

**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

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Thursday, December 7, 2017

9:00 AM

Municipal Plaza Building

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

1. The Invocation was delivered by Reverend Robert Mueller, Divine Redeemer Presbyterian Church, guest of Councilmember Shirley Gonzales, District 5.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Regular Meetings of October 11 - 12, 2017

Councilmember Shaw moved to approve the Minutes for the City Council Regular Meetings of October 11-12, 2017. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**POINT OF PERSONAL PRIVILEGE**

Councilmember Viagran recognized former Brooks Development Authority Board Members: John P. Jennings, Margaret Wilson-Anaglia, and Inigo Arzac, and thanked them for their service. Mayor Nirenberg and the City Council thanked the Board Members for their great service to the City of San Antonio.

**CONSENT AGENDA ITEMS**

Items 16 and 17 were pulled for Individual Consideration. Councilmember Saldaña moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

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

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

**2017-12-07-0929**

5. An Ordinance accepting the offer from Johnson Controls, Inc. to provide the San Antonio International Airport with a fire alarm system controls upgrade for a total cost of \$548,809.54, funded from Airport Capital Improvement Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-12-07-0930**

6. An Ordinance authorizing acceptance of a proposal from EMR Elevator, Inc. to provide elevator and escalator preventive maintenance at various facilities for Building and Equipment Services, Parks & Recreation, Center City Development, and the San Antonio Public Library for an estimated annual cost of \$601,574.00, funded from the FY 2018 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-12-07-0931**

7. An Ordinance ratifying a contract with Pearson Education, Inc. for the purchase of SAPD criminal investigation textbooks for a total cost of \$58,341.60, funded from the FY 2018 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-12-07-0932**

8. An Ordinance authorizing a contract with Sage Pursuits, Inc. dba Envision Technology Partners, Inc. for eSAIRS Software Maintenance Agreement for an estimated annual cost of \$60,000.00 funded from the FY 2018 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-12-07-0933**

9. An Ordinance for two 2017-2022 General Obligation Bond funded projects within the Medical Center, accepting the lowest responsive bid and awarding a construction contract to E-Z Bel Construction, LLC in the amount not to exceed \$4,610,951.39 of which \$344,967.00 will be reimbursed by San Antonio Water System to provide improvements at the Ewing Halsell Drive and Louis Pasteur intersection and the Louis Pasteur and Babcock Road intersection, both located in Council District 8. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-12-07-0934**

10. An Ordinance for the Phil Hardberger Park Maintenance Building accepting the lowest responsive bid and awarding a construction contract in the amount of \$505,000.00 to Crownhill Builders Inc., a Certificates of Obligation funded project located in Council Districts 8 and 9. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-12-07-0935**

11. An Ordinance approving the Market Square lease assignments of J. Anthony Leather Goods to Alfonso Ramos dba Woody's Bazaar and La Plaza Imports to Jose Velazquez dba Galleria Taxco II. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2017-12-07-0936**

12. An Ordinance authorizing the first amendment to the Master Lease Agreement between the City of San Antonio and Google Fiber Texas, LLC cancelling the right of Google Fiber Texas, LLC to use 16 of 17 City property sites. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
13. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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) Reappointing Henry Rodriguez (Mayoral) and Mary E. Rogers (District 7) to the Zoning Board of Adjustment.

B) Reappointing David H. Walsworth (District 9) to the Parks and Recreation Board.

C) Reappointing James W. Mock III (District 9) to the Port Authority of San Antonio.

D) Appointing Erika Gonzalez-Reyes (Mayoral) to the Linear Creekway Parks Advisory Board.

E) Appointing Audrey M. Herrera (Mayoral) to the San Antonio Youth Commission.

F) Appointing Ramon A. Gonzales (District 7) to the City Commission on Veterans Affairs.

G) Appointing Diana Sanchez Lira (District 7) to the Affirmative Action Advisory Committee.

**2017-12-07-0937**

14. An Ordinance authorizing an amendment to the advertising concessions agreement with Clear Channel Outdoor, Inc. at the San Antonio International Airport to extend the term for six months through April 30, 2018 and alter the revenue methodology to a direct monthly percentage of gross sales without a minimum guarantee requirement to mitigate revenue risk to the vendor as a result of the short-term lease extension. [Peter Zaroni, Deputy City Manager; Russell Handy, Director, Aviation]

**2017-12-07-0938**

15. An Ordinance authorizing the memorial street name designation of “Victoria Robles Memorial Way” for a portion of Brady Boulevard between S. Zarzamora and S. Calaveras, located in Council District 5. [Roderick J. Sanchez, Assistant City Manager; Mike Shannon, Director, Development Services]

**CONSENT ITEMS CONCLUDED**

**ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**2017-12-07-0928**

4. An Ordinance approving 1) adjustments to the 2018 and 2019 residential, general, irrigation, wholesale and recycled class rates; 2) adjustments to various fees and charges related to services provided by SAWS and 3) amending the City Code. [Ben Gorzell, Chief Financial Officer; Robert R. Puente, President and CEO, San Antonio Water System]

Ben Gorzell provided an overview of the request by San Antonio Water System (SAWS) to adjust rates, fees, and various charges. He noted that city staff had performed a comprehensive analysis and recommended approval.

