

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



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, April 7, 2016

9:00 AM

Municipal Plaza Building

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

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

ABSENT: 1 - Lopez

Mrs. Vacek announced that Councilmember Saldaña was attending a meeting with the Texas Education Agency but would be present for Zoning. She stated that Councilmember Lopez was out due to a medical emergency.

1. The Invocation was delivered by Pastor Janie Rose Alejandro, Divine Grace United Methodist Church, guest of Councilmember Shirley Gonzales, District 5.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.

POINTS OF PERSONAL PRIVILEGE

Mayor Taylor recognized Bobby Perez with Spurs Sports and Entertainment. Mr. Perez introduced Mr. Tim Holt, Managing Director of San Antonio FC, the City's United Soccer League Team. Mr. Holt thanked the City Council for their support and stated that he was privileged to be part of the San Antonio Community. He invited everyone to attend the Home Opening Game at Toyota Field this Saturday and added that they would continue working to bring Major League Soccer to San Antonio. Mayor Taylor and the City Council welcomed Mr. Holt to San Antonio and wished the team good luck.

Councilmember Warrick recognized Kim Abernathy of ChildSafe. Ms. Abernathy highlighted the Cardboard Kids Campaign to raise awareness of Child Abuse. Councilmember Viagran thanked ChildSafe for their work to raise awareness of Child Abuse throughout the community. Councilmember Krier also thanked ChildSafe for their work. He requested a moment of silence for Mailani Godin, a 12-Year-Old Student at Eisenhower Middle School who was struck and killed on her way to school this morning. Mayor Taylor stated that it reinforced the need to commit to Vision Zero and work diligently to prevent those types of incidents.

Mayor Taylor recognized Mr. David Elmore, Owner of the Missions Baseball Team on their 30th Anniversary. She announced that The Elmore Group had committed to bring a Triple A Franchise to play in a new Downtown Stadium for the 2019 Season. Mr. Elmore thanked the City Council for the recognition and stated that he looked forward to many more years in San Antonio. The City Council congratulated the Missions Baseball Team on their 30th Anniversary.

Councilmember Treviño announced the progress on the Lerma's Nite Club Project (Item #20) and called upon Graciela Sanchez. Ms. Sanchez spoke of their fundraising efforts noting that they had raised \$250,000 last year and \$250,000 this year. Ms. Susana Segura stated that they were also approved for Brownfields Funding and were in the process of testing for lead and asbestos. Ms. Sanchez added that they were working with the Architect and Engineer and would continue moving forward.

3. Approval of Minutes for the Regular City Council Meetings of February 17 - 18, 2016

Councilmember Viagran moved to approve the Minutes for the Regular City Council Meetings of February 17-18, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Saldaña and Lopez

ACTION ITEM FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

4. A Briefing by the San Antonio Water System (SAWS) on the Vista Ridge Project to include but not be limited to the following topics: [Robert R. Puente, President and CEO, San Antonio Water System]
 - A. Vista Ridge Project
 - B. Meter Estimation
 - C. Rate Structure
 - D. Rate Challenge Petition

Robert Puente presented a Power Point and provided an update on various SAWS Projects. With regard to the Vista Ridge Pipeline, he reported that Abengoa would be selling 80% equity interest in the project to Garney Construction. He stated that Garney Construction had a 30-Year History in San Antonio and had been designated for Project Construction in the Water Transmission and Purchase Agreement (WTPA). He noted that Abengoa would retain a silent 20% Equity Share for money invested. He mentioned that Garney Construction would build the project to SAWS' Standards and would invest \$55 Million to get to Financial Close. He added that Garney Construction would receive an \$800 Million Bank Loan at Financial Close. He outlined the conditions required to be met and the SAWS Due Diligence performed.

Mr. Puente spoke of the alternatives available noting that they could take no action on the leadership change of Vista Ridge which would leave Abengoa to continue or fail. Additionally, they could terminate the contract for convenience or default leaving SAWS to procure/build the project. Mr. Puente stated that they would conduct further analysis as well as hold public discussions. He noted that SAWS Board would consider action in late April or early May. He added that the risk profile with Garney Construction was more favorable to SAWS and that costs would likely decrease from previous projections. He presented an update of the billing process noting that they had contracted with a Third Party Meter Reading Vendor. He stated that they had made staffing changes at the Call Center and with their Meter Readers. He noted that they were incorporating continuous

improvement methodologies and added an estimation indicator to bills for transparency purposes. He indicated that they were reviewing how they read meters and allowing customers to read their own meters. He reported that 99% of meters were read in the First Quarter.

