

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
114 W. Commerce  
San Antonio, Texas 78205

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Thursday, August 20, 2015

9:00 AM

Municipal Plaza Building

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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 Reverend George Salazar, Deacon, Resurrection of the Lord Catholic Church, guest of Councilmember Ray Lopez, District 6.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Special Meeting of June 24, 2015, the City Council Goal Setting Session of June 25, 2015 and the City Council Retreat of June 26, 2015

Councilmember Saldaña moved to approve the Minutes for the City Council Special Meeting of June 24, 2015, the City Council Goal Setting Session of June 25, 2015 and the

City Council Retreat of June 26, 2015. 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

**CONSENT AGENDA ITEMS**

Items 9, 10, 15, and 19 were pulled for Individual Consideration. Councilmember Lopez moved to approve the remaining Consent Agenda Items. Councilmember Medina seconded the motion.

Mayor Taylor called upon Nazirite Ruben Flores Perez to speak.

Nazirite Ruben Flores Perez spoke in favor of Item 19 noting that the Police have been doing a great job enforcing laws. However, he noted that he was against forcing people to have their blood withdrawn and suggested that they obtain witnesses instead.

Faris Hodge, Jr. submitted written testimony in favor of Items 4-21.

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

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

**2015-08-20-0700**

4. An Ordinance authorizing the ratification of the following contracts: (A) Blackmon Mooring of San Antonio d/b/a Blackmon Steamatic, Inc. for water removal and clean up services; (B) Gomez Floor Covering Inc. d/b/a GFC Contracting for removal of damaged carpet and installation of new carpet, and (C) Facility Solutions Group, Inc. d/b/a FSG Lighting for electrical re-wiring and replacement of outlets for a one-time cost of \$262,099.98, funded from FY2015 Convention and Sports Facilities Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-08-20-0701**

5. An Ordinance accepting the offer from Facility Solutions Group Inc. d/b/a FSG Lighting to provide additional lighting poles and fixtures at Highland, Denver Heights and Palo Alto Parks, for a total cost of \$141,139.45, funded from the Texas Medicaid 1115 Waiver Program/Neighborhoods Based Physical Activity and Health Promotion Project Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-08-20-0702**

6. An Ordinance accepting the bid from Airbus Helicopters, Inc. to provide the San Antonio Police Department with one helicopter for a total cost of \$3,150,389.00, of which \$2,832,259.00 will be financed through a Tax-Exempt Lease Purchase Agreement, or other financial obligations. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-08-20-0703**

7. An Ordinance accepting the bids from Silsbee Toyota, Benson Honda Imports and Silsbee Ford to provide 41 Gasoline/Electric Powered Hybrid Administrative Sedans for a total cost of \$925,077.60, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-08-20-0704**

8. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$225,000.00: (A) Excell Environmental, Inc. d/b/a Excell Fueling Systems for tank cleaning & fuel circulation services for underground storage tanks, and (B) Samuels Glass Co. for replacement of broken glass. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-08-20-0707**

11. An Ordinance authorizing a five-year lease agreement with the United States Government through General Services Administration for the Transportation Security Administration for space in Terminal A, Terminal B and the Baggage Handling area at the San Antonio International Airport, generating revenue in the amount of \$651,235.60 in the first year. [Carlos Contreras, Assistant City Manager; Frank Miller, Director, Aviation]

**2015-08-20-0708**

12. An Ordinance authorizing acceptance of grant funds up to \$1,000,000.00 from the Texas Department of Transportation for a Comprehensive Selective Traffic Enforcement Program grant; and authorizing a cash matching contribution up to \$265,000.00 and an in-kind matching contribution up to \$143,100.00. [Erik Walsh, Deputy City Manager; Anthony Trevino, Interim Chief of Police]

**2015-08-20-0709**

13. An Ordinance authorizing the submission of a grant application in an amount up to \$547,077.00 to the U.S. Department of Transportation for a Ticketing Aggressive Cars and Trucks Program grant; authorizing an in-kind matching contribution in

amount up to \$99,266.00; and authorizing the acceptance of the grant funds, upon award. [Erik Walsh, Deputy City Manager; Anthony Trevino, Interim Chief of Police]

