

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



**DRAFT
Meeting Minutes
City Council A Session**

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

Thursday, January 16, 2014

9:00 AM

Municipal Plaza Building

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

Present: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

Mrs. Vacek announced that Mayor Castro was out of town and Councilmember Medina was on Temporary Military Assignment.

In the absence of Mayor Castro, Mayor Pro Tem Saldaña presided over the meeting.

1. The Invocation was delivered by Reverend David Brockhouse, Mt. Olive Lutheran Church, guest of Councilmember Rey Saldaña, District 4.
2. Mayor Pro Tem Saldaña led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the October 16-17, 2013 City Council Meetings.

Councilmember Lopez moved to approve the Minutes for the October 16-17, 2013 City Council Meetings. Councilmember Bernal seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

4. Councilmember Rebecca Viagran will be sworn-in as Mayor Pro-Tem, serving the term January 19, 2014 through March 30, 2014.

City Clerk Leticia M. Vacek administered the Oath of Office to Councilmember Viagran to serve as Mayor Pro Tem beginning January 9, 2014 through March 30, 2014.

CONSENT AGENDA ITEMS

Mayor Pro Tem Saldaña announced that there were no items pulled for Individual Consideration and no citizens registered to speak on the Consent Agenda Items.

Councilmember Bernal moved to approve the Consent Agenda Items. Councilmember Lopez seconded the motion.

Faris Hodge, Jr. submitted written testimony in support of Items 5-10. He expressed concern that Councilmembers serve on the Fire and Police Pension Fund Board of Trustees and they receive campaign contributions from them (Item 11A). He wrote in opposition to the Historic Landmark Designation for 24 properties (Item 12).

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

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0019

5. An Ordinance authorizing an Interlocal Agreement with VIA Metropolitan Transit and an Integration Agreement with Pinnacle Propane, LLC to provide the Building and Equipment Services Department and various City departments with HD-5 Propane Motor Fuel for an estimated annual cost of \$122,000.00, funded with the Building and Equipment Services Department adopted budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-01-16-0020

6. An Ordinance accepting the offer from Shook Mobile Technology to provide repairs to the Major Incident Response Vehicle for the San Antonio Police Department for a total cost of \$63,600.00, funded with the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-01-16-0021

7. An Ordinance accepting the bid from Doggett Freightliner of South Texas, LLC, assignee of Freightliner of San Antonio, LTD. to provide the Solid Waste Management Department with ten brush tractors with horizontal, rear discharge brush trailers for a total cost of \$1,600,490.00, funded with the Equipment Renewal and Replacement Fund and the Solid Waste Management Department Operating Fund paid through a Municipal Lease. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-01-16-0022

8. An Ordinance authorizing the City to negotiate and sign a lease with the Texas Department of State Health Services for the San Antonio Metropolitan Health District to use and occupy up to 5,000 square feet of property located at 2303 SE Military Drive in Council District 3 for a twenty-year term, with annual rent of \$1.00 plus operating expenses and approving a \$200,000 expenditure to fund the renovation and onetime occupancy-related expenses. [Gloria Hurtado, Assistant City Manager; Dr. Thomas Schlenker, Director of Public Health]

2014-01-16-0023

9. An Ordinance awarding City Council Project Funds in an amount not to exceed \$15,000.00 to San Antonio Sports for the Fit Family Challenge District 3 Fall 5K Fun Run Walk. [Edward Benavides, Chief of Staff; Chris Callanen, Assistant to City Council]

2014-01-16-0024

10. An Ordinance authorizing the submission of a grant application to the U.S. Department of Health and Human Services, Health Resources & Services Administration and the acceptance of grant funds in an amount up to \$10,000,000.00 for the Healthy Start Initiative for the period June 1, 2014 to May 31, 2019. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

11. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

2014-01-16-0025

A) Appointing Council members Rey Saldaña and Ray Lopez to the Fire and Police Pension Fund Board of Trustees and Council members Shirley Gonzales and Ray Lopez to the Fire and Police Pre-Funded Health Trust Fund Board of Trustees.

B) Reappointing Evelyn Brown (District 2) to the Building Standards Board.

C) Appointing Gabriel Q. Velasquez (District 3) to the Zoning Board of Adjustment.