Mr. Puente spoke of the petition filed with the Public Utility Commission on March 30, 2016 to review the San Antonio Rate Ordinance approved on November 19, 2015. He stated that SAWS was reviewing the validity of signatures and affected customers outside of the City Limits. He noted that SAWS would provide a more accurate customer response to price signals in the new structure based on summer usage. He highlighted the successful transition from BexarMet to SAWS which resulted in \$17 Million in savings. He thanked the City Council for their continued support.

Mayor Taylor called upon the citizens registered to speak.

Meredith McGuire representing the Alamo Group of the Sierra Club addressed the City Council in opposition to the Vista Ridge Project. She expressed concern that ratepayers would pay for the pipeline and with the public/private partnership.

Alan Montemayor asked the City Council to terminate the contract for the Vista Ridge Project noting that there were too many associated risks.

Rachel Hanes stated that she was a student at Trinity University and opposed to the Vista Ridge Project. She expressed concern with the contributions made to the City Council by Pape Dawson.

Duane Wilson, CEO of the North San Antonio Chamber of Commerce, addressed the City Council in support of the Vista Ridge Project. He noted that an adequate water supply was necessary to ensure economic development.

Nazirite Ruben Flores Perez addressed the City Council in opposition to the Vista Ridge Project.

Gianna Rendon addressed the City Council in opposition to the Vista Ridge Project. She expressed concern that Abengoa would continue to be a Silent Partner and with the associated risks.

Jack M. Finger addressed the City Council in opposition to the Vista Ridge Project. He expressed concern with the contributions made to the City Council by Pape Dawson.

David Klar addressed the City Council and asked them to “Opt Out” of the Vista Ridge Project. He stated that the project was flawed and that the water was not needed.

Mayor Taylor thanked Mr. Puente for the presentation and stated that she did not have any questions at this time.

Councilmember Gonzales asked how much of the rate increase would be used to address aging infrastructure and how much would be used for the Vista Ridge Project. Mr. Puente replied that in 2016; only a small amount would be used for the Vista Ridge Project while the majority of it would be used for infrastructure. Mr. Doug Evanson added that less than one-half of one percent that would be used for the Vista Ridge Project in 2016. Councilmember Gonzales asked of the life cycle of a pipe. Mr. Steve Clouse stated that there was not one specific measure and it depended on the material used when the pipe was originally constructed. Councilmember Gonzales asked how water from the Vista Ridge Project would affect the aging infrastructure. Mr. Puente stated that part of the rate increase would be used to upgrade the infrastructure and they would know more about how Vista Ridge would affect it once they start building the pipeline.

Councilmember Gallagher thanked Mr. Puente for the information and stated that he appreciated the great amount of transparency on the project. He asked how San Antonio’s Water Rates compared to other major cities. Mr. Puente replied that even with the rate increases approved in 2015; San Antonio Water Rates were the lowest of any major city in Texas. Councilmember Gallagher stated that it was important for ratepayers to understand that most of the rate increases were being used to address aging infrastructure. He expressed concern that those criticizing the Vista Ridge Project had not brought forth alternative solutions.

Councilmember Nirenberg stated that there had been some alternatives brought forth and asked of the progress on the Consent Decree. Mr. Puente replied that they continued to meet their milestones and that they were three years into the Decree. Councilmember Nirenberg asked how SAWS would assure that there would not be continued billing issues. Mr. Puente responded that the previous issues stemmed from lack of manpower but had since hired temporary and permanent workers. Councilmember Nirenberg asked if Smart Meters were included as part of the rate increase. Mr. Puente stated that they had been studying Smart Meters but they had not been deemed to be cost effective at this time. Councilmember Nirenberg asked how much debt Garney Construction would assume. Mr. Puente replied that they would assume \$8 Million to Bank of America. Mr. Evanson added that there had been a reference to a \$120 Million Loan drawn by Abengoa Vista Ridge that was being worked though by the banks. Councilmember Nirenberg asked if Garney Construction had the expertise to manage the project. Mr. Puente stated that they were an

