Airport.

Councilmember Treviño asked of the location and why Runway 4 was not being looked at. Mr. Jones replied that it was for those affected by Runway 12. Mr. Steve Southers added that there was not an eligible Residential Area south of Loop 410 (Runway 4).

Councilmember Gallagher moved to adopt the Ordinances for Items 18B and 18C. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

Deputy City Clerk Saenz read the caption for Item 19:

2016-06-16-0466

- 19.** An Ordinance amending the Vacant Building Registration Pilot Program to make the program permanent, adjust program fees, and create a fee waiver for well maintained commercial properties. [Lori Houston, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

Shanon Miller presented information regarding the Vacant Building Registration Pilot Program. She outlined the Program Process noting that Single Family Properties paid a \$250 Registration Fee while all other buildings paid \$750. She reported that the Neighborhoods and Livability City Council Committee had endorsed converting the Pilot Program into a Permanent Program. Additionally, they recommended amending the Ordinance to incorporate recommended program changes and a phased expansion plan. She stated that the City Council had endorsed the development of incentives for redevelopment and ongoing maintenance of Historic and Vacant Properties. She noted that they also recommended establishing a Wills, Trust, and Probate Clinic and that funds for same would be requested during the FY 2017 Budget Development Process.

Mrs. Miller spoke of the Advisory Committee for the Program noting that their General Recommendations included the following: 1) Facilitate foreclosure of tax delinquent properties; 2) Offset cost of clearing title; 3) Utilize Neighborhood Associations; 4) Develop relationships with Non-Profit Housing Developers; 5) Use the Ordinance's flexibility for significant structures; 6) Develop a Committee to review high profile extension and fee waiver requests; and 7) Identify opportunities to work with Military Base Development Authorities. She highlighted their recommendations for Program Application and Fees: 1) Fee waiver for well-maintained commercial properties; 2) Grace period for

new owner (90 days); 3) Early Registration Fee-\$100 discount if registration submitted within 45 days; and 4) Late Registration Fee-\$150 increase if submitted after the 90-day registration window.

Mrs. Miller stated that recommended amendments to the San Antonio Property Maintenance Code would include the prohibition of plywood as a securing device and application of the Property Maintenance Code to the entire exterior of a partially occupied building. She outlined the Phase I Expansion in which they would create a buffer around existing program areas and noted other areas to be incorporated such as Neighborhood Conservation Districts, Eastpoint, and the Choice Neighborhood.

Mayor Taylor called upon the citizens registered to speak.

Pat DiGiovanni, CEO of Centro San Antonio, addressed the City Council in support of the staff recommendation to make the Vacant Building Registration Program permanent. He stated that there were a significant number of underutilized and vacant buildings in less than ideal condition in the Downtown Area and the Program would help bring the buildings back to productive use.

Councilmember Warrick asked if Code Compliance Officers were assigned to this program. Mrs. Miller replied that there were currently two Officers assigned to the program. Councilmember Warrick asked of the productivity and workload. Mrs. Miller stated that their role was a little bit different than the other Code Officers and are responsible for a great amount of documentation. She noted that they prepare affidavits to send to Municipal Court. Councilmember Warrick asked how many staff would be added to make the program permanent. Mrs. Miller replied that they would recommend additional Compliance Officers, as well as Professional Staff. Councilmember Warrick stated that he looked forward to the expansion of the program to other areas and thanked staff for their work.

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

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

ABSENT: 3 - Lopez, Medina and Krier

Deputy City Clerk Saenz read the caption for Item 24:

2016-06-16-0468

24. An Ordinance approving amendments to the Center City Housing Incentive Policy

(CCHIP) and extending the program through June 2018. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

John Jacks presented information on the Center City Housing Incentive Policy (CCHIP). He stated that they had adopted the CCHIP in 2012 to provide available incentives for any high-density housing project in targeted areas. He highlighted the current incentive package to include City and SAWS Fee Waivers, Low-Interest Loans, Tax Reimbursement Grants, and Mixed-Use Forgivable Loans. He presented a map of current eligibility and noted that it was based on Density and Location. He provided project examples such as Lone Star Urban For Sale Units and The Rivera Rental Units. He outlined CCHIP Program results in which 2,484 Housing Units were under construction and 1,808 were completed.