**2015-08-20-0710**

14. An Ordinance ratifying the submission of a grant application to the Texas Department of State Health Services and authorizing the acceptance of funds upon award for an amount not to exceed \$124,625.00 for infectious disease preparedness and response for a period beginning September 1, 2015 through August 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Vincent Nathan, Director, Health]
16. 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 Bill H. Bailey (District 9) to the Citizens' Environmental Advisory Committee.
- B) Reappointing Manuel Villa, Jr. (District 6) and Tamara A. Tapman (District 9) to the Brooks Development Authority.
- C) Appointing Veronica L. Vasquez (District 2) to the Affirmative Action Advisory Committee.
- D) Reappointing Christine D. Alderete (District 7) to the Port Authority of San Antonio.
- E) Reappointing Cosima T. Colvin (District 1) to the Linear Creekway Parks Advisory Board.
- F) Reappointing Frank G. Fonseca (District 7) to the Parks & Recreation Board.
- G) Reappointing John G. Rogers (District 1) and Gabriel L. Lopez (District 8) to the San Antonio Housing Trust.
- H) Reappointing Alan C. Neff (District 2), Mary E. Rogers (District 7), and John E. Kuderer (District 9) to the Zoning Board of Adjustment.

I) Appointing Larry V. Parsons (District 8) to the City Commission on Veterans Affairs.

J) Appointing Councilmember Joe Krier (Mayoral); and reappointing Councilmember Ray Lopez (Mayoral) and Art A. Hall (Mayoral) to the Fire and Police Pension Fund.

K) Appointing Councilmember Rebecca J. Viagran (Mayoral) and Councilmember Ron Nirenberg (Mayoral); and reappointing Art A. Hall (Mayoral) to the Fire and Police Pre-Funded Healthcare Trust Fund.

L) Appointing Juspreet Kaur (District 8) to the San Antonio Public Library Board for the remainder of an unexpired term of office to expire September 30, 2016; and reappointing Jean L. Brady (District 1) for a term effective October 1, 2015 to expire September 30, 2017.

**2015-08-20-0712**

17. An Ordinance authorizing an amendment and month-to-month extension of the professional services agreement with Gonzaba Medical Group to provide occupational medical services including physical examinations and drug screenings for a period of no longer than twelve months in an amount not to exceed \$250,000.00 which is consistent with the budgeted amount in the Employee Benefits Fund [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2015-08-20-0713**

18. An Ordinance authorizing the renewal of a contract with the University of Texas Health Science Center San Antonio Dental School for an amount up to \$181,561.00, for the provision of dental services for a period beginning September 1, 2015 through August 31, 2016. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Public Health]

**2015-08-20-0715**

20. An Ordinance for the School Pedestrian Infrastructure Improvements, authorizing an Advanced Funding Agreement with the Texas Department of Transportation, accepting reimbursement in an estimated amount of \$1,565,975.00 in federal funds from TxDOT for construction-related expenses and authorizing payment in the amount of \$19,424.00 to TxDOT for state oversight costs, located in Council District 2 and Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-08-20-0716**

21. An Ordinance authorizing a License Agreement with Born Again Sports, Inc. for use, maintenance, and operation of a baseball complex at Southside Lions Park for an initial five year term; no City funds are associated with this action. [Xavier D. Urrutia, Interim Assistant City Manager; Janet A. Martin, Acting Director, Parks & Recreation]

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

The Deputy City Clerk read the caption for Item 9:

**2015-08-20-0705**

9. An Ordinance for Gold Canyon Park Improvements Project awarding a construction contract plus four additional alternates to Myers Concrete Construction, LP, in the amount of \$564,690.50, a 2012-2017 Bond-funded project located in Council District 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Krier inquired about the status of the project and asked if it was on budget. Mr. Razi Hosseini replied that there was a prior bid on this project but since it was over budget; they had to re-bid the project. He stated that they expected to start construction in September 2015 and estimated a completion date of March 2016.

Councilmember Krier moved to adopt the proposed ordinance. 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

The Deputy City Clerk read the caption for Item 10:

**2015-08-20-0706**

10. An Ordinance, on behalf of SAWS, authorizing the acquisition, through negotiation or condemnation of interests in 1.71 acres of privately-owned real property, generally located at the northeast corner of Somerset Road and Loop 1604 for a water storage tank and pipeline; declaring it a public project, located in the City of Somerset, Texas [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Saldaña moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for a public use project for the DSP Clayton Tank Replacement Project and Water Resource Integration Program Project by acquiring the following property described by the Deputy City Clerk and incorporated as part of this Motion. Councilmember Warrick seconded the motion.

The Deputy City Clerk read the property description: A total of approximately 1.71 acres of real property for water tank expansion, a permanent water line easement and a temporary construction easement, all out of the John Christopher Survey No. 55, Abstract No. 154, Count Block 4230, Real Property Records of Bexar County, Texas. These properties are depicted and more particularly described in Exhibit A-2 through A-4 attached and incorporated to the ordinance as part of this motion.