Robert Puente, President & CEO of SAWS, presented an overview of the Wastewater Rate Changes from 1990-2010. He reported that SAWS was issued a federally enforceable court order in 2013 to take actions necessary to reduce sanitary sewer overflows (SSOs) through an Environmental Protection Agency (EPA) Consent Decree. He stated that it would require multi-year investments totaling \$1.1-1.5 billion. He highlighted the Wastewater Investments from 2011 to present and spoke of the Southwest Bexar Sewer Pipeline that will redirect growth from the Edward's Recharge Zone. He mentioned Wastewater Operational Improvements and noted that new water supply sources included the Regional Carrizo Project and Brackish Desalination Facility. He noted the focus on conservation indicating that SAWS was a National Leader on same. He reported that the integration of BexarMet had been implemented seamlessly and that \$92 million was avoided in BexarMet's planned capital costs. He stated that they currently had the strongest credit ratings in SAWS History which reflected their assessment of strong management and planning. He noted that the 2018 and 2019 Proposed Rate Adjustments would be utilized for the Capital Program (2018) as well as Automated Meter Infrastructure and Vista Ridge Operating Reserve (2019). He provided projected revenue from rate adjustments and highlighted Water Supply and Water Delivery Investments for 2018 & 2019. Lastly, he outlined the Affordability Customer Support, Program Efforts, 2018 Discounts, Program Strategies, and Outreach.

David McGee, SAWS Board Member, addressed the City Council in support of the proposed SAWS rate increases. He stated that a great amount of due diligence had been performed and noted that SAWS was very disciplined in their approach to rate increases.

Mayor Nirenberg called upon the citizens registered to speak.

Richard Perez, President and CEO of the Greater San Antonio Chamber, spoke in support of the proposed SAWS rate increases noting that they would fund critical infrastructure improvements.

Dr. Esteban Lopez, Chair of the San Antonio Hispanic Chamber of Commerce Board of Directors, spoke in support of the proposed SAWS rate increases. He stated that SAWS needed to meet the requirements of the Consent Decree.

Graciela Sanchez and Alice Canestaro-Garcia representing the Esperanza Peace and Justice Center spoke in opposition to the proposed SAWS rate increases. Ms. Sanchez noted concern for the many individuals that would not be able to afford to pay their bills. Their group requested that the increase for each year be voted on individually and separately.

Henrietta LaGrange spoke in support of the proposed SAWS rate increases noting the benefits of clean water.

Stanley Mitchell spoke in opposition to the proposed SAWS rate increases. He noted concerns with the AMI Smart Meter and Vista Ridge Projects and asked why SAWS was making major financial decisions without documented financial justification.

Bob Martin addressed the City Council in opposition to the proposed SAWS rate increases. He expressed concern that water rates had already increased 48% since 2012.

Dagne Florine stated that she was a resident of Shavano Park opposed to the proposed SAWS rate increases. She spoke of an incident in which SAWS greatly overcharged her.

Catherine Varella stated that she was elderly and could not afford the increase.

Rey Chavez, President of the San Antonio Manufacturers Association, spoke in support of the proposed SAWS rate increases.

Devon Maddox stated that he was representing the Society of St. Vincent De Paul in support of the SAWS Affordability Program.

Susan Straus stated that she was a resident of Alamo Heights opposed to the proposed SAWS rate increases.

Phyllis Gallay, Chairman of the Board for the North San Antonio Chamber of Commerce, spoke in support of the proposed SAWS rate increases. She stated that it was necessary to meet the requirements of the Consent Decree and to support economic growth.

Nazirite Ruben Flores Perez stated that he was opposed to the proposed SAWS rate increases.

Jack M. Finger spoke in opposition to the proposed SAWS rate increases noting concerns that water rates had increased by 48.2% since 2012. He added that the SAWS CEO should

not be receiving large bonuses.

Terry Burns, Chair of the Alamo Sierra Club, spoke against the proposed SAWS rate increases. He noted concerns with the Vista Ridge Project and development over the aquifer.

Yaneth Flores stated that she was a student at UTSA on a fixed income and opposed to the rate increases. She asked that the increases for 2018 and 2019 be voted separately.

Richard Gonzalez spoke in support of the proposed SAWS rate increases. He stated that he had utilized the Affordability Program and thanked SAWS.

Tava Herring stated that she was a Coordinator at Wheatley Community School and spoke of their partnership with SAWS on Affordability Programs.

Patrick Von Dohlen stated that he was speaking on behalf of the San Antonio Family Association in opposition to the proposed SAWS rate increases.

Mayor Nirenberg spoke of the complicated business model of SAWS and stated that it was important to invest in public infrastructure. He noted that SAWS was one of the strongest fiscally managed water utilities in the country with one of the highest credit ratings. He highlighted their many accomplishments and stated that they should not push off debt to future generations. He spoke of his son Jonah and ensuring good things for the community long-term.

Councilmember Treviño referred to the Consent Decree from the EPA which outlines certain things that will be done to improve the sanitary sewer system. Mr. Puente stated that they had to show a plan and were mandated to do certain things. He added that projects were selected through an assessment of their system and the condition of their pipelines. Councilmember Treviño referenced page 72 of the Consent Decree Section 103. City Attorney Segovia stated that although the Consent Decree was signed with SAWS; the Department of Justice and EPA reserve the right to seek relief from the City of San Antonio in case SAWS does not comply with their requirements. Councilmember Treviño asked of the removal of late fees for Disabled Individuals on the Affordability Program. Mr. Puente replied that SAWS would be removing said fee and provide outreach to the community.

Councilmember Treviño moved to adopt the Ordinance for Item 4. Councilmember Shaw seconded the motion.