Mr. Jacks stated that the 2020 Housing Goal was to have 7,500 Units by 2020. He noted that the 2016 Reassessment of the program indicated that incentives were still needed; especially in the Urban Core. He outlined the CCHIP Proposed Amendments: 1) Reduce the Program Boundary; 2) Increase Incentives in the Central Business District; 3) Improve Administrative Operations; and 4) Extend the Program for two years. He indicated that they would prioritize the Central Business District and noted other program changes to include that loans must be repaid upon the sale of the project.

Mr. Jacks reported that the Inner City Reinvestment Infill Policy (ICRIP) Boundary would remain unchanged and that projects would continue to be eligible for City and SAWS Fee Waivers. He noted that the ICRIP provides access to the same toolkit but more flexibility to customize incentives for specific projects. He mentioned that 2 of the 8 Activity Centers in the SA Tomorrow Plan included the Central Business District and Midtown and that the Incentive Policies meet the needs of the Activity Centers. He added that they would revisit the CCHIP in June 2018.

Mayor Taylor called upon the citizens registered to speak.

Pat DiGiovanni addressed the City Council in support of the amendments and extension of the Center City Housing Incentive Policy (CCHIP). He stated that the CCHIP had been successful and that continued incentives would help meet the Housing Goal. He noted that the program should be amended to focus on the Greater Downtown Area where the greatest opportunity for infill development exists.

Councilmember Treviño stated that he was very supportive of the CCHIP and asked of the opportunities within the Downtown Area. Mr. Jacks replied that the Hemisfair Park Area Redevelopment Corporation (HPARC) was a good example of a project that could benefit

from the incentives. Councilmember Treviño stated that they were making investments in the Western Portion of Downtown and could benefit from the incentives. He thanked City Staff for their work and being responsive to the concerns of the neighborhood.

Councilmember Treviño moved that the amendments to the Center City Housing Incentive Policy (CCHIP) be approved and the program be extended through, June, 2018. He further moved that properties requiring rezoning from Residential Single-Family or Residential Mixed District not be eligible for incentives based on the Unified Development Code (UDC). Councilmember Gallagher seconded the motion.

Councilmember Viagran asked if the amendment had been vetted by stakeholder groups. Mr. Jacks replied that they had received concerns from various Neighborhood Associations that the policy may encourage someone to purchase several single-family homes, demolish them, and build multi-family units. Mrs. Lori Houston added that this affected the King William and Lavaca Neighborhood Associations and would help protect their character. Councilmember Viagran asked how many Historic Neighborhoods were located in the CCHIP. Mrs. Houston replied that there were two; King William and Lavaca. Councilmember Viagran expressed concern with reducing the program boundary. Mrs. Houston explained that they were reducing the boundary to focus on the area they know that the tools work. Councilmember Viagran asked of the target location for the additional units to meet the goal of 7,500 Units. Mrs. Houston stated that it was within the CCHIP Boundaries.

Councilmember Viagran asked of the Impact Fee Waivers. Mrs. Houston stated that ICRIP Policy identifies the SAWS Fee Waivers that are available for projects and that CCHIP did not take priority. She noted that they were provided on a first come first serve basis and that SAWS provided \$2-3 Million annually. Councilmember Viagran stated that she would like to have further discussion on Impact Fee Waivers, noting concerns with the small amount of funds available. She asked if there was oversaturation of housing in the small area. Mrs. Houston stated that there was not and that the occupancy rate remained high.

Councilmember Medina stated that this was an important tool to attract jobs in the Downtown Area. He noted that they were decreasing the boundary but were being more strategic in helping areas that could utilize the tools.

Councilmember Warrick asked of the incentives for CCHIP versus ICRIP. Mrs. Houston replied that they utilized different tools based on what was best for each project. Councilmember Warrick asked of the areas outside of the CCHIP and Inner City Reinvestment Infill Policy (ICRIP). Mrs. Houston stated that they would review them on a case-by-case basis.

Councilmember Gonzales asked of the CRAG. Mrs. Houston replied that it was the Community Revitalization Action Group and consisted of the original 36 square miles of the city with San Fernando being the center. Councilmember Gonzales stated that she was fully supportive of investing in the Downtown Area; however, she expressed concern for smaller developers. Mrs. Houston stated that they were eligible for incentives based on their location within the ICRIP and entitled to SAWS and City Fee Waivers. Councilmember Gonzales asked of the reason for the reduction in the CCHIP Boundary. Mrs. Houston replied that they had received concerns from neighborhoods regarding the negative impact of development. She noted that there was also a Study Conducted by HRNA that recommended the reduction in boundaries to the Greater Downtown Area.