The motion prevailed by the following vote:

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

The Deputy City Clerk read the caption for Item 15:

**2015-08-20-0711**

- 15.** An Ordinance ratifying the submission of a grant application to the United States Department of Agriculture Natural Resources Conservation Service's Agricultural Conservation Easement Program, and authorizing the acceptance of grant funds upon award not to exceed \$2,905,000.00. [Xavier Urrutia, Interim Assistant City Manager; Janet Martin, Acting Director, Parks and Recreation]

Councilmember Nirenberg requested a briefing of the program. Mr. Xavier Urrutia explained that under the Edwards Aquifer Protection Program, there were two options available when protecting water quality and quantity. One option is purchasing property and the other option is Conservation Easement. He spoke of the partnership with the U.S. Department of Agriculture through a program that focuses on conserving Agricultural Land and encompasses Green Open Space. He acknowledged that they applied for a Matching Grant and were successful in acquiring approximately \$3 Million that would be utilized toward the acquisition of this Conservation Easement. He reported that there was only \$4.5 Million allocated statewide for Texas and San Antonio was one of two recipients that received funding. He stated that the Property is in close proximity to Government Canyon and in alignment with Watershed Protection in that area. Councilmember Nirenberg asked if they were looking into other opportunities to utilize similar funds in other areas to leverage Proposition 1 Funds. Mr. Urrutia confirmed that there have been other projects that they

have bundled with Bond Program Proceeds and they were seeking other opportunities to leverage this Program.

Councilmember Nirenberg referenced his visit with the Department of Agriculture who at the time had not been ready to leverage this Program for the Bracken Acquisition. He stated that now that they have it, they are 1 of 2 communities who received the majority of the funding that was allocated for the State of Texas. He commented that this proves that what they are doing in San Antonio is working and being noticed. He added that it was emblematic of how the Edwards Aquifer Protection Program can work in the cheapest way to protect long-term water security in San Antonio.

Councilmember Lopez commented that Water Issues were very important to the City Council as well as to the people that live in the Region. He cited concerns that they have heard regarding the Vista Ridge Project and other Water Acquisition Initiatives. He emphasized the importance of Water Conservation and protecting the Aquifer. He highlighted the importance of looking at multi-jurisdictional revenue sources and noted that this action is indicative of that. He commended Councilmember Nirenberg for his leadership with these types of issues.

Councilmember Nirenberg moved to adopt the proposed ordinance. 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

The Deputy City Clerk read the caption for Item 19:

**2015-08-20-0714**

- 19.** An Ordinance authorizing the negotiation and execution of an interlocal cooperation contract between the City of San Antonio and the Texas Department of Public Safety, in an amount up to \$7,500.00 for FY 2015 and \$202,634.59 for FY 2016, to provide for blood alcohol and drug toxicology analysis of evidence submitted by the San Antonio Police Department. [Erik Walsh, Deputy City Manager; Anthony Trevino, Interim Chief of Police]

Councilmember Warrick requested additional information. Interim Police Chief Anthony Treviño stated that they had worked with the District Attorney's Office who expressed concerns about how the Blood Testing was being conducted with the previous contractor. He reported that they conduct approximately 200 Blood Tests a month for Refusals. He stated that this contract with the Texas Department of Public Safety (DPS) would allow for two positions that will have the capacity to conduct 300 Blood Tests per month. He noted



that they have a current backlog of 600 Blood Tests. In response to Councilmember Warrick, Chief Treviño replied that the positions would be based out of Austin, Texas. He further noted that the DPS Contract would process and handle Blood Draws as a result of SAPD Arrests. He acknowledged that based on discussions he has had with the District Attorney, Bexar County is also looking into doing something similar with DPS.

Councilmember Warrick moved to adopt the proposed ordinance. 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

## 22. City Manager's Report

- A. ACE Mentoring Program (TCI)
- B. Upcoming Pre-K 4 SA School Year

A. Mrs. Sculley reported that the ACE Mentoring Program is coordinated by the Transportation and Capital Improvement (TCI) Department and is available to High School Students who have an interest in Architecture, Construction, and Engineering (ACE). She noted that the mission of the program is part of a National Effort to engage and enlighten High School Students to pursue careers in these fields. She stated that the San Antonio Chapter has been in existence since 2006. She noted that Mike Frisbie serves as the Chairman of the Local ACE Board of Directors. She indicated that ACE uses Professionals in these fields to mentor High School Students and the benefits are numerous, as 75% of the students have reported that ACE increased their motivation to attend college. She stated that 7 out of 10 ACE Students pursue Architecture, Construction, and Engineering Careers. She reported that the ACE Chapter awarded \$6,000 in scholarships last year to local ACE Students and Scholarship Funding is expected to increase this year. She stated that Mike Frisbie recently presented to all School District Superintendents in San Antonio encouraging participation in the program.