experienced construction company and would hire the appropriate Law Firms and Financial Advisors to get them through the project. He added that they would not change the obligations associated with financial close scheduled for May 2017. He confirmed that SAWS would only pay for water received. Councilmember Nirenberg spoke of the importance of protecting ratepayers and asked when they would have results regarding maintaining Stage 1 Water Restrictions Year-Round. Mr. Puente stated that they would have that information during the next presentation to the City Council.

Councilmember Krier thanked Mr. Puente for the update and called upon SAWS Board Chair, Berto Guerra to speak of the importance of a long-term water supply for major industrial companies. Mr. Berto Guerra stated that a long-term water supply was extremely important to companies such as Toyota and its suppliers. He noted that water was important for their business but also for their employees and families. Councilmember Krier stated that the project was in the best interest of the City of San Antonio and stated that he would continue to support it.

Councilmember Treviño thanked Mr. Puente for the many meetings that SAWS Staff have attended. He asked how the City would not be responsible if SAWS had to take over the project. Mr. Puente stated that SAWS would be responsible for building the project if they had to and that SAWS would have to utilize bonds to pay for the project. He stated that the contract was currently structured so that SAWS would pay more for the water in order to transfer the risk. He added that SAWS would be required to ask the City Council for Bond Authority and that SAWS building the project was not a likely scenario. Mayor Taylor thanked Mr. Puente for the information and stated that she looked forward to continuing the dialogue on this important project. No action was required for Item 4.

CONSENT AGENDA ITEMS

Items 10, 11, and 18 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Gonzales seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Nazirite Ruben Flores Perez expressed concern with the celebration of various holidays at Pre-K 4 SA (Item 9).

Jack M. Finger spoke in opposition to the Funding Agreement with the Esperanza Peace and Justice Center for the stabilization of the former Lerma's Building (Item 20).

Janet Dietel, President of the San Antonio Conservation Society, addressed the City Council

in support of the Funding Agreement with the Esperanza Peace and Justice Center for the stabilization of the former Lerma's Building (Item 20). She stated that San Antonio should embrace and invest in Lerma's because of its relevance to Latino Americans across the country.

Faris Hodge, Jr. submitted written testimony in favor of Items 5, 9, 11, 13, 15, 18, and 19. He wrote in opposition to Items 12 and 14.

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

AYE: 7 - Mayor Taylor, Warrick, Gonzales, Medina, Nirenberg, Krier and Gallagher

ABSENT: 4 - Treviño, Viagran, Saldaña and Lopez

2016-04-07-0234

5. An Ordinance authorizing a contract with Vroozi, Inc., to provide the City with an integrated vendor hosted electronic catalog management solution for an amount not to exceed \$994,275.00, funded from the Purchasing and General Services Fund, with an initial contract term of three years with two, one-year renewal options. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-04-07-0235

6. An Ordinance accepting the offer from Doggett Freightliner of South Texas, LLC to provide up to three replacement and two additional aerial trucks to the City's Transportation & Capital Improvements Department for a total cost of \$750,818.86, funded from the Transportation and Capital Improvements Stormwater Operations Fund and the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-04-07-0236

7. An Ordinance accepting the offer from Century Industries to provide one replacement 32' Show Trailer to the City's Parks & Recreation Department for a total cost of \$115,327.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-04-07-0237

8. An Ordinance authorizing an amendment to a lease agreement with HH Aviation, LLC at the San Antonio International Airport to extend the term to April 30, 2021. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

2016-04-07-0238

9. An Ordinance authorizing a no cost five-year lease agreement with the San Antonio Early Childhood Education Municipal Development Corporation ending June 30, 2021 for a 4.476 acre parcel of land located at 1243 Enrique M. Barrera Parkway (State Highway 151) to be utilized for additional playground area and staff parking for the Pre-K 4 SA West Education Center. [Peter Zaroni, Deputy City Manager; Kathleen Bruck, CEO, Pre-K 4 SA]
12. Appointing Steven B. Hussain and Patricia Y. Rodriguez for the remainder of unexpired terms of office to expire December 31, 2016; and reappointing Lester Bryant and Carl A. Morgan for the remainder of unexpired terms of office to expire December 31, 2017 to the VIA Metropolitan Transit Authority Board of Trustees. [Leticia M. Vacek, City Clerk]