Councilmember Gallagher stated that they had discussed said item in the Housing City Council Committee and they had voted unanimously in support of bringing the item to the full City Council. He noted that this would protect everyone and that there were many incentives available for development throughout the city. He added that he was supportive of the amendment by Councilmember Treviño to protect neighborhoods such as Lavaca and King William.

Councilmember Gonzales asked for clarification of the amendment. Mr. Jacks explained that there were specific neighborhoods like Lavaca and King William that would be eligible for “As of Right” Incentives and the amendment would protect them. Councilmember Gonzales stated that she could not support the amendment.

Mayor Taylor asked that staff brief Councilmembers on amendments prior to the City Council Meeting for clarification purposes.

Councilmember Nirenberg confirmed that the amendment would take Single Family Properties and remove the “As of Right” Incentives. Mr. Jacks stated that was correct. Councilmember Nirenberg stated that he would support the amendment but would like to see how it performs and get feedback on the affect to development.

Mayor Taylor stated that the program had been vetted through the Housing City Council Committee and stated that there should be more discussion in the future with regard to neighborhood requests and policy goals. She noted that they could strike a better balance if citizens had more information about different housing types or work with developers to provide a different vision of what density looks like.

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

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

ABSENT: 1 - Krier

ABSTAIN: 2 - Viagran and Gonzales

Mayor Taylor addressed Item 29 at this time.

Deputy City Clerk Saenz read the caption for Item 29:

2016-06-16-0473

29. An Ordinance authorizing a Chapter 380 Economic Development Grant Agreement with Tech Bloc San Antonio in an amount up to \$800,000.00 over four years for the Techstars Talent Retention Pilot Program. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez presented information on the Techstars Talent Retention Pilot Program. He spoke of the growing role of Innovation, Entrepreneurship and Startups in the Community's Economic Development and Comprehensive Plan. He stated that their goal was to increase support for an Entrepreneurial Ecosystem by working with local industry partners. He noted that Techstars was a leading global accelerator with 1% acceptance rate. He mentioned that they were founded in 2012 and located at the Rand Building. He reported that 8 of 44 Graduating Startups choose to remain in or relocate to San Antonio.

Mr. Dominguez outlined the Pilot Program noting that grants of up to \$50,000 per company were provided for up to four companies per year. He stated that reimbursed costs include staff, rent, and operating expenses. He mentioned the Economic Development Incentive Fund (EDIF) Allocation of \$200,000 per year for four years. He highlighted the Outcomes in which 16 companies were retained and 32 new net jobs were created. He stated that funding was available in 2016 and that staff recommended approval of the authorization of an agreement with Tech Bloc to establish the Techstars Talent Retention Pilot Program.

Councilmember Treviño recognized Tech Bloc and spoke of their great work throughout the city. He stated that it was important to highlight that the program is a partnership between the City of San Antonio and Tech Bloc Techstars to support and retain startup Technology Companies.

Councilmember Viagran expressed support and stated that this was Business and Talent Retention at a whole new, creative, and transformational level. She thanked Techstars for

being a great partner in the community.

Councilmember Krier expressed support and stated that this was a great program with great results that fit well with the city's short and long-term Economic Development Efforts.

Councilmember Saldaña also expressed his support and stated that he was pleased with the opportunity for the city to be innovative and track progress along the way.

Councilmember Gonzales asked of the Retention Efforts. A Representative from Tech Bloc stated that they were planning to partner on several Pre-Accelerators as well as with UTSA and Trinity to conduct three-day startups which take Entrepreneurs on an accelerated journey.

Councilmember Warrick stated that he was pleased to move forward with this project and asked that they be flexible as the environment changes.

Councilmember Medina congratulated Tech Bloc and Techstars and stated that it was important to remain competitive in attracting the best talent to San Antonio.

Mayor Taylor thanked Tech Bloc and staff for their work on the program. She stated that it was extremely critical and she was committed to strengthening the entrepreneurial ecosystem in San Antonio.

Councilmember Treviño moved to adopt the Ordinance for Item 29. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Lopez

38. City Manager's Report
A. Transportation and Capital Improvements Update

There was no City Manager's Report.

POINT OF PERSONAL PRIVILEGE

Councilmember Gonzales recognized Mayor Taylor who would be celebrating her birthday tomorrow, June 17th. Mayor Taylor recognized Councilmember Viagran who would be celebrating her birthday on June 25th. The City Council wished Mayor Taylor and

Councilmember Viagran a Happy Birthday.