B. Ms. Sculley reported that Pre-K 4 SA would begin on Monday, August 24th at 8:00 am and that staff was preparing for the third year of the program. She stated that 249 Teachers and Teacher Assistants returned from their summer break on July 30th. She noted that the Teachers have been meeting with the student's parents to answer program questions and provide a personalized orientation to include a review of expectations of the Parent and Child. She reported that there has been 100% participation from the parents who are part of the Program. She noted that 1,700 students will be serviced at the four Education Center Facilities throughout the City. She discussed the free transportation services offered by Pre-K 4 SA at one of the 17 strategically located Bus Depots, citing that the buses had

custom safety features specifically designed for 4 year-olds. She stated that extended day services before and after school were offered to working parents or parents attending school. She discussed the 7 Professional Development Academy Events offered to Educators and Support Staff from throughout San Antonio. She reported that they are on schedule with the Business Plan approved by the City Council and the Voters.

### **POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized Councilmember Gallagher who would be celebrating his birthday on August 22, 2015. The City Council wished Councilmember Gallagher a Happy Birthday.

### **RECESSED**

Mayor Taylor recessed the Regular City Council Meeting at 9:31 am and announced that the City Council would reconvene in the B Room for a Budget Work Session.

### **RECONVENED**

Mayor Taylor reconvened the meeting at 9:42 am in the B Room of the Municipal Plaza Building for a briefing on the following matter:

**23.** Presentation on the FY 2016 Proposed Budget focusing on, but not limited to, the following:

A. Bexar Appraisal District by Michael A. Amezcuita, Chief Appraiser

Councilmember Treviño explained that the Bexar Appraisal District (BAD) was trying to change the perception of property taxes and introduced Michael Amezcuita and Mary Kieke with the BAD. Councilmember Treviño stated that he was 1 of 5 Members of the Board of Directors for BAD. He emphasized that the Board does not set Property Values, nor participate in the daily operations; he noted that this was the role of the Chief Appraiser who reports to the Board on a quarterly basis.

Mr. Michael Amezcuita recognized Mary Kieke who serves as the Deputy Chief Appraiser. He informed the City Council that this year was different due to the substantial issues with Property Values. He reported that there has been improvement in real estate and sales tax in the last 36 months. He provided an overview of BAD, noting that Appraisal Districts were created during the 66th Legislative Session (1979) to eliminate multiple appraisals and create a centralized Appraisal and Exemption Administration Function. He mentioned that prior to this; every entity could set their own value. He explained that they are required to value property at 100% of market value equally and uniformly and must pass the

**Comptroller's Property Value Study (PVS) and Method and Assistance Program Review.**

Ms. Kieke elaborated on the issue that homeowner's values increased significantly due to BAD failing the PVS in 10 of 12 School Districts with their 2014 Values. She stated that they were committed to getting the Commercial File to where it should be because Commercial Properties take much fuller advantage of the Appeal and Litigation Process than Residential Properties. She cited the 81% increase from the 2005 Taxable Value to the 2015 Taxable Value. She stated that there is a 10% Cap on Property Value increases each year and persons over the age of 65 or Disabled could have their taxes frozen each year. She discussed the Appraisal Process and reported that they had 89,000 Appeals filed this year that equated to a total taxable value of \$62 Billion. She noted that the State mandates that they review values at least once every three years, but all Urban Districts re-appraise every year due to the markets being too dynamic. Countywide, she noted that values rose from last year's \$129 Billion to \$151 Billion this year. She added that during the Appeal Process, they have already lost \$3.4 Billion and the litigation is just now being filed.

Mr. Amezcua confirmed that for Counties with populations over 500,000, there is a Legislative Provision that allows them to expand certification to 90% with approval from the Board of Directors. He stated that they did not want to jeopardize the Budget Process with a late Appraisal Role. He explained that Notices of Appraisal Values were sent each year to owners whose value increased by \$1,000 or more from the previous year. He reported that if an Owner feels their Appraisal is incorrect, they are entitled to file an Appeal whether they receive a notice or not. He discussed the lawsuits filed by Commercial Corporations that currently are valued at \$18 Billion under pending litigation.