2014-01-16-0001R

12. A Resolution to initiate a zoning change to Historic Landmark for 24 properties generally within the boundary of Woodlawn Avenue to the north, General McMullen Drive to the west, Highway 90 to the south and IH 37 to the east. [Carlos Contreras, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

13. City Manager's Report

A. Martin Luther King, Jr. Day Events

Mrs. Sculley reported that on Monday January 20th, the City of San Antonio would commemorate the life and legacy of Dr. Martin Luther King, Jr. with one of the nation's largest Martin Luther King, Jr. Marches with more than 100,000 participants expected. She stated that this year, the MLK March would celebrate its 27th Anniversary. She noted that in addition to the March and Commemorative Program, there were about a dozen official events that the community was invited to attend including the Youth Empowerment Summit, Wreath-Laying Ceremony, Commemorative Lecture Series at Trinity University, City Year Day of Service, Interfaith Worship Service and others. She indicated that this year the City welcomed guest speakers Dr. Michael Eric Dyson, Professor of Sociology at Georgetown University; and Dr. Julianne Malveaux, Economist and Former President of Bennett College. She mentioned that as a part of the celebration and focus on youth, the MLK Commission administers the Martin Luther King Jr. Scholarship Program. She noted that the scholarships help to fund a portion of the college tuition of local students, regardless of race or ethnicity. She thanked everyone that helped in planning for the celebration of the life and legacy of Dr. Martin Luther King, Jr.

RECESSED

Mayor Pro Tem Saldaña recessed the meeting at 9:18 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Pro Tem Saldaña reconvened the meeting at 2:00 pm and addressed the Zoning Items.

CONSENT ZONING ITEMS

Mayor Pro Tem Saldaña announced that Item Z-8 had been postponed by the Applicant and would not be addressed.

Councilmember Lopez moved to approve Items Z-2, P-3, Z-9, P-4, Z-10, Z-12, Z-13, Z-14, Z-15, and Z-17 under Consent Zoning. Councilmember Viagran seconded the motion.

Mayor Pro Tem Saldaña called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger spoke in opposition to the Alcohol Variance requested in Item 14. He stated that there was opposition expressed from the neighborhood in regard to Item Z-3 and noted concerns with Commercial Encroachment. He added that he was against the Ammunition Manufacturing and Storage Facility (Item Z-4) and the Used Car Lot (Item Z-8).

Faris Hodge, Jr. submitted written testimony in opposition to the Alcohol Variance requested near St. Luke Catholic School (Item 14). He wrote in favor of all Zoning Items with the exception of Items Z-4, Z-8, and Z-11.

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

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0028

- Z-2.** ZONING CASE # Z2014035 (District 1): An Ordinance amending the Zoning District Boundary from "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "C-2 IDZ H HS AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on Lot A-47 and the south 12 feet of Lot A-44, NCB 903 located at 709 South Alamo 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 A-47 AND THE SOUTH 12 FEET OF LOT A-44, NCB 903 TO WIT: FROM "C-3R H HS AHOD" HISTORIC SIGNIFICANT GENERAL COMMERCIAL RESTRICTIVE ALCOHOL SALES LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 IDZ H HS AHOD" HISTORIC SIGNIFICANT COMMERCIAL INFILL DEVELOPMENT ZONE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2014-01-16-0034

- P-3.** PLAN AMENDMENT # 14006 (District 5): An Ordinance amending the future land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.3076 acre tract of land located at 1721 Quintana Road from Community Commercial to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014019)

POSTPONED BY APPLICANT

- Z-8.** ZONING CASE # Z2014045 CD (District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 24, NCB 10946 save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas located on a portion of 2355 Goliad Road. Staff recommends approval. Zoning Commission recommends denial.

2014-01-16-0035

- Z-9.** ZONING CASE # Z2014019 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on the south 50 feet of Lot 42, NCB 11304 located at 1721 Quintana Road. Staff and Zoning Commission recommend approval. (Associated Plan Amendment Case 14006)

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 SOUTH 50 FEET OF LOT 42, NCB 11304 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 AHOD" LOW DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-01-16-0036

- P-4.** PLAN AMENDMENT # 14012 (District 5): An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 29.035 acre tract of land located at the southwest corner of Culberson Avenue and South Zarzamora from Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014046)

2014-01-16-0037

- Z-10.** ZONING CASE # Z2014046 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 29.035 acres out of NCB 8786 located at 4503, 4531 & 4719 South Zarzamora Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14012)

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: 29.035 ACRES OUT OF NCB 8786 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2014-01-16-0039