2016-04-07-0241

13. An Ordinance approving the City of San Antonio Brownfield Redevelopment Policy and Program Guidelines to assist with identification, assessment, cleanup, and development of sites with potential environmental contamination. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development]

2016-04-07-0242

14. An Ordinance rescheduling the April 20-21, 2016 City Council Meetings. [Leticia M. Vacek, City Clerk]

2016-04-07-0243

15. An Ordinance authorizing a Third Amendment to the Tax Phase-In Agreement with Maxim Integrated Products, Inc. to provide for the acquisition of Maxim's interest by TJ Texas, Inc. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2016-04-07-0244

16. An Ordinance authorizing an agreement with the Residential Energy Assistance Partnership, Inc. through December 31, 2018 for the issuance of utility assistance credits as part of the Residential Energy Assistance Partnership utility assistance program, in an amount of \$800,000.00 with two automatic annual renewals; and authorizing an agreement with CPS Energy through December 31, 2018 for the issuance of utility assistance credits as part of the Project Winter Assistance Relief Mobilization Program, in an amount of \$75,000.00 with two automatic annual renewals. [María Villagómez, Assistant City Manager; Melody Woosley, Director,

Department, Human Services]

2016-04-07-0245

17. An Ordinance authorizing an adjustment in Administrative Fees for the Inner City TIRZ and the Midtown TIRZ, payable beginning in Tax Year 2015, consistent with the Fee Schedule previously approved by City Council. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2016-04-07-0247

19. An Ordinance adopting Policy Guidelines for the Municipal Setting Designation Program which certifies designated groundwater at the designated property will not be used as potable water and will be prohibited from future use as potable water through deed restriction. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-04-07-0248

20. An Ordinance authorizing a Funding Agreement with Esperanza Peace and Justice Center in an amount not to exceed \$500,000.00 for stabilization of the former Lerma Building located at 1612 North Zarzamora, including architectural and engineering design for necessary mechanical, electrical, and plumbing repairs; and authorizing a 20 year lease for the same building from the Esperanza Peace and Justice Center, for a total of \$10.00, and a 20 year lease-back of the property to the Esperanza Peace and Justice Center, for a total of \$10.00, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2016-04-07-0239

10. An Ordinance closing, vacating and abandoning 0.076 acres of unimproved Public Right of Way known as First Street, located between Gabriel Street and Douglas alley in Council District 2, as requested by Citybuild Community Development Corporation, for a fee of \$2,500.00. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Warrick asked for additional information on the project. Debbie Racca-Sittre showed a map of the area and stated that Citybuild would use the property to

provide Summer and After School Instruction and Job Training. She noted that they were also planning to build an outdoor playground that would be open to the public.

Councilmember Warrick moved to approve the proposed Ordinance for Item 10 with the condition that the \$2,500 fee be waived. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

AYE: 7 - Mayor Taylor, Warrick, Gonzales, Medina, Nirenberg, Krier and Gallagher

ABSENT: 4 - Treviño, Viagran, Saldaña and Lopez

City Clerk Vacek read the caption for Item 11:

2016-04-07-0240

- 11.** An Ordinance approving revisions to Chapter 37 of the Municipal Code which governs the acquisition, use of, and disposition of city real property, including the correction of clerical and formatting items; clarifying items; combining various sections; and amending definitions. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Nirenberg asked of the revisions being made to Chapter 37 of the Municipal Code. Debbie Racca-Sittre provided a summary of the revisions and stated that Chapter 37 could not be used to meet requirements of the Unified Development Code (UDC) or as a short-cut for any other Code Requirement. She noted that they would streamline processes to reduce administrative time, develop a cost of service, and benchmark with other cities. She added that they would relocate the Fee Table to its own section as well as remove the exemption from fees for government.