RECESSED

Mayor Taylor recessed the meeting for lunch at 12:37 pm and stated that the meeting would resume at 2:00 pm.

RECONVENED

Mayor Taylor reconvened the meeting at 2:05 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Items P-2, Z-5, Z-6, P-3, Z-7, Z-10, and Z-11 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

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

Mr. Jack M. Finger expressed opposition to the Alcohol Variance requested in Item 40 due to its proximity to Bob Hope Elementary School. He spoke against Items Z-2 and Z-3 located in District 1, as well as Z-4 in District 2, noting that all of the areas were too small for the requests.

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

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

ABSENT: 1 - Medina

2016-06-16-0484

- 39.** An Ordinance authorizing the street name change of "Van Buren Lane" to "Pape Farms Lane" between the cross streets of Woodbury Drive and Worldland Road in City Council District 10, San Antonio, Texas. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]

2016-06-16-0485

- 40.** ALCOHOL VARIANCE (Council District 4): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 6, Block 16, NCB 14477 located at 9719 Potteet

Jourdanton Parkway Suite #105 for on-premise consumption within three-hundred (300) feet of Bob Hope Elementary, a public education institution and Palo Alto College, a public junior college.

2016-06-16-0486

- P-1.** PLAN AMENDMENT # 16042 (Council District 1): An Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016144 S)

2016-06-16-0487

- Z-1.** ZONING CASE # Z2016144 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home on Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16042)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT A, NCB 9505 TO WIT: FROM "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT AND "C-2P CD AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO AND SMALL TRUCK TIRE REPAIR AND AUTO MUFFLER FACILITY (SALE AND INSTALLATION ONLY, NO MECHANICAL SERVICES PERMITTED) TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR TRANSITIONAL HOME.

2016-06-16-0488

- Z-2.** ZONING CASE # Z2016169 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units on 0.88 acres of land out of NCB 2577, located at 202

Keller 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: 0.88 ACRES OF LAND OUT OF NCB 2577 TO WIT: FROM "MF-25 IDZ AHOD" LOW DENSITY MULTI-FAMILY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR FIFTEEN (15) SINGLE-FAMILY RESIDENTIAL UNITS.

2016-06-16-0489

Z-3. ZONING CASE # Z2016168 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.32 acres out of NCB 989, located at 118 Guadalupe Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.32 ACRES OF LAND OUT OF NCB 989 TO WIT: FROM "MF-25 IDZ AHOD" LOW DENSITY MULTI-FAMILY INFILL DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT FOR SIX (6) SINGLE-FAMILY RESIDENTIAL UNITS.

2016-06-16-0490

Z-4. ZONING CASE # Z2016167 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-18 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.415 acres of land out of NCB A-46, located at 712 East Josephine 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: 0.415 ACRES OUT OF NCB A-46 TO WIT: FROM "MF-18

IDZ AHOD" LOW DENSITY MULTI-FAMILY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR SIX (6) SINGLE-FAMILY RESIDENTIAL UNITS.

2016-06-16-0496

P-4. PLAN AMENDMENT # 16040 (Council District 5): An Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.989 acres of land out of NCB 3736 located at 4407 IH 35 S Expressway from "Mixed Use" to "Regional Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016149)

2016-06-16-0497

Z-8. ZONING CASE # Z2016149 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.989 acres out of NCB 3736, located at 4407 IH 35 S Expressway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16040)

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: 0.989 ACRES OUT OF NCB 3736 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-06-16-0498

Z-9. ZONING CASE # Z2016147 S (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office on 0.025 acres out of Lot 8, Block 1, NCB 15053, located at 5714 NW Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.025 ACRES OUT OF LOT 8, BLOCK 1, NCB 15053 TO

WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A BAIL BOND OFFICE.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

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

2016-06-16-0491

P-2. PLAN AMENDMENT # 16039 (Council District 3): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 202.85 acres of land out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37 from "Agribusiness/RIMSE Tier" to "Specialized Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016146)

2016-06-16-0492

Z-5. ZONING CASE # Z2016146 (Council District 3): An Ordinance assigning zoning for property Outside City Limits to "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 202.85 acres out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16039)

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: 202.85 ACRES OUT OF CB 4007 TO WIT: FROM "OCL" OUTSIDE CITY LIMITS TO "I-2" HEAVY INDUSTRIAL DISTRICT AND "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-2 and stated that it would amend the Heritage South Sector Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-5, she stated that staff and the Zoning Commission recommended approval. She reported that of 21 notices mailed; none were returned in favor or in opposition.