Z-12 ZONING CASE # Z2013220 CD (District 5): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for an Office Warehouse on the south 75.6 feet of Lots 4 & 5, Block 1, NCB 2987 located at 215 Groveton. 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: THE SOUTH 75.6 FEET OF LOTS 4 & 5, BLOCK 1, NCB 2987 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P CD AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AN OFFICE WAREHOUSE PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2014-01-16-0040

Z-13. ZONING CASE # Z2014031 (District 5): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 1 & 2, Block 8, NCB 2414 and "O-1 AHOD" Office Airport Hazard Overlay District on Lot 1, Block 7, NCB 2415; Lot A and the west 35 feet of Lot B, Block 1, NCB 2441 located at 918, 922, 921 and 1001 El Paso 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 1 & 2, BLOCK 8, NCB 2414; LOT 1, BLOCK 7, NCB 2415; LOT A AND THE WEST 35 FEET OF LOT B, BLOCK 1, NCB 2441 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT ON LOTS 1 & 2, BLOCK 8, NCB 2414 AND "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT ON LOT 1, BLOCK 7, NCB 2415; LOT A AND THE WEST 35 FEET OF LOT B, BLOCK 1, NCB 2441.

2014-01-16-0041

- Z-14.** ZONING CASE # Z2014027 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.27 acres out of Parcel 4, NCB 18820 located on a portion of the 9500 Block of Westover Hills 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: 3.27 ACRES OUT OF PARCEL 4, NCB 18820 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2014-01-16-0042

- Z-15.** ZONING CASE # Z2014042 (District 7): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.472 acres out of Lot 30, Block 3, NCB 16733 located on a portion of the 5900 Block of Danny Kaye. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.472 ACRES OUT OF LOT 30, BLOCK 3, NCB 16733 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2014-01-16-0044

- Z-17.** ZONING CASE # Z2014028 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 21, Block 13, NCB 12639 located at 2832 Nacogdoches 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 21, BLOCK 13, NCB 12639 TO WIT: FROM "O-2

AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-6 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Item Z-16 was addressed at this time.

2014-01-16-0043

- Z-16.** ZONING CASE # Z2013217 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Business Uses to "MF-33 ERZD MLOD-1" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 9.654 acres out of Lots 2, 5 and 7, Block 4, NCB 15671 located on portions of the 1800 and 1900 Blocks of East Sonterra Boulevard, the 1800 Block of North Loop 1604 East, and the 18400 Block of North US Highway 281. 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: 9.654 ACRES OUT OF LOTS 2, 5 AND 7, BLOCK 4, NCB 15671 TO WIT: FROM "C-3 ERZD MLOD-1" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-3 S ERZD MLOD-1" GENERAL COMMERCIAL EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR BUSINESS USES TO "MF-33 ERZD MLOD-1" MULTI-FAMILY EDWARDS RECHARGE ZONE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

Councilmember Krier announced that Item Z-16 was a 300-unit apartment and condominium project located over the Aquifer. He stated that staff and SAWS has recommended approval and that it met all of the requirements of the North Sector Plan.

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

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

The City Clerk read the following caption:

2014-01-16-0026

- 14.** An Ordinance waiving the requirements of Sections 4-6(C), 4-6 (D) (6) and portions of 4-6 (E) (1) of the city code and authorizing the sale of alcoholic beverages for a portion of Lot 13, NCB 11608, currently addressed as 6101 Callaghan Road for off-premise consumption within three-hundred (300) feet of St. Luke Catholic School located in Council District 7.

John Jacks presented Item 14 and stated that staff recommended approval of the Alcohol Variance with the following conditions: 1) That this authorization shall not transfer to a land use not listed in the ordinance (proposed liquor store); and 2) That this authorization shall terminate in the event of non-operation or non-use for a period of twelve or more successive calendar months.

Councilmember Lopez moved to adopt the proposed ordinance with the conditions read by Mr. Jacks. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0027

- Z-1.** ZONING CASE # Z2014036 S (District 1): An Ordinance amending the Zoning District Boundary from "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822 located at 610 Camden 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: 0.2 OF AN ACRE OUT OF LOTS 4 AND 5, BLOCK 20, NCB 822 TO WIT: FROM "FBZ T4-1 HS AHOD" HISTORIC SIGNIFICANT FORM BASE ZONE TRANSECT ZONE 4-1 AIRPORT HAZARD OVERLAY DISTRICT TO "FBZ T4-1 S HS AHOD" HISTORIC SIGNIFICANT FORM BASE ZONE TRANSECT ZONE 4-1 AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE

AUTHORIZATION FOR A PRIMARY USE PARKING LOT PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-1 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) That all onsite lighting shall be directed toward the site and away from the residential zoning or uses; 2) The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed; and 3) No advertising signs shall be permitted on the parking lot other than signs indicating the owner of lessee of the lot and to provide parking instructions. He reported that of 23 notices mailed, two were returned in favor and none were received in opposition.