Councilmember Nirenberg asked what changes were being made to the power of the City Council over disposition and acquisition of property. Mrs. Racca-Sittre stated that they were not changing the power of the City Council as they could always bring up any issues. She noted that the revision to remove City Council Approval for SAWS or CPS Drainage Easement Requests was to remove the double standard noting that Private Entities did not require Council Approval for the same request. Councilmember Nirenberg asked of the Federal Rule on Wireless Siting. Hugh Miller replied that they were addressing same in the UDC and would be finalizing language soon. He stated that it would cover the process for when an entity wants to place a tower on City Property or add technology devices to a Traffic Light.

Councilmember Gallagher asked of the impact of allowing the use of Bexar County

Appraisal District Assessments in lieu of hiring an Appraiser. Mrs. Racca-Sittre replied that sometimes the money spent on an Appraisal is more than the property is worth. Additionally, she noted that appraisals can take 45 to 60 days which slows down the development process. She stated that they were recommending to take the properties on either side and apply a mathematical calculation to determine a square foot value. Councilmember Gallagher expressed concern that they would be required to use the Bexar Appraisal District for larger pieces of property. Mrs. Racca-Sittre stated that they were working on an amendment that would apply parameters based on wording in the UDC. Councilmember Gallagher asked of the impact of removing the exemption for fees for governmental entities. Mrs. Racca-Sittre stated that there was confusion with the wording in the current Code in that the Fair Market Value of the property could be misconstrued as a fee. She noted that the fees assessed were based on the cost for service and should not be waived; however, the City Council could waive fees as requested.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item 11. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Taylor, Warrick, Viagran, Gonzales, Medina, Nirenberg, Krier and Gallagher

ABSENT: 3 - Treviño, Saldaña and Lopez

City Clerk Vacek read the caption for Item 18:

2016-04-07-0246

- 18.** An Ordinance approving the First Amendment to the Development Agreement with the Inner City Tax Increment Reinvestment Zone (TIRZ #11) Board of Directors and the Blue Star Contemporary Arts Museum to revise the scope of work, extend the term, and increase funding from \$50,000.00 to \$100,000.00 to include the the facade of the Mosaic Student Artist Program and enhance the overall design. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Gonzales highlighted the project and asked staff for a presentation. John Dugan stated that staff was recommending an amendment to the Development Agreement with Blue Star Contemporary Art Museum to revise the scope of work, extend the term, and increase funding from \$50,000 to \$100,000. He reported that to date, Blue Star has completed Architectural Drawings, and received approval from the Blue Star Board of Directors and Historic Design and Review Commission. He noted that proposed amendments would include: 1) Revise the Scope of Work to improve design and include

MOSAIC Façade at 132 Blue Star; 2) Extend Construction Schedule to August 2016; and 3) Increase funding amount to \$100,000. He indicated that funding for the project would be provided by the Inner City Tax Increment Reinvestment Zone (TIRZ). Councilmember Gonzales stated that she was excited to see the transformation of the Southside, especially along the Mission Reach. She highlighted the MOSAIC Student Art Program and their great work. Mayor Taylor stated that she had the opportunity to see some of the construction and it was exciting and transformative.

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

AYE: 8 - Mayor Taylor, Warrick, Viagran, Gonzales, Medina, Nirenberg, Krier and Gallagher

ABSENT: 3 - Treviño, Saldaña and Lopez

POINTS OF PERSONAL PRIVILEGE

Councilmember Viagran stated that this month was Sexual Assault Awareness Month and highlighted the "Start by Believing" Campaign being initiated by the Rape Crisis Center.

Mayor Taylor recognized Councilmember Nirenberg who would be celebrating his birthday on April 11th. The City Council wished Councilmember Nirenberg a Happy Birthday.

RECESSED

Mayor Taylor recessed the meeting at 11:47 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

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

CONSENT ZONING ITEMS

Zoning Items Z-4, Z-5, Z-12, Z-13, and Z-17 were pulled for Individual Consideration. Mayor Taylor announced that Item Z-15 was withdrawn by the applicant and would not be addressed. Councilmember Warrick moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Kevin Anderson spoke in opposition to the Car Wash requested in Item Z-19. He expressed concern with increased traffic in the neighborhood and with decreased property values.