Councilmember Viagran stated that the property owner, II Southfork Development, Ltd.

and the East Central Independent School District had entered into deed restrictions and provided a copy for the record.

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

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

2016-06-16-0493

Z-6. ZONING CASE # Z2016151 CD (Council District 3): An Ordinance amending the Zoning District Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Childcare for over 20 children, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Three-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Four-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Group Home, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Clubhouse/Lodge, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park, generally bounded by South Presa Street to the west, East Southcross Boulevard to the north, Interstate Highway 37 to the east, and Story Lane, Wahrmond Court and Texas State Hospital to the south. 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: GENERALLY BOUNDED BY SOUTH PRESA STREET TO THE WEST, EAST SOUTHCROSS BOULEVARD TO THE NORTH, INTERSTATE HIGHWAY 37 TO THE EAST, AND STORY LANE, WAHRMUND COURT AND TEXAS STATE HOSPITAL TO THE SOUTH TO WIT: FROM "I-1 AHOD", "C-3R AHOD", "C-2 AHOD", "C-2NA AHOD", "MF-33 AHOD", "MF-33 MC-2 AHOD", "MF-33 S AHOD" WITH A SPECIFIC USE AUTHORIZATION FOR A CHILDCARE FOR OVER 20 CHILDREN, "R-4 AHOD" TO "C-1 AHOD", "R-4 AHOD", "R-4 MC-2 AHOD", "R-4 CD AHOD" WITH CONDITIONAL USE FOR A TWO-FAMILY DWELLING, "R-4 CD MC-2 AHOD" WITH CONDITIONAL USE FOR A TWO-FAMILY DWELLING, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A THREE-FAMILY DWELLING, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A FOUR-FAMILY DWELLING, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A GROUP HOME, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A CLUBHOUSE/LODGE, "R-4 CD AHOD" WITH CONDITIONAL USE FOR A MANUFACTURED HOME PARK.

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 1,188 notices; 3 were returned in favor and one in opposition.

Mayor Taylor called upon Mr. Tommy Adkisson to speak.

Mr. Tommy Adkisson expressed support and stated that he was pleased with the good things occurring near Brooks City Base.

Councilmember Viagran spoke of the process and thanked the many individuals that worked on this effort. She presented a Letter of Support from Gerald Hess, President of the Hot Wells Neighborhood Association, and Liz Trainor, President of the Highland Hills Neighborhood Association.

Councilmember Viagran moved to adopt the Ordinance for Item Z-6. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

Items P-3 and Z-7 were addressed jointly.

2016-06-16-0494

P-3. PLAN AMENDMENT # 16032 (Council District 5): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 24 and C, Block A, NCB 7787, and 0.099 acres out of NCB 7787, located at 156, 158, 160 Koepke Avenue from "Low Density Residential" to "Mixed Use." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016118 S)

2016-06-16-0495

Z-7. ZONING CASE # Z2016118 S (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located at 156, 158, and 160 Koepke Avenue. Staff and Zoning Commission recommend Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 16032)

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 24 AND C, BLOCK A, NCB 7787, AND 0.099 ACRES OUT OF NCB 7787 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A NON-COMMERCIAL PARKING LOT.

Catherine Hernandez presented Item P-3 and stated that it would amend the South Central San Antonio Community Plan. She noted that staff recommended approval while the Planning Commission recommended denial.

For Item Z-7, she noted that staff and the Zoning Commission recommended approval with the condition that all lighting on site shall be downward facing and away from residential areas. She reported that of 34 notices mailed; one was returned in favor and one in opposition.

Councilmember Gonzales moved to approve Items P-3 and Z-7 with the condition stated by Ms. Hernandez. Councilmember Viagran seconded the motion. The motion prevailed by

the following vote:

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

2016-06-16-0499

Z-10. ZONING CASE # Z2016150 CD (Council District 8): 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-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body Repair on Lots 5, 8-10 and the south 10 feet of Lots 6 & 7, Block 2, NCB 14686, located at 5627 Babcock Road. Staff and Zoning Commission recommend Approval with conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 5, 8-10 AND THE SOUTH 10 FEET OF LOTS 6 & 7, BLOCK 2, NCB 14686 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-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO PAINT AND BODY REPAIR.