Councilmember Bernal moved to adopt the proposed ordinance with the conditions read by staff. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

CONTINUED TO FEBRUARY 20, 2014

Z-3. ZONING CASE # Z2014030 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 1, NCB 3165 located at 341 University. Staff and Zoning Commission recommend approval with conditions.

John Jacks presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. He reported that of 17 notices mailed; one was received in favor and five were returned in opposition.

Councilmember Bernal moved to continue Item Z-3 until February 20, 2014. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

CONTINUED TO FEBRUARY 20, 2014

Z-4. ZONING CASE # Z2013180 S (District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867 located at 4818 Interstate Highway 10 East. Staff recommends approval. Zoning Commission recommends denial. (Continued from November 7, 2013)

John Jacks presented Item Z-4 and stated that staff recommended approval and the Zoning Commission recommended denial. He reported that of nine notices mailed; one was returned in favor and none were received in opposition.

Councilmember Taylor moved to continue Item Z-4 until February 20, 2014. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0029

Z-5. ZONING CASE # Z2014034 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NCD-6 AHOD" Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 24 units per acre on the east 135 feet of Lot 14, Block 14 and the east 150 feet of Lot 15, Block 15, NCB 1067 located at 150 Humphrey and a portion of the 100 Block of Brackenridge 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: THE EAST 135 FEET OF LOT 14, BLOCK 14 AND THE EAST 150 FEET OF LOT 15, BLOCK 15, NCB 1067 TO WIT: FROM "C-2 NCD-6

AHOD" COMMERCIAL MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-6 AHOD" INFILL DEVELOPMENT ZONE MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY RESIDENTIAL USES NOT TO EXCEED 24 UNITS PER ACRE.

John Jacks presented Item Z-5 and stated that staff and the Zoning Commission recommended approval. He reported that of 11 notices mailed; three were returned in favor and none were received in opposition. He added that the Applicant had submitted an Amended Site Plan.

Mayor Pro Tem Saldaña called upon Mr. Daniel Ortiz to speak:

Mr. Daniel Ortiz stated that he was representing the Applicant and submitted the Amended Site Plan to include commitments made with the Neighborhood Association.

Councilmember Taylor moved to adopt the proposed ordinance with the Amended Site Plan which is attached to the ordinance. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

Items P-1 and Z-6 were addressed jointly.

2014-01-16-0030

P-1. PLAN AMENDMENT #13050 (District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 20.79 acre of land out of NCB 11156 located at the northeast corner of the intersection of Walhalla Avenue and Southeast Loop 410 from Low Density Residential and Community Commercial to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2013208)

2014-01-16-0031

Z-6 ZONING CASE # Z2013208 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 20.79 acres out of NCB 11156 located on a portion of the 12100 Block of Southeast Loop 410. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 13050)

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: 20.79 ACRES OUT OF NCB 11156 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item P-1 and stated that it would amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan. He noted that staff and the Planning Commission recommended approval. For Item Z-6, he reported that staff and the Zoning Commission recommended approval. He stated that of 52 notices mailed; none were received in favor and two were returned in opposition.

Councilmember Viagran asked if an agreement had been reached with the Kingsborough and Villa Coronado Neighborhood Associations. Mr. James Griffin, Representative for the Applicant confirmed that several meetings were held with the Neighborhood Associations and an agreement was reached.

Councilmember Viagran moved to adopt the proposed ordinances for Items P-6 and Z-6 with authorization for a fence height changed from six feet up to eight feet. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0032

Z-7. ZONING CASE # Z2014043 (District 3): An Ordinance amending the Zoning District Boundary from "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614. 4514 and 4518 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: 0.5202 OF AN ACRE OUT OF LOTS 1, 2 AND 16, NCB

8614 TO WIT: FROM "MF-18 MC-2 AHOD" LIMITED DENSITY MULTI-FAMILY SOUTH PRESA METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA MC-2 AHOD" COMMERCIAL NONALCOHOLIC SALES SOUTH PRESA METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

John Jacks presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. He reported that of 22 notices mailed; none were received in favor or in opposition.