Councilmember Courage asked if city staff had reviewed prior rate increase requests. Mr. Gorzell replied that they had. Councilmember Courage asked if staff had ever recommended

disapproving or reducing a proposed rate increase. Mr. Gorzell stated that staff had not made a formal recommendation to reduce a rate increase. He noted that staff looks at the rate case as it is being developed to ensure they are in alignment with the recommendation.

Councilmember Saldaña noted the lack of infrastructure investment in the past and expressed concern with the impact on rates due to the Consent Decree. He spoke of the individuals utilizing the Affordability Programs and the need to increase the funding available. He asked of the Plumbers to People Program. Mr. Puente replied that they contract with a Plumbing Company and receive good prices through competition.

Councilmember Gonzales spoke of the need to improve the time it takes to complete a street project and asked that SAWS make the information available on their website. She stated that she reluctantly supported the rate increase due to the old infrastructure in their neighborhoods. She asked that the oldest areas be addressed first. She highlighted the Affordability Programs and the importance of assisting those in need.

Councilmember Brockhouse stated that he was not supportive of the rate increases noting that that he had taken into consideration the human dignity aspect of it. He expressed concern with the great increase in people applying for the Affordability Discount Program. He asked if 50% of the rate increase would be used toward mandated items in the Consent Decree. Doug Evanson replied yes. Councilmember Brockhouse stated that large salaries or executive bonuses should not be awarded in years when rate increases were being requested. He added that multi-year rates should be not be requested or approved.

Councilmember Brockhouse moved to eliminate the 2019 Rate Increase and only vote on the 2018 Rate Increase. Councilmember Courage seconded the motion.

Councilmember Pelaez stated that the Councilmembers that vote in favor of the rate increases care about their residents. He spoke of the work of the Rate Advisory Committee and the 18-month process in which meetings were held and open to the public. He asked of the external audit conducted of SAWS. Mr. Puente replied that external audits were conducted each year by an independent third party and confirmed clean audits for the past several years. Councilmember Pelaez highlighted the work of the volunteer Board Members and thanked them for their service. He requested that SAWS continue to identify innovative ways for ratepayers to save water and to replace clay and cement pipes. Regarding conservation, Karen Guz explained that they have a Conservation Team that provides opportunities for saving water. Councilmember Pelaez recognized Berto Guerra, Chairman of the SAWS Board of Trustees. Mr. Guerra highlighted the great work of Robert Puente and his many accomplishments.

Councilmember Perry asked of the rate increases over the last six years and the additional



revenue received from same. Mr. Puente confirmed there had been an approximate 40% increase during that time with an extra \$170 million each year. Councilmember Perry stated that with the current rate increase; SAWS would be receiving an additional \$200 million per year. He also expressed concern with the increase in individuals needing assistance from Affordability Programs. He requested a comparison between the increase in water conservation versus the amount of rate increases. He expressed concern with the limited amount of detail provided for each SAWS Project and asked of the amount of the increase that the City of San Antonio would receive. Mr. Gorzell replied that the rate increase was not built into the budget and would total \$710,000 for a full year.

Councilmember Perry moved that the City of San Antonio forego their portion of the rate increases. Councilmember Brockhouse seconded the motion.

Councilmember Viagran asked if SAWS was on time with regard to addressing the mandates within the Consent Decree. Mr. Puente replied that they were on time and budget. He added that the mandates must be complete by 2023. Councilmember Viagran asked of the increase in the Affordability Program. Mr. Puente replied that as the rates were increased; the amount of funding would increase by the same percentage. Councilmember Viagran expressed concern with the odor and storm water sewage run-off within her district and asked if those issues were being addressed. Mr. Puente confirmed that they were included in the budget. Councilmember Viagran spoke of the need to look at each census tract or another method rather than the median income for those individuals with very low incomes. She expressed concern with citizens having to utilize payday loan locations or check cashing services to pay their bills. Lastly, she asked that Mr. Puente consider donating his bonus to the Affordability Program.

Councilmember Sandoval stated that she was supportive of the strategy to address SSOs and the need to ensure that the community has safe drinking water. She noted that the residents she had spoken with were not aware of the Consent Decree but familiar with the large bonus received by the SAWS CEO. She asked when the rate increases would stop or be more in line with inflation rates. Mr. Puente replied that on the water side of the business; he could see very small increases in the future. Councilmember Sandoval recommended that greater engagement and outreach plan be developed by SAWS when requesting future rate increases.

Councilmember Shaw noted that the optics of requesting the rate increase and just having received a bonus was not good. He asked if the SAWS CEO salary increase was tied to the rate increase. Mr. Puente replied that it was not. Councilmember Shaw asked the SAWS Board not to offer anyone salary increases during the Consent Decree/SSO compliance period. He stated that he was supportive of the rate increase to address aging infrastructure and fix water leaks. He requested more accountability and transparency and requested that

SAWS provide the City Council with a long-term plan regarding affordability and projects.

Councilmember Courage stated that he was in support of the portion of the rate increase needed to address the Consent Decree; however, he had not heard justification for the water supply rate increase. He expressed concern with overburdening ratepayers with continued rate increases since 2011. He asked of the projected fund balance for SAWS at the end of 2017. Mr. Evanson replied that it was \$150 million.

Mayor Nirenberg thanked everyone for the discussion.

The motion by Councilmember Brockhouse to eliminate the 2019 Rate Increase and only vote on the 2018 Rate Increase failed by the following vote:

**AYE:** 3 - Brockhouse, Courage and Perry

**NAY:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Sandoval and Pelaez

The motion by Councilmember Perry that the City of San Antonio forego their portion of the rate increases failed by the following vote:

**AYE:** 3 - Brockhouse, Sandoval and Perry

**NAY:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Pelaez and Courage

The main motion by Councilmember Treviño to approve the Ordinance for Item 4 prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Sandoval and Pelaez

**NAY:** 3 - Brockhouse, Courage and Perry

**RECESSED**

Mayor Nirenberg recessed the meeting at 2:35 pm for a break announcing that the meeting would resume in 10 minutes.