Catherine Hernandez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six feet solid wall is required around the property that abuts residential zoning and/or land uses; 2) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses; 3) Outdoor amplification speakers are not allowed during the hours of 7 pm and 7 am; and 4) All repairs will remain inside the facility. She reported that of 24 notices mailed; 2 were returned in favor and none in opposition.

Councilmember Nirenberg moved to approve Item Z-10 with the conditions stated by Ms. Hernandez. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Viagran

2016-06-16-0500

Z-11. ZONING CASE # Z2016121 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD C-2 MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "PUD C-2 S MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop within 500 feet of a residential use or residentially zoned property on Lot 2, Block 2, NCB 17704, generally located at 4500 Block North of Loop 1604 West. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 2, BLOCK 2, NCB 17704 TO WIT: FROM "PUD "C-2 MLOD AHOD ERZD" PLANNED UNIT DEVELOPMENT COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO PUD "C-2 S MLOD AHOD ERZD" PLANNED UNIT DEVELOPMENT COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HELISTOP WITHIN 500 FEET OF A RESIDENTIAL USE OR RESIDENTIALLY ZONED PROPERTY.

Catherine Hernandez presented Item Z-11 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; 2 were returned in favor and 2 in opposition. She added that the applicant has agreed to the condition that Helicopter Flight Hours are limited to Monday through Friday 8 am to 7 pm.

Mayor Taylor called upon the citizens registered to speak.

Steven Wonder stated that he was representing the owner of one of the buildings next to the Helistop in opposition to Item Z-11. He expressed concern that four of the buildings in the neighborhood had not received notice of the rezoning and with the safety and noise issues related to helicopters.

Paul Williams, CFO of Patterson Management Company, addressed the City Council in opposition to the request. He stated that they occupied a building in the same office park as Mr. Wonder and were also concerned with the lack of notification. He asked who would

manage the deed restrictions and noted concerns with the noise and potential decrease in property values.

Councilmember Nirenberg asked of the notification process. Ms. Hernandez replied that notification was sent to property owners within 200 feet of the property being rezoned and that signs were posted appropriately. Councilmember Nirenberg asked how far the property in question was from the Helipad approved for the 9-1-1 Emergency Operations Center a few weeks ago. Ms. Hernandez replied that it was approximately 3 miles. Councilmember Nirenberg asked the Helicopter Pilot of the conversation that he had with James Cannizzo of Joint Base San Antonio and the impact to the area with flight paths. The Helicopter Pilot, Andrew, stated that his conversation with Mr. Cannizzo was with regard to Helicopters interfering with his traffic when traveling from Martindale to Camp Bullis. He noted that they left the conversation in good terms. Councilmember Nirenberg asked if they had begun the process to request a permit for the flight path from the Federal Aviation Administration (FAA). James Griffin replied that they had started that process and that the helicopter they would be using was one of the safest on the market. Councilmember Nirenberg asked of the approval process for the City to allow them the use of air space. Ms. Hernandez stated that City Code required them to coordinate with the Aviation Department and the FAA. Councilmember Nirenberg stated that the process had been transparent and that the use of the facility was consistent with the land use.

Councilmember Nirenberg moved to approve Item Z-11 with the condition that Helicopter Flight Hours are limited to Monday through Friday 8 am to 7 pm. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Warrick

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION (CONT.)

Mayor Taylor continued with the Items Pulled for Individual Consideration and addressed Item 25. Deputy City Clerk Saenz read the caption for Item 25:

2016-06-16-0469

- 25.** An Ordinance allocating \$61,000.00 in Texas Commission on the Arts funds and authorizing the execution of eight contracts for FY2016 and six contracts for FY2017 subject to grant receipt and acceptance of funding from TCA. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Interim Director, Culture & Creative Development]

Councilmember Medina asked for additional information. Lori Houston stated that they were recommending the funding of 8 contracts for FY 2016 and 6 contracts for FY 2017 in the Start Place Category. She noted that they had received 24 applications and were recommending funding 14 programs. She mentioned that the Start Place Category was focused on neighborhood associations and artists that want to work on a neighborhood project or program and highlighted each of the recommended programs. Councilmember Medina asked how the grant was advertised. Mrs. Houston replied that it was posted on the website, newsletters, media releases, and other advertising with community partners.