Ms. Kieke spoke of the 62,891 Appeals filed for the previous year valued at \$46.8 Billion. She spoke of the potential losses during litigation and noted that the BAD previously sent the City of San Antonio an estimate of the losses in Appeals on June 15th of each year. She added they now must send them out April 30th which occurs before they send their notices. She stated that there were many things that factor into the Rate Calculation and one is the losses in Appeals and Litigation. She provided the City of San Antonio information on post Appraisal Review Board (ARB) Losses and noted that the numbers for 2015 are up to 300 lawsuits and \$3.7 Billion in Appeals. She provided an overview of the trend of what has occurred with Litigation in the past and commented that they set up this Appeal Mechanism for Homeowner Relief. She reported that approximately 97% involved in Litigation are Commercial Properties. She elaborated on PVS, and noted that Commercial Values increased 21% from last year. In 2014, she reported that the entire value loss they experienced was \$1.5 Billion, and for 2015, they have lost \$2.5 Billion at the ARB and prior to Litigation being filed. She explained that litigation shifts the burden from Commercial Properties to Homeowners.

Mr. Amezcuita spoke of the Taxation System in Texas as a result of the Constitutional Amendment that will take effect in November and the limitations that will be imposed upon Governments. He elaborated on the PVS which helps ensure equitable distribution of State Funding. He commented that 80% of constituents settle when they have an Appeal explained and what occurs once a Property Value is lowered. Based on the PVS now, he noted that they were at 98% of Market Value on Commercial Properties. He discussed the 10 of 12 School Districts whose values failed the PVS in 2014, and accepted full responsibility for the outcome of the Study. He indicated that they appealed to the State Comptroller's Office which allowed the School Districts to enter into a "grace period" and ultimately, they won their Appeals. He noted that the Study forced them to look more closely at various areas of the City. At this point, he noted that they were already 18% behind the current Market Value for next year and the Market has not slowed down.

Mayor Taylor thanked the BAD for the presentation and asked of the PVS. Mr. Amezcuita replied that the PVS is conducted by the State of Texas Comptroller. He confirmed that they have a Property Tax and Assistance Division who conduct the map reviews and PVS for the entire State of Texas. He stated that the PVS is not difficult to pass and there were ongoing discussions about how the Appeal Process should be altered. He noted that there are different tiers of review for Small Districts and Urban Districts and spoke of how efficiently they function in Bexar County.

Councilmember Saldaña inquired about the Appeals Process and asked if there was a cost. Mr. Amezcuita confirmed that there was no cost to Appeal and that he informs constituents of the process. He stated that by law; he is required to provide constituents with all of the data they will present to the Review Board. He encourages constituents to request their Evidence Packet because if they are not able to settle informally, he has all the evidence he needs to introduce at the Hearing. He commented that his experience has been that most Homeowners will not hire an attorney and go through the expense of a trial.

Councilmember Saldaña stated that Commercial Owners appear to take advantage of existing laws that some may refer to as loopholes. He referenced the Consumer Financial Protection Bureau (CFPB) that was created five years ago and inquired whether there was something similar to CFPB for a Residential Homeowner to refer to besides the BAD Office. Mr. Amezcuita replied that the Legislature requires that the Comptroller's Office post videos or other informative data on how to Appeal on the website. He further commented that Property Taxes were supposed to be based on actual value. Councilmember Saldaña requested more information related to the Transfer Tax on Real Estate. Mr. Amezcuita stated that it came from the Legislature and that there was no other state in the Nation with an Equity Appeal System that mirrors that of the State of Texas. He

added that with Appeals in Texas, it is tied to the actions of buyers and sellers and Market Value.

Mr. Amezcuita discussed the Constitutional Amendment related to the Transfer Tax. He reported that he and his staff were prohibited by law to engage in the discussion on any one particular Property Value and they cannot discuss values outside of an open meeting.

Councilmember Viagran asked of the geographical areas of the protests. Mr. Amezcuita replied that historically, a large majority of Appeals come from the Northside of San Antonio as this is where the bulk of the growth is. However, due to the recent PVS, they have looked further into Inner-City Neighborhoods inside Loop 410 and on the South Side. Ms. Kieke added that the 34,000 Residential Protests are almost exclusively high end properties whose owners hire Agents. Mr. Amezcuita noted that owners whose home value is less than \$100,000 are no less passionate about their value than the resident who has a \$1,000,000 home. He commented that the reason they do not see more of the lower valued property owners protesting is because of the time needed to take off to appeal. Councilmember Viagran added that some of the owners do not know the process and may be intimidated. However, they need to have the same voice as those who hire Agents. Mr. Amezcuita discussed how annexation could affect their forecast of Appraisals in the next couple of years.