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:50 pm and addressed Item 16.

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 16:

**2017-12-07-0939**

16. An Ordinance authorizing the approval of a Bexar County Tax Abatement Agreement in an amount not to exceed \$672,129.00 for the Heritage Plaza project located at 307 Dwyer and 410 South Main in Council District 1 and within the Houston Street Tax Increment Reinvestment Zone boundary as is required by State Law, to enable Bexar County to offer a tax abatement. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

Councilmember Saldaña asked of the authorization being requested. Lori Houston stated that State Law required Bexar County to receive approval to grant a tax abatement as it was located within a Tax Reinvestment Zone. Councilmember Saldaña noted the many residential units being built in the Downtown Area but expressed concern that they are all market rate. Mrs. Houston stated that it was difficult to subsidize an affordable housing component to this project due to the high land prices.

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

Jack M. Finger spoke in opposition to the tax abatement and asked of the number of jobs that would be created (Item 16). He stated that he was also opposed to Low Income Housing Tax Credits (Item 17).

Councilmember Viagran stated that she wanted to highlight the issue of affordable housing and ensure that mixed-income housing was incorporated in the area. She requested an update on the Robert E. Lee Apartment Complex.

Councilmember Saldaña moved to adopt the Ordinance for Item 16. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 17:

**REFERRED TO GOVERNANCE COMMITTEE**

17. An Ordinance adopting a policy for the issuance of Resolutions of Support or No Objection for applicants seeking competitive (9%) and non-competitive (4%) Low Income Housing Tax Credits from the Texas Department of Housing and Community

Affairs. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

Veronica Soto stated that staff was requesting approval of an Ordinance adopting a policy for the issuance of Resolutions of Support or No Objection for applicants seeking Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA). She provided an overview of the timeline noting that developer applications were due to TDHCA by March 1, 2018. She outlined the summary of proposed changes:

- Point scale changed from 165 maximum points to 100 (a score of 70 would be required to be recommended for a Resolution of Support)
- Proof of coordination with respective City Councilmember
- Developer-initiated public meeting
- Administrative requirements

Ms. Soto noted revisions to the evaluation criteria as well as details on the Developer-initiated public meeting. She indicated that the meeting must occur by January 16th with notice before the application submittal.

Councilmember Sandoval stated that she was pleased with the changes that would be made in support of affordable housing. She noted previous concerns regarding the lack of notification to the surrounding neighborhood and added that she would like to build back public trust.

Councilmember Sandoval moved to approve the staff recommendation with the following changes to the policy on low-income housing tax credits, resolutions of support or no objection, under public engagement part C, adding language to notify property owners within 200 linear feet of the project site, planning team members, and community organizations registered with the city. Councilmember Viagran seconded the motion.

Councilmember Perry expressed concern that a developer did not have to ensure community dialogue or notification and asked if it could be mandatory. City Attorney Segovia stated that they had looked at same but did not want to run into potential problems from the Fair Housing Act standpoint. Councilmember Perry stated that he would like to see more points awarded on the public engagement portion of the criteria. He asked of the condensed timeline. Jeff Coyle replied that it was set by State Statute and would require a legislative change.

Councilmember Perry requested a friendly amendment to change the point system from 10 to 20 points on Public Engagement and reduce Project Feasibility and Readiness to 10 points. Councilmember Sandoval stated that she would prefer to leave the policy as is and

review it after one year. Councilmember Perry stated that was acceptable to him and withdrew his friendly amendment.

Councilmember Courage asked of the points awarded for the Area Income Criteria. Ms. Soto stated that points were awarded based on census tracts that have lower than average poverty rates and properties within a four-mile radius of the city's urban core. She added that all of these developments are required to serve families that are making 60% or below the area median income.

Mayor Nirenberg called upon Retired Colonel Sergio Dickerson to speak.

Mr. Sergio Dickerson, Vice-President of the American GI Forum National Outreach Program, requested that the City Council consider extending the submission by an additional 30 days and clarify the City's policy that states that points are awarded to applicants that demonstrate that the subject property is zoned appropriately. He noted that their goal was to ensure safe, affordable housing for Veterans and their families.

Councilmember Gonzales stated that she was prepared to support the motion as it was originally presented and had not had the opportunity to review any changes. She asked if sending out notices by mail to homeowners violated the Fair Housing Act. City Attorney Segovia replied that they would not recommend that be a requirement. Councilmember Gonzales requested that the item go back to a Council Committee.

Councilmember Pelaez asked why the community meeting had to occur on a weeknight. Ms. Soto replied that they could amend the proposal so that meetings could also be held on the weekend. Councilmember Pelaez expressed concern that community residents may be opposed to the project but it could still move forward based on the point allocations.

Mayor Nirenberg excused himself from the meeting and Mayor Pro Tem Saldaña presided.

Councilmember Sandoval withdrew her original motion. She moved to refer the item to the Governance Committee on December 12, 2017 and back to the full City Council on December 14, 2017. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Mayor Nirenberg

**18. City Manager's Report**

There was no City Manager's Report.