Councilmember Medina moved to adopt the Ordinance for Item 25. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

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

Deputy City Clerk Saenz read the caption for Item 27:

2016-06-16-0471

27. An Ordinance approving the Workforce Solutions Alamo Annual Operating Budget for FY 2016-2017 as will be recommended by the Committee of Six on June 14, 2016 for submission to the Texas Workforce Commission (TWC). [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Councilmember Nirenberg asked of the carry-forward funds related to the Workforce Innovation Opportunity Act. Rene Dominguez introduced Gail Hathaway, CEO of Workforce Solutions Alamo (WSA). Ms. Hathaway replied that every year they carry-forward a portion of their funds as they receive Federal Funds that have a two-year life span. She reported that they would carry-forward \$5.9 Million of which some of the funds would be used in the Summer and the remainder in 2017 for Workforce Programs. Councilmember Nirenberg asked if all of the funds were obligated. Ms. Hathaway stated that all of the funds were obligated with the contractors providing direct services in the community. Councilmember Nirenberg stated that he would like to discuss any carry-forward funds that might be available for the City of San Antonio for Workforce Development. Ms. Hathaway stated that they work with a number of agencies that receive City Funding and ask them to use Federal Funding before expending City Funds.

Councilmember Nirenberg moved to continue Item 27 until June 30, 2016. Councilmember Treviño seconded the motion.

Mayor Taylor asked if the continuance would affect the Workforce Solutions Alamo

Budget. Ms. Hathaway replied that it would as their Fiscal Year would begin on July 1, 2016.

Councilmember Gonzales stated that they had discussed the budget at the Committee of Six Meetings and it had been delayed. She expressed concern with the negative impact that another delay would cause.

Mayor Taylor stated that this item had been vetted and delayed once. She noted that she would be happy to work with Councilmember Nirenberg to address San Antonio but did not want to delay the vote.

Councilmember Warrick stated that he served on the Committee of Six and they had discussed said item for over three hours. He mentioned the strict eligibility for Federal Funds and noted that the City of San Antonio was working to increase Workforce Funding.

Councilmember Warrick moved to adopt the Ordinance for Item 27. Councilmember Gallagher seconded the motion.

Councilmember Gallagher stated that he was not supportive of delaying the vote and would like to move forward.

Councilmember Lopez stated that he would be supportive of delaying the vote if it did not create a negative impact to WSA. Ms. Hathaway expressed concern that if changes were made to the budget on June 30th; it would have to be re-approved by Commissioner's Court.

Councilmember Viagran stated that she had previously served on the Committee of Six and currently served as an Alternate. She expressed concern with the negative impact of a delay on the vote and recommended moving forward today.

Councilmember Medina recognized the work of the Committee of Six but noted that he would be open to the possibility of providing more direction on the budget.

Councilmember Saldaña stated that he would be supportive of a delay if it did not negatively affect the budget.

Councilmember Gonzales spoke of the great amount of time that had been spent on the budget and again expressed concern with a delay.

Councilmember Treviño stated that he was supportive of the delay as it would not affect the

budget.

Councilmember Warrick clarified that there would be an effect on various programs if the vote was delayed. Ms. Hathaway listed the programs that would be affected if the budget was not approved today to include Food Stamps, Temporary Assistance to Needy Families, Child Care, and Adult and Youth Programs.

Councilmember Krier asked of the staff recommendation. Rene Dominguez stated that staff recommended approval of the budget and the review of any opportunity to bring back amendments later in the year.

Councilmember Nirenberg reiterated that there would not be an impact and called the question.

Mayor Taylor stated that she was concerned with the negative impact as noted by Ms. Hathaway and that staff recommended approval of the budget.

The motion to continue failed by the following vote:

AYE: 4 - Treviño, Lopez, Medina and Nirenberg

NAY: 7 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Krier and Gallagher

The motion to approve Item 27 prevailed by the following vote:

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

NAY: 1 - Nirenberg

Deputy City Clerk Saenz read the caption for Item 32:

DENIED

32. A Resolution to proceed with landmark designation for 1434 (1432) E. Commerce Street, located in Council District 2. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

Councilmember Warrick moved to deny the Resolution. Councilmember Treviño seconded the motion.

Councilmember Saldaña asked why the Resolution was being denied. Councilmember

Warrick explained that it was a Historic Building that was dilapidated and needed a great deal of construction.

The motion to deny prevailed by the following vote:

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

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 3:13 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA Y. SAENZ, TRMC
DEPUTY CITY CLERK