Councilmember Krier referenced the charts provided. Ms. Kieke explained that one of the charts offered a comparison of the total protests in 2014 and the current number of protests for 2015. She noted that they track what occurs from year to year to project expectations about the Appeal Levels they will have since she must provide the Budget Office with an estimate of the value losses by April 30th. She explained the three different Property Types and the Litigation Summary that includes information on the Total ARB Final Value; Total Current Certified Value; and the Post ARB Losses from 2009 – 2014. Mr. Amezcuita discussed the Attorney Fees they must pay if they lose a lawsuit. Councilmember Krier spoke of his constituents who conveyed to him that they felt that their outcome at BAD was not fair. Mr. Amezcuita stated that he instructs his staff to treat every taxpayer with respect, regardless of the situation. Councilmember Krier noted that businesses appeal because they have the right to appeal.

Councilmember Lopez commented that there were imbalances in the process and spoke of his experience as part of the Budget Committee for the Northside Independent School District (NISD) School Board. He referenced the Edgewood v. Kirby Case and the discussions they had about how property values affect School Districts. In response to Councilmember Lopez, Mrs. Sculley explained that they took into consideration growth in assessed valuation in their Annexation Plan, but not at accelerated levels. Councilmember

Lopez stated that growth generates more revenue because of Property Values. He cited the example of Alamo Ranch that has a high level of Residential Properties. Maria Villagomez reported that when they developed the Study, they used the values that were available at that time. She stated that they updated the model that will show the areas that the City Council will consider for Annexation. Councilmember Lopez commented that the work BAD does is critical.

Councilmember Gallagher asked of the Tax Roll. Mrs. Sculley noted that they were provided with the Tax Roll the third week in July when approximately 95% of the Appeals have been completed and the Roll is Certified. She indicated that for the past several years, they have been within \$1-2 Million of their estimate on Property Values. She added that other revenues are less predictable which is why they provide quarterly reports and a Mid-Year Budget Review. Councilmember Gallagher commented that they seem to be doing a good job in this area.

Councilmember Treviño emphasized the importance of understanding the process as it relates to Property Taxes. He noted the importance of showing people that they have rights and the ability to Protest. He thanked Mr. Amezcuita and Ms. Kieke for their presentations and thanked his colleagues for their comments.

Mayor Taylor thanked everyone for the presentation.

### **RECESSED**

Mayor Taylor recessed the meeting at 11:15 am to break for lunch and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

In the absence of Mayor Taylor, Mayor Pro Tem Treviño presided over the meeting. He reconvened the meeting at 2:08 pm and addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items Z-1, Z-2, Z-3, Z-4, Z-10, Z-13, P-2, Z-15, and Z-16 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Zoning Items. Councilmember Viagran seconded the motion.

Mayor Pro Tem Treviño called upon Mr. Benjamin Youngblood to speak.

Mr. Benjamin Youngblood spoke in support of the Applicant for Item Z-6 and thanked the City Council for their support.

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

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**2015-08-20-0720**

**Z-5.** ZONING CASE # Z2015201 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units on 0.421 of an acre tract out of NCB A-46 located at 825 East Grayson. Staff and Zoning Commission recommend Approval. (Continued from August 6, 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: 0.421 OF AN ACRE TRACT OUT OF NCB A-46 TO WIT: FROM "RM-5 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT" TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR FOURTEEN (14) ATTACHED SINGLE-FAMILY DWELLING UNITS.

**2015-08-20-0721**

**Z-6.** ZONING CASE # Z2015236 S (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Products - Fabrication on Lot 18, Block 4, NCB 17730 located at 6430 Railway. 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 18, BLOCK 4, NCB 17730 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 S AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR METAL PRODUCTS - FABRICATION.

**2015-08-20-0722**

**Z-7.** ZONING CASE # Z2015146 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use Authorization for four dwelling units on Lot 7 and the S 10 ft of 22, Block 3, NCB 3063 located at 125 Glenwood Court. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 7 AND SOUTH 10 FEET OF LOT 22, BLOCK 3, NCB 3063 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR QUADPLEX.

**2015-08-20-0723**

**Z-8.** ZONING CASE # Z2015239 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 20, NCB 10930 located at 7622 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 20, NCB 10930 TO WIT: FROM "C-2 MC-2 RIO-6 AHOD" COMMERCIAL SOUTH PRESA METROPOLITAN CORRIDOR RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 RIO-6 AHOD" COMMERCIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S MC-2 RIO-6 AHOD" COMMERCIAL SOUTH PRESA METROPOLITAN CORRIDOR RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY WITH SPECIFIC USE AUTHORIZATION FOR A



CARWASH AND "C-2 S RIO-6 AHOD" COMMERCIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH.