**CONSENT ZONING ITEMS**

Zoning Items P-1, Z-3, P-2, Z-4, P-3, Z-5, Z-9, Z-14, Z-22, Z-23, Z-30, P-12, Z-34, Z-36, and Z-38 were pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Zoning Items. Councilmember Perry seconded the motion.

Mayor Pro Tem Saldaña called upon the citizens registered to speak on Consent Zoning Items.

Jack M. Finger spoke in opposition to the Alcohol Variance (Item 19) and noted that there were concerns with encroachment in Beacon Hill (Items P-1 and Z-3). He expressed concern with the requests for a junkyard (Item Z-15), tattoo parlor (Item Z-22), and car wash (Item Z-30).

Diana Torres stated that she and various neighbors were originally opposed to the development requested in Item Z-17. However, they had met with the developer and he agreed to address their concerns.

Tom Masterson stated that he was in support of the rezoning request and sale of property to Laurel Ridge Hospital to build a treatment center for Veterans (Item Z-35).

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

**AYE:** 10 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Mayor Nirenberg

**2017-12-07-0940**

- 19. ALCOHOL VARIANCE # AV2018001 (Council District 2):** An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d)(6) of the City Code and authorizing the sale of alcoholic beverages, located at 4301 Broadway for on-premise consumption within three-hundred (300) feet of Incarnate Word University, a Private education institution.

**2017-12-07-0941**

- Z-1.** ZONING CASE # Z2017262 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.012 ACRES OUT OF NCB 11882 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR 14 SINGLE-FAMILY UNITS.

**2017-12-07-0942**

- Z-2.** ZONING CASE # Z2017277 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales on Lots 7, 8, 9, 10, Block 2, NCB 1725, located 2030 North Main Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 7, 8, 9, AND 10, BLOCK 2, NCB 1725 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A PARTY HOUSE, RECEPTION HALL, AND MEETING FACILITY WITH ALCOHOL SALES.

**2017-12-07-0947**

- Z-6.** ZONING CASE # Z2017297 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 51, Block 6, NCB 11716

and 3.247 acres of land out of NCB 11716, located at 9714 and 9626 San Pedro Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 51, BLOCK 6, NCB 11716 AND 3.247 ACRES OF LAND OUT OF NCB 11716 TO WIT: FROM ""C-2 AHOD"" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AN AUTO PAINT AND BODY SHOP.

**2017-12-07-0948**

**P-4.** PLAN AMENDMENT CASE # 17071 (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 from "Neighborhood Commercial" to "Mixed Use" on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017236)

**2017-12-07-0949**

**Z-7.** ZONING CASE # Z2017236 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Boutique and a Duplex on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

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: 0.149 ACRES OUT OF NCB 9736 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR A BOUTIQUE AND A DUPLEX.

**2017-12-07-0950**

**Z-8.** ZONING CASE # Z2017299 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "PUD C-1" Planned Unit Development Light Commercial District and "C-3 NA" General Commercial Nonalcoholic Sales District



to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.494 ACRES OF LAND OUT OF NCB 10615 TO WIT: FROM "C-1 PUD" LIGHT COMMERCIAL DISTRICT PLANNED UNIT DEVELOPMENT AND "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT TO "R-6 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH CONDITIONAL USE FOR AN ASSISTED LIVING FACILITY WITH UP TO SIXTEEN (16) RESIDENTS.

**2017-12-07-0952**

**Z-10.** ZONING CASE # Z2017282 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H CD AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for four Residential Single-Family Homes per lot on Lot 4 and Lot 5, Block A, NCB 1653, located at 914 and 918 North Pine 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 4 AND LOT 5, BLOCK A, NCB 1653 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR FOUR (4) RESIDENTIAL SINGLE-FAMILY HOME.

**2017-12-07-0953**

**Z-11.** ZONING CASE # Z2017239 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with residential uses not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry 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: 0.1846 ACRES OF LAND OUT OF NCB 590 TO WIT: FROM "C-3 H AHOD" COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY USES NOT TO EXCEED 36 UNITS PER ACRE.

**2017-12-07-0954**

**P-5.** PLAN AMENDMENT CASE # 17081 (Council District 2): An Ordinance amending the IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space", "Low Density Residential", "Neighborhood Commercial", "Community Commercial", and "Industrial" to "Regional Commercial", "Light Industrial", and "Industrial" on 1,139 acres out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017272)

**2017-12-07-0955**

**Z-12.** ZONING CASE # Z2017272 (Council District 2): An Ordinance amending the Zoning District Boundary from "DR AHOD" Development Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week on approximately 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17081)

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: 1.78 ACRES OUT OF CB 5100, CB 5875, CB 5973, NCB 17994 AND NCB 17995 TO WIT: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY

DISTRICT, "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY  
DISTRICT, "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY  
DISTRICT, "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY  
DISTRICT, AND "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD  
OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR LIVE  
ENTERTAINMENT WITH COVER CHARGE 3 OR MORE DAYS PER WEEK.

**2017-12-07-0956**

**P-6.** PLAN AMENDMENT CASE # 17087 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Living" to "Community Commercial" on 3.113 acres out of NCB 18229, located at 12518 IH 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017283)

**2017-12-07-0957**

**Z-13.** ZONING CASE # Z2017283 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Maintenance and Repair on 3.113 acres out of NCB 18229, located at 12518 IH-10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17087)

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: ON 3.113 ACRES OUT OF NCB 18229 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TRUCK MAINTENANCE AND REPAIR.