Jeff Castingway also expressed opposition to the Car Wash requested in Item Z-19 noting concerns with the children that play in the area. He stated further concerns with noise and chemicals.

Faris Hodge, Jr. submitted written testimony in favor of Items 21, Z-1, Z-2, Z-3, Z-5 through Z-12, P-2, and Z-18 through Z-20. He wrote in opposition to Items Z-13 and Z-15.

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

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

2016-04-07-0017R

- 21.** A Resolution to initiate a rezoning of Lot 1, NCB 13965 located at 4802 Morey Avenue in Council District 4 to a zoning district consistent with the proposed development.

2016-04-07-0249

- Z-1.** ZONING CASE # Z2016082 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units on 0.208 acres of land out of NCB 2962 located at 1123 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: 0.208 ACRES OF LAND OUT OF NCB 2962 TO WIT: FROM "C-2 NCD-1 AHOD" COMMERCIAL SOUTH PRESA/SOUTH SAINT MARY'S STREET AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESA/SOUTH SAINT MARY'S STREET AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR THREE (3) RESIDENTIAL SINGLE-FAMILY UNITS.

2016-04-07-0250

- Z-2.** ZONING CASE # Z2016086 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on 0.289 acres of land out of NCB 7007 located 102 West Josephine Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.289 ACRES OF LAND OUT OF NCB 7007 TO WIT: FROM "I-1 RIO-2 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-2 AHOD" INFILL DEVELOPMENT RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT.

2016-04-07-0251

- Z-3.** ZONING CASE # Z2016090 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Attached Homes on East 50 feet of Lot 5, Block 3, NCB 1738 located at 321 East Locust 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: EAST 50 FEET OF LOT 5, BLOCK 3, NCB 1738 TO WIT: FROM "MF-33 H AHOD" MULTI-FAMILY TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR TWO (2) SINGLE-FAMILY ATTACHED HOMES.

2016-04-07-0252

- Z-6.** ZONING CASE # Z2016096 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport

Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 5, Block 85, NCB 3254 located at 1330 West Mulberry 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: 0.1818 ACRES OF LAND OUT OF NCB 3254 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-04-07-0253

P-1. PLAN AMENDMENT # 16024 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.999 acres of land out of NCB 678 and 7057 and Lots 11, 12, 13, 21, 22, and 23, Block 23, NCB 671, generally located 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street from "Light Industrial" to "Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016085)

2016-04-07-0254

Z-7. ZONING CASE # Z2016085 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel on 6.999 acres of land out of NCB 678 and NCB 7057 and Lots 11,12,13, 21, 22 and 23, Block 23, NCB 671 located at the 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16024)

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: 7.7104 ACRES OUT OF NCB 678, NCB 7057 AND NCB

671 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 S AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR MILLWORK AND WOOD PRODUCTS MANUFACTURING TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2," COMMERCIAL DISTRICT, MULTI-FAMILY RESIDENTIAL USES NOT TO EXCEED 100 UNITS PER ACRE, BAR, MICRO-BREWERY, BEER GARDEN AND HOTEL.

2016-04-07-0255

Z-8. ZONING CASE # Z2016088 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family attached homes not to exceed 25 units/acre on Lots 1, 2, and 21, Block 1, NCB 560 located 506 Nolan Street and 518 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: 0.468 ACRES OF LAND OUT OF NCB 560 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR SINGLE-FAMILY ATTACHED HOMES NOT TO EXCEED 25 UNITS/ACRE.

2016-04-07-0256

Z-9. ZONING CASE # Z2016089 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H HE AHOD" General Commercial Dignowity Hill Historic Exceptional Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre on 0.758 acres of land out of NCB 590 located at 402 and 406 Center Street, 126 Cherry Street, and 126, 130, 134 and 139 North Swiss

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: 0.758 ACRES OF LAND OUT OF NCB 590 TO WIT: FROM "C-3 H HE AHOD" GENERAL COMMERCIAL DIGNOWITY HILL HISTORIC EXCEPTIONAL AIRPORT HAZARD OVERLAY DISTRICT, "C-3 H AHOD" GENERAL COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT, AND "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR MULTI-FAMILY NOT TO EXCEED 36 UNITS PER ACRE.