**2015-08-20-0724**

**Z-9.** ZONING CASE # Z2015214 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 1, 2, and 3, Block 16, NCB 8174 located at 4241 San Luis Street. Staff and Zoning Commission recommend Approval. (Continued from June 18, 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: LOT 1, 2, AND 3, BLOCK 16, NCB 8174 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT" TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2015-08-20-0726**

**Z-11.** ZONING CASE # Z2015222 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at 113 Coyol Street, 403 and 407 NW 36th 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: 0.485 ACRES OUT OF NCB 8312 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2015-08-20-0727**

**Z-12.** ZONING CASE # Z2015230 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family uses not to exceed twelve (12) units per acre and Bar and

Restaurant on approximately 0.339 acres of land out of NCB 2568 located at 100 Probandt 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: 0.339 ACRES OF LAND OUT OF NCB 2568 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY USES NOT TO EXCEED TWELVE (12) UNITS PER ACRE AND BAR AND RESTAURANT.

**2015-08-20-0728**

**P-1.** PLAN AMENDMENT # 15053 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.658 acres of land out of NCB 16390, located at the 7900 Block of Calle Rialto, from "Suburban Tier" to "General Urban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015204)

**2015-08-20-0729**

**Z-14.** ZONING CASE # Z2015204 (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Gateway Corridor Military Lighting Overlay District to "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Gateway Corridor Military Lighting Overlay District approximately 0.658 acres out of NCB 16390, generally located in the 7900 Block of Calle Rialto. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15053)

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: PORTIONS OF LOTS 9, 10, 901, AND 11, BLOCK 3, NCB 16390 TO WIT: FROM "PUD C-2 GC-1 MLOD" PLANNED UNIT DEVELOPMENT COMMERCIAL GATEWAY CORRIDOR MILITARY LIGHTING OVERLAY DISTRICT TO "PUD MF-33 GC-1 MLOD" PLANNED UNIT DEVELOPMENT MULTI-FAMILY GATEWAY CORRIDOR MILITARY LIGHTING OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION****DENIED**

**Z-1.** ZONING CASE # Z2015036 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 24, NCB 3599 located at 614 West Elmira Street. Staff and Zoning Commission recommend Denial. (Continued from June 4, 2015)

John Jacks presented Item Z-1 and stated that Staff and the Zoning Commission recommended denial. He reported that of 24 notices mailed; two were returned in favor and five were received in opposition. He stated that due to the amount of opposition, the request would require 9 votes to approve.

Councilmember Warrick moved to deny Item Z-1. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**2015-08-20-0717**

**Z-2.** ZONING CASE # Z2015242 HL (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 21 and West 40 Feet of Lot 22, Block 1, NCB 3030 located at 1123 West French Place. 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: 0.2955 ACRES OF LAND OUT OF NCB 3030 TO WIT: FROM "R-6 NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 HL NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY HISTORIC LANDMARK BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD

**OVERLAY DISTRICT.**

John Jacks presented Item Z-2 and stated that Staff and the Zoning Commission recommended approval. He reported that of 26 notices mailed; none were returned in favor and one was received in opposition.

Mayor Pro Tem Treviño called upon Mr. David Bogle to speak.

Mr. David Bogle thanked Councilmember Treviño and his staff for their attentiveness to the needs of this Zoning Case. He spoke in support of the request and stated that it was an exemplary project.

Councilmember Warrick moved to approve Item Z-2. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**2015-08-20-0718**

**Z-3.** ZONING CASE # Z2015235 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 1, Block 3, NCB 1726, located at 201 East Courtland Place. 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 3, NCB 1726 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-3 and stated that Staff and the Zoning Commission recommended approval. He reported that of 25 notices mailed; one was returned in favor and none were received in opposition. He added that there was no response from the Tobin Hill Neighborhood Association.

Councilmember Warrick stated that the owner had revised his plans and received support

from both Neighborhood Associations.

Councilmember Warrick moved to approve Item Z-3. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**2015-08-20-0719**

**Z-4.** ZONING CASE # Z2015132 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615 located at 4518 Kay Ann Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from August 6, 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: SOUTH 176.1 FEET OF LOT 56, NCB 10615 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-5 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH CONDITIONAL USE FOR TWO (2) DWELLING UNITS.

John Jacks presented Item Z-4 and stated that staff recommended approval and the Zoning Commission recommended denial. He stated that of 16 notices mailed; none were returned in favor and five were received in opposition. He added that the Huntley Park Neighborhood Association was opposed to the request.

Mayor Pro Tem Treviño called upon the citizens registered to speak.

Lloyd Barnes stated that there had been initial objections to the request but after deliberations and meetings between Councilmember Warrick, the Zoning Representative, and the Applicant; they agreed on no change from R-5 to RM-6. However, he stated that they agreed that if the Applicant could request an amendment to R-5 to add the suffix CD to allow him to build a second dwelling on his property, they would be in agreement.