**2017-12-07-0959**

**P-7.** PLAN AMENDMENT CASE # 17093 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" to "Industrial" on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017301)

**2017-12-07-0960**

- Z-15.** ZONING CASE # Z2017301 S (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Used Automotive Parts Recycler on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17093)

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: 19.43 ACRES OF LAND OUT OF NCB 10597 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR USED AUTOMOTIVE PARTS RECYCLER.

**2017-12-07-0961**

- Z-16.** ZONING CASE # Z2017295 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. 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: 6.651 ACRES OUT OF NCB 10571 TO WIT: FROM "I-2" HEAVY INDUSTRIAL DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

**2017-12-07-0962**

- Z-17.** ZONING CASE # Z2017220 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 4 and 58, Block 46, NCB 11076, located at 650 and 654 West Petaluma Boulevard. Staff and Zoning Commission recommend Approval. (Continued from October 5, 2017)

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

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CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 4 AND 58, BLOCK 46, NCB 11076 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0963**

**P-8.** PLAN AMENDMENT CASE # 17089 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017289)

**2017-12-07-0964**

**Z-18.** ZONING CASE # Z2017289 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17089)

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 T-8, NCB 10949 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0965**

**Z-19.** ZONING CASE # Z2017288 (Council District 3): An Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 27 and the East 44 feet of Lot 28, NCB 13575, located at 4127 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 27 AND THE EAST 44 FEET OF LOT 28, NCB 13575 TO WIT: FROM "O-2" HIGH-RISE OFFICE DISTRICT TO "C-2 NA" COMMERCIAL

## NONALCOHOLIC DISTRICT.

**2017-12-07-0966**

- P-9.** PLAN AMENDMENT CASE # 17079 (Council District 4): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017267 CD)

**2017-12-07-0967**

- Z-20.** ZONING CASE # Z2017267 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Repair on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17079)

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 9, BLOCK 3, NCB 11257 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO REPAIR (FULL SERVICE).

**WITHDRAWN BY APPLICANT**

- Z-21.** ZONING CASE # Z2017291 CD (Council District 5): 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 Conditional Use for Four (4) Dwelling Units on Lot 7, Block 4, NCB 2354, located at 2124 Monterey Street. Staff and Zoning Commission recommend Denial.

**2017-12-07-0969**

- Z-24.** ZONING CASE # Z2017280 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for Private Social Club/Organization on 0.211 acres out of NCB 18284, located at 7616 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.211 ACRES OUT OF NCB 18284 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 NA S AHOD" COMMERCIAL NONALCOHOLIC AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE FOR PRIVATE SOCIAL CLUB/ORGANIZATION.

**2017-12-07-0970**

**Z-25.** ZONING CASE # Z2017286 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-81 and Lot P-82, NCB 14618, located in the 6500 Block of Eckhert Boulevard. Staff recommends Approval. Zoning Commission recommendation pending December 5, 2017 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT P-81 AND LOT P-82, NCB 4618 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0971**

**Z-26.** ZONING CASE # Z2017214 (Council District 7): An Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.8914 ACRES OUT OF NCB 17973 TO WIT: FROM "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0972**

**Z-27.** ZONING CASE # Z2017276 (Council District 7): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay

District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 10 and Lot 11, Block 3, NCB 18573, located at 7902 Mainland Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 10 AND LOT 11, BLOCK 3, NCB 18573 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0973**

**Z-28.** ZONING CASE # Z2017284 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650, located at 6342 Wurzbach Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14, BLOCK 1, NCB 15650 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR.

**2017-12-07-0974**

**P-10.** PLAN AMENDMENT CASE # 17092 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017294)

**2017-12-07-0975**

**Z-29.** ZONING CASE # Z2017294 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 UC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor I-10 West Scenic Corridor



Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17092)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT P-4A, NCB 18338 TO WIT: FROM "O-1 GC-1 UC-1 MSAO-1 MLOD-1" OFFICE HILL COUNTRY GATEWAY CORRIDOR SCENIC CORRIDOR MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 GC-1 UC-1 MSAO-1 MLOD-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR SCENIC CORRIDOR MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

**2017-12-07-0976**

**Z-31.** ZONING CASE # Z2017217 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "ED MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District to "ED S MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.037 acres out of NCD 14859, located at 16416 La Cantera Parkway. 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: 0.037 ACRES OUT OF NCD 14859 TO WIT: FROM "ED MLOD-1 MSAO-1 ERZD" ENTERTAINMENT CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY SOUND ATTENUATION OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "ED S MLOD-1 MSAO-1 ERZD" ENTERTAINMENT CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY SOUND ATTENUATION OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS TELECOMMUNICATION TOWER.

**2017-12-07-0977**

**P-11.** PLAN AMENDMENT CASE # 17091 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Regional Center" on 2.706

acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017300)

**2017-12-07-0978**

- Z-32.** ZONING CASE # Z2017300 (Council District 8): An Ordinance amending the Zoning District Boundary from “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-3 MLOD-1 AHOD” General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17091)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.706 ACRES OUT OF NCB 15825 TO WIT: FROM “MPCD MLOD-1 AHOD” MASTER PLANNED COMMUNITY CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO “C-3 GC-1 MLOD-1 AHOD” GENERAL COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2017-12-07-0979**

- Z-33.** ZONING CASE # Z2018041 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "MF-50" Multi-Family District on Lot 16, Block 1, NCB 15017, located at 11327 Expo Boulevard. Staff and Zoning Commission recommendation pending the December 5, 2017 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 16, BLOCK 1, NCB 11327 TO WIT: FROM “MF-33” MULTI-FAMILY DISTRICT TO “MF-50” MULTI-FAMILY DISTRICT.