2016-04-07-0257

Z-10. ZONING CASE # Z2016092 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District on the Northeast 160 feet of Lot 3, NCB 12172 located at 1950-1960 Austin Highway. 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: NORTHEAST 160 FEET OF LOT 3, NCB 12172 TO WIT: FROM "I-1 MC-3 AHOD" GENERAL INDUSTRIAL AUSTIN HIGHWAY/HARRY WURZBACH PARKWAY METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH PARKWAY METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2016-04-07-0258

Z-11. ZONING CASE # Z2016093 (Council District 2): An Ordinance amending the Zoning District Boundary from "O-2 H AHOD" High-Rise Office Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on the South 89.21 feet of Lot 25 and the West 10 feet of the South 89.21 feet of Lot 26, Block 2, NCB 1370

and North 89.21 feet of Lot 25 and the North 89.21 feet of the West 10 feet of Lot 26, Block 2, NCB 1370 located at 1833 East Houston 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: SOUTH 89.21 FEET OF LOT 25 AND THE WEST 10 FEET OF THE SOUTH 89.21 FEET OF LOT 26, BLOCK 2, NCB 1370 AND NORTH 89.21 FEET OF LOT 25 AND THE NORTH 89.21 FEET OF THE WEST 10 FEET OF LOT 26, BLOCK 2, NCB 1370 TO WIT: FROM "O-2 H AHOD" HIGH-RISE OFFICE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2016-04-07-0260

Z-14. ZONING CASE # Z2016026 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Moving Company on 0.510 acres of land out of NCB 34400 generally located in the 1800 Block of Loop 1604 North and Kilmarnoch. 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: 0.510 ACRES OF LAND OUT OF NCB 34400 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOVING COMPANY.

WITHDRAWN BY APPLICANT

Z-15. ZONING CASE # Z2016062 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 18, Block 14, NCB 8988 located at 718 Southwest 41st Street. Staff and Zoning Commission recommend Denial.

2016-04-07-0261

- P-2.** PLAN AMENDMENT # 16003 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 1, Block 1, NCB 17615 located at 13407 Western Oak Drive from "Suburban Tier" to "Regional Center." Staff and the Planning Commission recommend Approval. (Associated Zoning Case Z2016013)

2016-04-07-0262

- Z-16.** ZONING CASE # Z2016013 CD S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District to "C-3NA CD S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Construction Trade Contractor Facility on Lot 1, Block 1, NCB 17615, located at 13407 Western Oak Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16003)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 1, NCB 17615 TO WIT: FROM "C-3NA ERZD" GENERAL COMMERCIAL NONALCOHOLIC SALES SALES EDWARDS RECHARGE ZONE DISTRICT TO "C-3NA CD S ERZD" GENERAL COMMERCIAL NONALCOHOLIC SALES EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR CONSTRUCTION TRADES CONTRACTOR FACILITY.

2016-04-07-0264

- P-3.** PLAN AMENDMENT # 15089 (Council District 9): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 11, Block 4, NCB 15671 located in the 1900 Block of East Sonterra Boulevard from "Regional Center" to "Mixed Use Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015311 ERZD)

2016-04-07-0265

- Z-18.** ZONING CASE # Z2015311 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with

Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15089)

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 11, BLOCK 4, NCB 15671 TO WIT: FROM "C-3 S MLOD-1 ERZD" GENERAL COMMERCIAL MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR ANIMAL CLINIC, AUTOMOBILE PARTS SALES FACILITY, BUILDING SPECIALTIES, RETAIL FACILITY, PAINT AND WALLPAPER STORE WITH RETAIL AND WHOLESALE SALES, PRINT SHOP, AND BLUEPRINTING PHOTOSTATting TO "MF-50 MLOD-1 ERZD" MULTI-FAMILY MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2016-04-07-0266

Z-19. ZONING CASE # Z2016076 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Carwash on Lot 7, Block 10, NCB 18218 located at 3103 TPC 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: LOT 7, BLOCK 10, NCB 18218 TO WIT: FROM "C-2 ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH.