Richard Burton, Applicant, stated that he was in agreement to what was being proposed for the Zoning Case.

Councilmember Warrick stated that he was pleased that the Neighborhood, Owner, and Council Offices worked together to get this resolved.

Councilmember Warrick moved to approve Item Z-4 with the amendment to R-5 CD for two Dwelling Units. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**2015-08-20-0725**

**Z-10.** ZONING CASE # Z2015251 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay Zone with uses permitted in "C-2 P" Commercial Pedestrian District on 1.979 acres out of NCB 18 and NCB 3127 located at 829 Nogalitos Street. Staff recommends Approval. Zoning Commission recommendation pending August 18, 2015 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.979 ACRES OUT OF NCB 18 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE WITH USES PERMITTED IN "C-2P" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-10 and stated that staff and the Zoning Commission recommended approval. He reported that of 55 notices mailed; one was returned in favor and one was received in opposition.

Councilmember Gonzales highlighted the project and called upon Angie Mock of the Boys and Girls Club to speak. Ms. Mock stated that through the support of the neighborhood and City of San Antonio Bond Program, said project will soon be a reality for families and children in the area. She reported that the area has one of the highest juvenile crime rates in the City and there is nothing for kids to do after school lets out. She stated that they were proud to be a part of transforming a neighborhood.

Councilmember Gonzales moved to approve Item Z-10. Councilmember Medina seconded

the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**CONTINUED TO SEPTEMBER 17, 2015**

**Z-13.** ZONING CASE # Z2015141 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 304 Save and Except the NW IRR 35.32 Feet of 304, Block E, NCB 11553 located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff and Zoning Commission recommend Approval, with Conditions.

John Jacks presented Item Z-13 and stated that Staff and Zoning Commission recommended approval with the following conditions: 1) There shall be no access to the property off of W. Horseshoe Bend; 2) Landscaping and fencing buffer along W. Horseshoe Bend; 3) Hours of Operation shall be from Monday through Sunday from 10:00 am to 6:00 pm; 4) Lighting shall be directed away from the Residential Area; and 5) There shall be no outdoor speakers. He reported that of 40 notices mailed; none were returned in favor and two were received in opposition. He noted that the Ingram Hills Neighborhood Association was opposed to the request.

Councilmember Medina moved to continue Item Z-13 until September 17, 2015. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

Items P-2 and Z-15 were addressed jointly.

**2015-08-20-0730**

**P-2.** PLAN AMENDMENT # 15057 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.981 acres of land out of NCB 11624 located at 7547 Mockingbird

Lane from "Mixed Use Center" to "General Urban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015218) (Continued from August 6, 2015)

**2015-08-20-0731**

**Z-15.** ZONING CASE # Z2015218 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on approximately 1.981 acres of land out of NCB 11624 located at 7547 Mockingbird Lane. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15057) (Continued from August 6, 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: LOT 24, NCB 11624 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item P-2 and stated that the request 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-15, he reported that staff and the Zoning Commission recommended approval. He stated that of 32 notices mailed; three were returned in favor and none were received in opposition. He noted that the Applicant was requesting a 7-foot fence surrounding the property in accordance with the Unified Development Code.

Councilmember Nirenberg stated there had been concerns associated with the Zoning Case but reported that they had been able to resolve them. He submitted two sets of covenants and a Letter of Non-Opposition from the Mockingbird Hill Neighborhood Association. He thanked those who worked on the project for the last two years to resolve the difficult issues.

Councilmember Nirenberg moved to approve Items P-2 and Z-15 with the condition that the applicant may install the 7-foot fence. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher



**ABSENT:** 2 - Mayor Taylor and Medina

**2015-08-20-0732**

**Z-16.** ZONING CASE # Z2015170 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District on Lot 16, Block 1, NCB 17428, located at 18610 Tuscan Stone. Staff and Zoning Commission recommend Approval. (Continued from August 6, 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: LOT 16, BLOCK 1, NCB 17428 TO WIT: FROM "C-3 MLOD ERZD" GENERAL COMMERCIAL MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "MF-33 MLOD ERZD " MULTI-FAMILY MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

John Jacks presented Item Z-16 and stated that staff and the Zoning Commission recommended approval with the SAWS Recommendation that the property not exceed 60% Impervious Cover. He noted that of 15 notices mailed; none were returned in favor or in opposition.

Councilmember Krier moved to approve Item Z-16 with 60% Impervious Cover. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Mayor Taylor

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Treviño adjourned the meeting at 2:27 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA Y. SAENZ, TRMC  
DEPUTY CITY CLERK