**2017-12-07-0980**

- Z-35.** ZONING CASE # Z2017260 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital on Lot 6, Block 10, NCB 17727, located at 17903 Corporate Woods Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 6, BLOCK 10, NCB 17727 TO WIT: FROM "R-6 ERZD" RESIDENTIAL SINGLE-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOSPITAL.

**WITHDRAWN BY APPLICANT**

**Z-37.** ZONING CASE # Z2017275 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval. Zoning Commission recommendation pending the December 5, 2017 hearing.

**2017-12-07-0982**

**P-13.** PLAN AMENDMENT CASE # 17095 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 44, Block 1, NCB 14149, located at 4154 Swans Landing. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017306)

**2017-12-07-0983**

**Z-39.** ZONING CASE # Z2017306 (Council District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 44, Block 1, NCB 14149, located at 4154 Swan's Landing. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17095)

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 44, BLOCK 1, NCB 14149 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Items P-1 and Z-3 were addressed jointly.

**CONTINUED TO JANUARY 18, 2018**

**P-1.** PLAN AMENDMENT CASE # 17077 (Council District 1): An Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “Mixed Use” on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017265) (Continued from November 2, 2017)

**CONTINUED TO JANUARY 18, 2018**

**Z-3.** ZONING CASE # Z2017265 (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 "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17077) (Continued from November 2, 2017)

Melissa Ramirez presented Item P-1 and stated that it would amend the Midtown Neighborhoods Plan. She reported that staff, the Planning Commission and the Beacon Hill Area Neighborhood Association recommended approval.

For Item Z-3, she stated that staff and the Zoning Commission recommended approval. She noted that of 28 notices mailed; one was returned in favor and none in opposition. She added that the Beacon Hill Area Neighborhood Association was opposed to the zoning request.

Councilmember Treviño moved to continue Items P-1 and Z-3 until January 11, 2018. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Viagran and Sandoval

Items P-2 and Z-4 were addressed jointly.

**2017-12-07-0943**

**P-2.** PLAN AMENDMENT CASE # 17086 (Council District 1): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Regional Center" on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8406 and 8404 Speedway Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2017285)

**2017-12-07-0944**

**Z-4.** ZONING CASE # Z2017285 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8404 and 8406 Speedway Drive. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17086)

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: THE NORTH 1 FOOT OF LOT 4, BLOCK 1, NCB 13996 TO WIT: FROM "I-1" GENERAL INDUSTRIAL DISTRICT TO "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT.

Melissa Ramirez presented P-2 and stated that it would amend the North Sector Plan. She noted that staff recommended denial while the Planning Commission recommended approval.

For Item Z-4, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 17 notices mailed; eight were returned in favor and one in opposition.

Councilmember Treviño moved to approve Items P-2 and Z-4. Councilmember Brockhouse seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Viagran and Sandoval

Items P-3 and Z-5 were addressed jointly.

**2017-12-07-0945**

**P-3.** PLAN AMENDMENT CASE # 18002 (Council District 1): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Regional Commercial” on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017298 S)

**2017-12-07-0946**

**Z-5.** ZONING CASE # Z2017298 S (Council District 1): An Ordinance amending the Zoning District Boundary from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18002)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.942 ACRES OUT OF NCB 11715 TO WIT: FROM “C-2 AHOD” COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND “C-3 AHOD” GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO “C-3 S AHOD” GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AUTO PAINT AND BODY SHOP – REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.

Melissa Ramirez presented Item P-3 and stated that it would amend the San Antonio International Airport Vicinity Land Use 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 with the following conditions: 1) No outdoor speakers; and 2) Screening of outside storage of parts and vehicles to be repaired. She reported that of 10 notices mailed; one was returned

in favor and none in opposition.

Councilmember Treviño moved to approve Items P-3 and Z-5 with the conditions that no outdoor speakers or voice amplification systems shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes; and outside storage of parts and vehicles to be repaired must be screened to be totally blocked from view from adjacent property and public roadways. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Viagran and Sandoval

**2017-12-07-0951**

**Z-9.** ZONING CASE # Z2017227 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff and Zoning Commission recommend Approval with Conditions. (Continued from October 19, 2017)

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 14, 15, 16, 17, 18, BLOCK 2, NCB 12872 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MACHINERY, TOOLS, AND CONSTRUCTION EQUIPMENT SALES AND SERVICE.

Melissa Ramirez presented Item Z-9 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A Type B Landscape Buffer adjacent to residential uses and along street frontage; 2) Six-foot solid screen fencing abutting residential; and 3) Downward lighting. She reported that of 17 notices mailed; none were received in favor and three in opposition. She added that the Eastgate Neighborhood Association was opposed to the request.

Mayor Pro Tem Saldaña called upon Ms. Sylvia Alaniz to speak.

Sylvia Alaniz, President of the Eastgate Neighborhood Association, spoke in opposition to the request noting concerns with downzoning the property. She showed photos of the area.

Councilmember Shaw recognized the property owner, John Dugal. Mr. Dugal stated that he had spoken with several neighborhood residents and nine had expressed support. He noted that the equipment they handle is very safe and that there would be no truck traffic. Councilmember Shaw confirmed that the property was being downzoned and that a C-2 designation would be more beneficial for the community.

Councilmember Shaw moved to approve Item Z-9 with the three conditions read by Mrs. Ramirez. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 2 - Mayor Nirenberg and Sandoval

#### **2017-12-07-0958**

**Z-14.** ZONING CASE # Z2017281 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White 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: LOT 29, NCB 10734 AND 0.828 ACRES OUT OF LOT 12, BLOCK 2, NCB 10733 TO WIT: FROM "I-1" GENERAL INDUSTRIAL, "C-2" COMMERCIAL DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT TO "C-3 S" GENERAL COMMERCIAL WITH A SPECIFIC USE FOR AUTO PAINT AND BODY- REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.