2016-04-07-0267

Z-20. ZONING CASE # Z2016074 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ

AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Clouthaven Drive, and 208, 210, 212, and 222 Rainbow 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: 1.565 ACRES OF LAND OUT OF NCB 9634 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 AHOD" RESIDENTIAL MIXED USE AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY USES UP TO 15 UNITS PER ACRE.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

CONTINUED UNTIL JUNE 2, 2016

Z-4. ZONING CASE # Z2015004 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H S AHOD" Multi-Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935 located at 139 Cedar Street and 311 Pereida. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2016)

Catherine Hernandez presented Item Z-4 and stated that staff and the Zoning Commission recommended approval. She reported that of 37 notices mailed; three were returned in favor and one was received in opposition. She noted that the King William Neighborhood Association was in support of the request.

Councilmember Treviño moved to continue Item Z-4 until June 2, 2016. Councilmember

Viagran seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

DENIED

Z-5. ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval. (Continued from March 3, 2016)

Catherine Hernandez presented Item Z-5 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; 7 were returned in favor and none were received in opposition. She stated that the Los Angeles Heights Neighborhood Association was in support of the request.

Mayor Taylor called upon Mr. Rene Morales to speak.

Mr. Rene Morales stated that he was the Applicant and they had complied with all city requirements. He noted that the facility had been closed for the last five years and they were trying to improve the neighborhood.

Councilmember Treviño stated that they had continued this case to further engage conversation between the Keystone Neighborhood Association and the applicant but it was not successful. He noted that they did not feel that the use was in line with the Neighborhood Plan for what they would like to see along Hildebrand.

Councilmember Treviño moved to deny Item Z-5. Councilmember Warrick seconded the motion. The motion to deny prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

CONTINUED UNTIL APRIL 28, 2016

Z-12. ZONING CASE # Z2016081 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 a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff and Zoning Commission recommend Approval.

Catherine Hernandez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval. She reported that of 24 notices mailed; none were returned in favor or in opposition.

Councilmember Viagran moved to continue Item Z-12 until April 28, 2016. Councilmember Warrick seconded the motion.

The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

2016-04-07-0259

Z-13. ZONING CASE # Z2016031 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial. Zoning Commission recommends 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 31, BLOCK 24, NCB 11357 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-13 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 39 notices mailed; none were returned in favor or in opposition.

Mayor Taylor called upon Mr. Jose Cruz Montelongo to speak. Mr. Jose Cruz Montelongo stated that he did not speak English and his neighbor would speak on his behalf. His neighbor noted that Mr. Montelongo had modified his garage to add a bathroom and bedroom for his daughters and that as his closest neighbor, he was supportive of the request.

Councilmember Medina stated that Councilmember Gonzales was in support of the request and moved to approve Item Z-13. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

2016-04-07-0263

Z-17. ZONING CASE # Z2016078 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-50 MLOD" Multi-Family Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "MF-50 GC-1 MLOD" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 CD GC-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week and "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week on 3.500 acres of land out of NCB 15825 located at 5053 UTSA 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: 3.5 ACRES OF LAND OUT OF NCB 15825 TO WIT: FROM "MF-50 MLOD" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 GC-1 MLOD" GENERAL COMMERCIAL HILL COUNTRY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "MF-50 GC-1 MLOD" MULTI-FAMILY HILL COUNTRY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 CD GC-1 MLOD" COMMERCIAL HILL COUNTRY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH CONDITIONAL USE FOR A DANCE HALL WITH LIVE

ENTERTAINMENT WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK AND "C-2 CD MLOD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH CONDITIONAL USE FOR A DANCE HALL WITH LIVE ENTERTAINMENT WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK.

Catherine Hernandez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; three were returned in favor and one was received in opposition.

Councilmember Nirenberg called upon Mr. James McKnight. Mr. McKnight presented the Site Plan and stated that there were two buildings which would be used as a Restaurant with a Dance Hall on one side and a Piano Bar on the other side. He stated that there was enough of a buffer that the entertainment would not disturb people in the area. Councilmember Nirenberg asked if there were any noise restrictions. Mr. McKnight replied that there were no noise restrictions but the owner was the same owner as Cooter Brown's, an establishment that had been around for many years. Councilmember Nirenberg stated that was a great example of the development pattern they wanted to see around UTSA.

Councilmember Nirenberg moved to approve Item Z-17. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Gonzales and Lopez

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:23 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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