Councilmember Viagran moved to adopt the proposed ordinance with the addition of a Non-Alcoholic Designation. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

Item Z-11 was addressed at this time.

2014-01-16-0038

Z-11. ZONING CASE # Z2013159 CD (District 5): An Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales allowing a fence up to six (6) feet in height along the front yard in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lots 9 and 10, Block 49, NCB 7982 located at 906 Berlin Avenue. Staff and Zoning Commission recommend denial. (Continued from October 17, 2013)

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 9 AND 10, BLOCK 49, NCB 7982 TO WIT: FROM "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 CD AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-11 and stated that staff and the Zoning Commission recommended denial. He reported that if the request was approved, staff recommended the following conditions: 1) All onsite lighting shall be directed onto the site and point away from any adjacent residential zoning or uses; and 2) Outdoor speakers and paging systems shall be prohibited. He added that the Applicant was requesting a six-foot tall front yard fence.

Councilmember Gonzales moved to adopt the proposed ordinance with the conditions read by Mr. Jacks and the six-foot tall fence. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

CONTINUED TO FEBRUARY 6, 2014

Z-18. ZONING CASE # Z2014048 S (District 10): An Ordinance amending the Zoning District Boundary from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways to "C-3R S AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District with a Specific Use Authorization 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 21, NCB 11875 located at 8418 Broadway. Staff and Zoning Commission recommend approval.

John Jacks presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. He reported that of 16 notices mailed; one was received in favor and three were returned in opposition. He indicated that the case would require nine votes for approval.

Councilmember Soules moved to continue Item Z-18 until February 6, 2014. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Soules and Krier

Absent: 2 - Mayor Castro and Medina

2014-01-16-0033

P-2. MAJOR THOROUGHFARE PLAN AMENDMENT 13002: An Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211, generally located in west Bexar County. Staff and Planning Commission recommends approval. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmembers Saldaña and Nirenberg exited the Council Chambers and noted that they submitted the recusal forms to the City Clerk.

Councilmember Bernal presided over the meeting.

John Dugan presented Item P-2 and stated that it would amend the Major Thoroughfare Plan. He presented a map of the area and noted that 2,500 homes would be built between Potranco and Marbach Roads. He indicated that a North/South Realignment would need to occur and that staff and the Planning Commission recommended approval. He added that four letters were received in opposition and two were received in favor.

Councilmember Bernal called upon the individuals registered to speak.

Michelle Hausman addressed the City Council in opposition to the realignment of Stevens Parkway noting the importance of the North/South Connector. She stated that stakeholders were willing to work with the Applicant and hoped that Stevens Parkway could be added to the development to ensure that it is constructed. She requested that the case be continued.

John Anderson, Regional Director of Development for Weingarten Realty addressed the City Council and stated that Weingarten Realty owns six properties in the Greater San Antonio Area. He noted that the properties were located on both sides of Stevens Parkway and their concern was the regional roads and North/South Connector. He asked the city to enforce the current Planning and added that they were working on a solution for private funding which would save taxpayer dollars. He requested a continuance until February 6, 2014.

Councilmember Lopez asked how said item fit with the Master Thoroughfare Plan for the entire region. Mr. Dugan replied that the Master Thoroughfare Plan was adopted in 1978 and had been incrementally adjusted. He stated that they were looking at a \$3 Million Multi-Mobile Transportation Plan and would look at rural areas that that might be developed in the future. He spoke of the importance of connecting an existing roadway with a reliever road due to the 2,500 housing units. Councilmember Lopez stated that this modification was necessary until the Master Plan was completed. He asked of the city's authority on Rough Proportionality and its funding. Mr. Dugan responded that the city did not have any authority as the Rough Proportionality laid out a dollar amount based on the

number of units and how much they will contribute to traffic. He stated that it was the Developer's Prerogative on how to utilize the money to implement the Plan. He confirmed that the Plan is aligned and consistent with what is envisioned for the area in the future.

Councilmember Lopez moved to adopt the proposed ordinance as recommended by staff. Councilmember Soules seconded the motion. The motion prevailed by the following vote:

Aye: 7 - Bernal, Taylor, Viagran, Gonzales, Lopez, Soules and Krier

Absent: 2 - Mayor Castro and Medina

Abstain: 2 - Saldaña and Nirenberg

ADJOURNMENT

There being no further discussion, Councilmember Bernal adjourned the meeting at 2:40 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK