

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, November 3, 2016

9:00 AM

Municipal Plaza Building

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

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

Mayor Taylor announced that Councilmember Nirenberg was attending the meeting via videoconference from Wuxi, China.

1. The Invocation was delivered by Pastor Kevin Nelson, Calvary Baptist Church, guest of Councilmember Alan E. Warrick, II, District 2.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of September 28 - 29, 2016

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of September 28-29, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

#### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Gallagher recognized Pastors Scott and Lori Olsen, and Trinity Church Students who were in attendance. He welcomed them to the City Council Meeting.

Councilmember Viagran highlighted Items 10, 11, and 12 related to Stinson Airport and stated that she was pleased with the continued growth at Stinson. Councilmember Treviño stated that he was also in support of the growth occurring at Stinson Airport.

#### **CONSENT AGENDA ITEMS**

Items 8, 17, 18, and 20 were pulled for Individual Consideration. Mayor Taylor announced that Item 15 was pulled from the agenda by staff. Councilmember Gallagher moved to approve the remaining Consent Agenda Items. Councilmember Warrick seconded the motion.

Mayor Taylor called upon Mr. Rhett Smith to speak.

Mr. Rhett Smith referenced Item 4 and spoke of the Presidential Election. He asked everyone to pray for peace throughout the world.

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

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

#### **2016-11-03-0846**

4. An Ordinance ratifying a contract with Pearson Education for the purchase of SAPD criminal investigation textbooks for a total cost of \$62,677.80, funded from the FY2017 Police Department Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

#### **2016-11-03-0847**

5. An Ordinance accepting the offer from Kent Powersports to provide 11 replacement police motorcycles to the City's Police Department for a total cost of \$263,989.00,

funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-11-03-0848**

6. An Ordinance authorizing contracts with Gateway Printing & Office Supply, Inc., OfficeSource, Ltd., Staples Contract & Commercial, Inc., Texas Wilson Office Furniture & Services, and Workplace Resource, LLC to provide the City with office furniture for an estimated cost of \$1,650,000.00 annually, funded from the FY2017 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-11-03-0849**

7. An Ordinance authorizing an amendment to the contract for the NEOGOV talent management system, establishing annual unit prices for goods and services for an estimated annual cost of \$33,325.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-11-03-0851**

9. An Ordinance authorizing an one-year lease agreement with the United Services Organization, Incorporated at the San Antonio International Airport with an option to renew for four, one-year extensions. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-11-03-0852**

10. An Ordinance consenting to the assignment and assumption agreement of the lease agreement from Brown Bag Sandwich Shop, Inc. to The Big Bib, LLC at the Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-11-03-0853**

11. An Ordinance authorizing a lease agreement with Texas Air Museum, Inc. for 32,964 square feet of office/hangar space and 76,154 square feet of ground space at 1234 99th Street at Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-11-03-0854**

12. An Ordinance authorizes a lease agreement with Imperial Aviation, LLC dba Gateone for a leasehold at Stinson Municipal Airport which will replace the two lease agreements approved by City Council on April 30, 2015. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

13. Consideration of the following items related to the San Pedro Creek Improvements Project located in Council District 1: [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-11-03-0855**

- 13A. An Ordinance authorizing the declaration as surplus and conveyance of four City owned real property interests along or near the existing San Pedro Creek to the San Antonio River Authority; authorizing the execution of three joint use agreements with the San Antonio Water System and three joint use agreements with CPS Energy; and waiving associated fees.

**2016-11-03-0856**

- 13B. An Ordinance restricting Calder Street, located in City Council District 1 between Commerce and Dolorosa Streets, to pedestrian and emergency vehicle use.

*Mayor Taylor recessed the San Antonio City Council Meeting and convened the Board of Directors of the City of San Antonio, Texas Municipal Facilities Corporation to consider the following:*

**MFC 2016-11-03-0001R**

- 13C. A Resolution of the City of San Antonio, Texas Municipal Facilities Corporation approving a 20 year lease with the San Antonio River Authority for the property located at 1901 South Alamo Street for improvements related to the San Pedro Creek Improvements Project.

*President Taylor adjourned the Board of Directors of the City of San Antonio, Texas Municipal Facilities Corporation. Mayor Taylor reconvened the San Antonio City Council Meeting.*

**2016-11-03-0857**

- 13D. An Ordinance approving actions taken by the City of San Antonio, Texas Municipal Facilities Corporation with regard to the approval of a 20 year lease with the San Antonio River Authority for the property located at 1901 South Alamo Street for improvements related to the San Pedro Creek Improvements Project.

14. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and

effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Rashadd T. Williams (Mayoral) to the San Antonio Youth Commission.

B) Appointing George G. Davila (Mayoral) to the City Commission on Veterans Affairs.

C) Appointing Oscar Rosalez (District 6) to the Zoning Commission.

D) Appointing Amy Lewis (District 3) to the Tax Increment Reinvestment Zone No. 28 - Verano.

E) Appointing Susan S. Beldon (District 9) to the Animal Care Services Advisory Board.

**PULLED FROM THE AGENDA BY STAFF**

15. PULLED - Appointing Kacy Cigarroa, Christopher C. Garcia, June R. Kachtik, Andrew M. Ozuna; Reappointing George W. Peck to the Planning Commission for an unexpired term of office to expire October 6, 2018; and appointing Casey J. Whittington for an unexpired term of office to expire October 6, 2017. [Leticia M. Vacek, City Clerk]

**2016-11-03-0858**

16. An Ordinance rescheduling City Council meetings in November and December 2016 and January 2017. [Leticia M. Vacek, City Clerk]

**2016-11-03-0861**

19. An Ordinance authorizing the execution of a Sports License Agreement with South Central Cougars Pop Warner Football Association for continued operation, maintenance and use of sports fields located at Stinson Park in Council District 3 for a five year term beginning November 1, 2016, and ending October 31, 2021; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 8:

**2016-11-03-0850**

8. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, of interest in land sufficient for project purposes, of privately-owned real property located in NCB 17487, 10568, 12175 and 12174, for the E-19: Seguin Road to Nacogdoches Road Sanitary Sewer Project, located in Council District 2; declaring it to be a public use project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Warrick moved that the City of San Antonio authorize the use of the power of eminent domain to acquire privately owned real property for a public use project for the SAWS E-19 Seguin Road to Nacogdoches Road Project by acquiring the following properties described by the City Clerk and incorporated as part of this Motion. Councilmember Viagran seconded the motion.

City Clerk Vacek read the property description: The privately owned properties for temporary construction easements are out of New City Blocks 17487, 10568, 12175 and 12174, Real Property Records of Bexar County, Texas. These properties are depicted in the Overall Project Drawing Map marked Exhibit A-1 and along the route shown in Exhibit A-2 attached to the Ordinance and incorporated as part of this Motion.

The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 17:

**2016-11-03-0859**

17. An Ordinance authorizing and approving publication of notice of intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$52,000,000.00 related to the acquisition of the Frost Bank Tower; and providing for an effective date [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Treviño stated that he wanted to highlight this first step in the process for the City to purchase the Frost Bank Tower. Troy Elliott confirmed that this was the first step in the process toward the acquisition of the Frost Bank Tower. He noted that said item included the Notice of Intent and that staff would present the financing of the \$52 Million to the City Council in early December. He added that the City would look to close on the

property no later than December 22, 2016.

Councilmember Treviño moved to approve the Ordinance for Item 17. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 18:

**2016-11-03-0860**

- 18.** An Ordinance authorizing agreements with Texas A&M Forest Service to provide fuel reduction services to mitigate wildfire risks to the City of San Antonio. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Gallagher asked staff to highlight the agreements. Emergency Operations Officer Lawrence Trevino stated that the Office of Emergency Management had worked with the Fire Department's Wildfire Team and Texas A&M Forest Service to develop a Wildfire Protection Plan. He noted that the Plan identified 500 Neighborhoods with an estimated 142,000 homes at a risk cost of \$3.8 Billion. He added that the Plan included 600 Mitigation Projects that would reduce that risk. Councilmember Gallagher expressed his support and stated that everyone needed to be aware that wildfires were a significant problem in San Antonio. Councilmember Nirenberg recognized Walter Ague from his staff for his work on the Wildfire Plan.

Councilmember Viagran expressed her support and stated that she was pleased with the efforts to ensure that San Antonio was prepared.

Councilmember Gallagher moved to adopt the Ordinance for Item 18. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 20:

**2016-11-03-0862**

- 20.** An Ordinance establishing a new brush collection schedule regarding a stronger oak wilt suppression program. [Peter Zanoni, Deputy City Manager; David W. McCary, Director, Solid Waste Management]

Councilmember Krier asked staff to highlight the new Brush Collection Schedule. Xavier Urrutia stated that they were implementing a new schedule to address the issue with Oak Wilt. He noted that they had worked in collaboration with Solid Waste and Development Services to develop strategies for Oak Wilt suppression. David McCary presented information on Oak Wilt noting that it was a fungus that attacks Oak Trees. He mentioned that the fungus occurs from February through June and that is when staff will alter the collection schedule. He added that those affected would still receive Brush and Bulky Collection two times each per year. Councilmember Krier thanked staff for their work on the issue and asked of the requirements for Licensed Tree Trimmers. Mr. Urrutia replied that they would be required to receive training on same in order to become Certified.

Councilmember Nirenberg thanked everyone for their work on the issue and asked of outreach to Homeowners Associations. Mr. Urrutia stated that they were utilizing a Public Relations Campaign to include radio advertisements and Social Media. He noted that they would also provide notification through door hangers and provide information through SAWS and CPS Energy Newsletters.

Councilmember Medina thanked Councilmember Krier for his leadership to address the issue of Oak Wilt and stated that he was pleased that they were working to mitigate it.

Councilmember Krier moved to adopt the Ordinance for Item 20. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

## **21. City Manager's Report**

Mrs. Sculley reported that the Development Services Department had received good news from the Insurance Services Office (ISO). She stated that the ISO was an Independent Organization that conducts evaluations on Building Code Enforcement Departments every 5 years and rates them on their effectiveness of enforcing Building Codes. She noted that the City of San Antonio was now recognized as the first city in Texas and one of only a dozen cities across the country to have achieved an Exemplary Building Code Effectiveness Grade of 1 for Commercial Properties and 2 for Residential Properties. She explained that the Rating Classification was on a scale from 1 to 10 with Class 1 representing Exemplary Commitment to Building Code Enforcement. She mentioned that San Antonio would be featured in Community Fire Protection News to highlight the Department's Work, Best Practices, and the road to having one of the Best Building Code Enforcement Departments in the nation.



Mrs. Sculley bid farewell to Martha Sepeda who has served the City of San Antonio as First Assistant City Attorney for the last 13 years. She reported that during that period, Martha filled in for two separate terms as City Attorney. She stated that Martha had been involved in a number of High Profile Issues including Collective Bargaining Negotiations, and had always served the City with Integrity and Professionalism. She noted that Martha has over 30 years of Legal Experience including work as the City Attorney in Del Rio, Chief of the Federal Public Defender's Office in Laredo, and Assistant City Attorney for the City of Laredo. She stated that Martha was a native of Monterrey, Mexico, grew up near Chicago, and graduated from the University of Chicago before heading to Law School at the University of Texas in Austin. She wished Martha well in her retirement. Mayor Taylor and the City Council thanked Martha for her service to the City of San Antonio and wished her well on her future endeavors.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting at 9:51 am to convene the previous day's Executive Session for discussion on the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:03 pm and announced that no action was taken in Executive Session.

### **CONSENT ZONING ITEMS**

Mayor Taylor announced that Item Z-8 was withdrawn by the Applicant and Items P-1 and Z-3 were being Postponed by the respective applicants. Items P-3 and Z-10 were pulled for Individual Consideration. Councilmember Medina moved to approve the remaining Consent Zoning Items. Councilmember Krier seconded the motion.

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

Mr. Jack M. Finger expressed concern that the World Heritage Buffer Zone included a one-mile radius (Item 22). He spoke in opposition to the Manufactured Housing Park and Home requested in Item Z-1 and Z-5, respectively. He stated that he was against the four dwelling units requested in Item Z-4.

Councilmember Viagran submitted a statement regarding Item 22 noting that it was the first of many steps toward putting together a coherent, common sense Land Use Plan in place around the new World Heritage Site. She wrote that she recently represented the City of San Antonio at the World Historical and Cultural Cities Expo in China and that she heard from many community members that there was only one chance to get this right. She wrote that she believed the city could balance the rights of businesses, residents, and visitors with the desire to respect the Heritage, History, and Culture that the Missions represent. She added that she looked forward to tackling the project with her Council Colleagues and continuing the conversation with District 3 Residents and all that loved the Missions. She wrote that they would work to ensure the growth and opportunity created by the World Heritage Designation was spread throughout the community so that everyone can benefit from the exciting changes in the future.

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

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

**ABSENT:** 1 - Nirenberg

#### **2016-11-03-0033R**

**22.** A Resolution to initiate land use and zoning changes to properties within the World Heritage Buffer Zone, an area defined as a result of the designation of the San Antonio Missions as a UNESCO World Heritage Site. (Council District 3 and 5)

#### **2016-11-03-0863**

**Z-1.** ZONING CASE # Z2016245 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 4.189 acres out of NCB 15894, located in the 7000 Block of Woodlake 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: 4.189 ACRES OUT OF NCB 15894 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MHP AHOD" MANUFACTURED HOUSING PARK AIRPORT HAZARD OVERLAY DISTRICT.

**2016-11-03-0864**

**Z-2.** ZONING CASE # Z2016249 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 31, NCB 1334, located at 407 Blaine 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, BLOCK 31, NCB 1334 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**POSTPONED BY APPLICANT**

**P-1.** PLAN AMENDMENT # 16035 (Council District 3): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 35, NCB 12891, located at 2406 Tyne Drive from "Low Density Residential" to "Community Commercial." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016132)

**POSTPONED BY APPLICANT**

**Z-3.** ZONING CASE # Z2016132 (Council District 3): An Ordinance amending the Zoning District Boundary from "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 35, NCB 12891, located at 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 16035)

**2016-11-03-0865**

**Z-4.** ZONING CASE # Z2016208 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on Lots 27 and 28, Block 82, NCB 3360, located at 455 Bailey 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: LOTS 27 & 28, BLOCK 82, NCB 3360 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR 4 DWELLING UNITS.

**2016-11-03-0866**

**Z-5.** ZONING CASE # Z2016251 S (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 26, Block 13, NCB 10895, located at 211 San Juan 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 26, BLOCK 13, NCB 10895 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 S AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MANUFACTURED HOME.

**2016-11-03-0867**

**Z-6.** ZONING CASE # Z2016228 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on the North 120 Feet of Lots 19 and 20, Block 44, NCB 9467, located at 1500 Escalon Avenue. Staff and Zoning Commission recommend Approval. (Continued from October 20, 2016)

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: NORTH 120 FEET OF LOTS 19 AND 20, BLOCK 44, NCB 9467 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT

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HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY  
MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-11-03-0868**

- P-2.** PLAN AMENDMENT # 16072 (Council District 4): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 88.719 acres out of NCB 18087, located at 13527 SW Loop 410 from "General Urban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016246)

**2016-11-03-0869**

- Z-7.** ZONING CASE # Z2016246 (Council District 4): An Ordinance amending the Zoning District Boundary from "FBZ AHOD" Form Base Zone Airport Hazard Overlay District and "MI-1" Mixed Light Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.719 out of NCB 18087, located at 13527 Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16072)

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: 88.719 ACRES OUT OF NCB 18087 TO WIT: FROM "FBZ AHOD" FORM BASE ZONE AIRPORT HAZARD OVERLAY DISTRICT AND "MI-1 AHOD" MIXED LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**WITHDRAWN BY APPLICANT**

- Z-8.** ZONING CASE # Z2016073 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 7, Block 41, NCB 3640, located at 2602 Leal Street. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from October 6, 2016)

**2016-11-03-0870**

- Z-9.** ZONING CASE # Z2016247 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay

District with detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 8 AND 9, BLOCK 1, NCB A-15 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH DETACHED SINGLE-FAMILY RESIDENTIAL USES NOT TO EXCEED 21 UNITS PER ACRE.

**2016-11-03-0871**

**Z-11.** ZONING CASE # Z2016248 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 8, NCB 13959, located at 2142 South Callaghan 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 2, BLOCK 8, NCB 13959 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-11-03-0872**

**P-4.** PLAN AMENDMENT # 16067 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016232)

**2016-11-03-0873**

**Z-12.** ZONING CASE # Z2016232 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 6.240 acres out of NCB 18309, located in the

7800 Block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16067)

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: 6.240 ACRES OUT OF NCB 18309 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

**2016-11-03-0874**

**Z-13.** ZONING CASE # Z2016250 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2NA MLOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay District on Lots 33, 34 and 35, Block 1, NCB 14741, located at 6701, 6705 and 6709 Hausman 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: LOTS 33, 34 AND 35, BLOCK 1, NCB 14741 TO WIT: FROM "R-6 MLOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2NA MLOD" COMMERCIAL NON-ALCOHOLIC SALES CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

**2016-11-03-0875**

**P-5.** PLAN AMENDMENT # 16074 (Council District 9): 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 of approximately 22.03 acres out of NCB 13847, NCB 13848, NCB 13197 and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Drive, and Braniff Drive from "Business Park" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016255 S)

**2016-11-03-0876**

- Z-14.** ZONING CASE # Z2016255 S (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication on approximately 17.86 acres out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16074)

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: 17.86 ACRES OUT OF NCB 13847, NCB 13848, AND NCB 13060 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT, "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT, "I-1 S AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A METAL PRODUCTS - FABRICATION.

**2016-11-03-0877**

- P-6.** PLAN AMENDMENT # 16073 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from "Suburban Tier" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016253)

**2016-11-03-0878**

- Z-15.** ZONING CASE # Z2016253 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16073)



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: 18.907 ACRES OUT OF NCB 16587 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT ON 10.693 ACRES OUT OF NCB 16587 AND "I-1" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT ON 8.214 ACRES OUT OF NCB 16587.

### **CONSENT ZONING CONCLUDED**

### **ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Items P-3 and Z-10 were addressed jointly.

#### **CONTINUED UNTIL DECEMBER 1, 2016**

**P-3.** PLAN AMENDMENT # 16069 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016237 CD)

#### **CONTINUED UNTIL DECEMBER 1, 2016**

**Z-10.** ZONING CASE # Z2016237 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lots 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16069)

Catherine Hernandez presented Item P-3 and stated that it would amend the West/Southwest Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-10, she stated that staff and the Zoning Commission recommended approval. She reported that of 17 notices mailed; one was returned in favor and two in opposition. She noted that the Applicant requested a continuance until December 1, 2016.

Councilmember Lopez moved to continue Items P-3 and Z-10 until December 1, 2016.

Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Nirenberg

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:07 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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