Melissa Ramirez presented Item Z-14 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Downward lighting directed away from any surrounding residential uses; 2) No outdoor amplification speakers during the hours of 7 pm and 7 am; 3) No temporary signage; and 4) Outdoor storage must be screened from view of adjacent residential properties and public roadways by an eight-foot solid screened fence on the side and rear of the property; and a six-foot solid screened fence along the front of the property. She reported that of 16 notices mailed; none were returned in favor or opposition. She added that the Hein-Orchard Neighborhood Association was in support of the request.

Mayor Pro Tem Saldaña called upon Mr. William Moravits to speak.

William Moravits spoke in opposition to the request noting concerns that the property owner wanted to turn the auto repair shop into a junk yard.

Councilmember Shaw asked if this would be considered a downzoning. Mrs. Ramirez replied yes. Councilmember Shaw confirmed that the current zoning allowed junk vehicles but the new designation would not. Mrs. Ramirez stated that was correct.

Councilmember Shaw moved to approve Item Z-14 with the conditions read by Mrs. Ramirez. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Sandoval and Pelaez

#### **2017-12-07-0968**

**Z-22.** ZONING CASE # Z2017258 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. 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 13 AND 14, BLOCK 104, NCB 6668 TO WIT: FROM "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY

DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A TATTOO PARLOR.

Melissa Ramirez presented Item Z-22 and stated that staff and the Zoning Commission recommended approval with the condition that hours of operation be Sunday through Thursday from 9 am to 9 pm; and Friday through Saturday from 9 am to 10:30 pm. She reported that of 20 notices mailed; none were returned in favor or opposition. She added that the Prospect Hill Neighborhood Association was in favor of the request.

Councilmember Gonzales moved to approve Item Z-22 with the conditions read by Mrs. Ramirez. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Sandoval and Pelaez

#### **CONTINUED TO JANUARY 18, 2018**

**Z-23.** ZONING CASE # Z2017269 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 396G, NCB 7853, located at 6623 South Zarzamora Street. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2017)

Melissa Ramirez presented Item Z-23 and stated that staff and the Zoning Commission recommended approval. She reported that of 34 notices mailed; one was returned in favor and none in opposition.

Councilmember Gonzales moved to continue Item Z-23 until January 18, 2018. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 2 - Mayor Nirenberg and Sandoval

#### **WITHDRAWN BY APPLICANT**

**Z-30.** ZONING CASE # Z2017195 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial

District with Specific Use Authorization for a Carwash on 1.54 acres out of Lot 13 and Lot 14, Block 2, NCB 14702, located at 9545 Huebner Road. Staff recommends Approval, with Conditions. Zoning Commission recommends Denial, due to lack of a motion. (Continued from October 19, 2017)

Mayor Pro Tem Saldaña announced that Item Z-30 was withdrawn by the applicant and would not be addressed. However, he asked if any citizens would like to speak.

Mr. Ross Laughead addressed the City Council in opposition to the request and spoke of the Oakland Estates Neighborhood Association.

No action was taken on Item Z-30.

Items P-12 and Z-34 were addressed jointly.

#### **CONTINUED TO JANUARY 18, 2018**

**P-12.** PLAN AMENDMENT CASE # 16086 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD) (Continued from June 1, 2017)

#### **CONTINUED TO JANUARY 18, 2018**

**Z-34.** ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp

Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086) (Continued from June 1, 2017)

Melissa Ramirez presented Item P-12 and stated that it would amend the North Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-34, she stated that staff and the Zoning Commission recommended approval. She reported that of 15 notices mailed; five were returned in favor and none in opposition.

Councilmember Courage moved to continue Items P-12 and Z-34 until January 18, 2018. Councilmember Pelaez seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Viagran, Saldaña, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Gonzales and Sandoval

#### **CONTINUED TO JANUARY 18, 2018**

**Z-36.** ZONING CASE # Z2017273 CD (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 7, Block 8, NCB 13358, located 1022 Cerro Alto Drive. Staff and Zoning Commission recommend Denial.

Melissa Ramirez presented Item Z-36 and stated that staff and the Zoning Commission recommended denial. She reported that of 32 notices mailed; none were returned in favor and seven in opposition. She added that the Greater Harmony Hills Neighborhood Association was opposed to the request.

Councilmember Courage moved to continue Item Z-36 until January 18, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Viagran, Saldaña, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Gonzales and Sandoval

#### **2017-12-07-0981**

**Z-38.** ZONING CASE # Z2017293 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport

Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 22.485 acres of land out of NCB 16587, located in the 15300 block of Topperwein Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 22.485 ACRES OF LAND OUT OF NCB 16587 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-38 and stated that staff and the Zoning Commission recommended approval. She reported that of nine notices mailed; one was returned in favor and none in opposition.

Councilmember Perry recognized Dr. Salah Diab. Dr. Diab showed a map of the area and stated that the street between Topperwein and Nacogdoches would be finished before or by the end of the development of this site.

Councilmember Perry moved to approve Item Z-38. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Treviño, Shaw, Viagran, Saldaña, Brockhouse, Courage and Perry

**ABSENT:** 4 - Mayor Nirenberg, Gonzales, Sandoval and Pelaez

### **ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Saldaña adjourned the meeting at 4:50 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK