

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



**DRAFT  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, May 19, 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:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Krier and Gallagher

**ABSENT:** 1 - Nirenberg

Mrs. Vacek announced that Councilmember Nirenberg was attending NLC Infrastructure Week in Washington, D.C.

1. The Invocation was delivered by Pastor David K. Caruthers, Calvary Church, guest of Councilmember Mike Gallagher, District 10.
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 April 13 - 14, 2016.

Councilmember Krier moved to approve the Minutes for the Regular City Council Meetings of April 13-14, 2016. Councilmember Gallagher 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

### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Medina presented a Citation to Dr. William Elizondo in recognition of being the recipient of the Volunteer of the Year Award by the Houston College of Optometry. He stated that Dr. Elizondo had also been awarded the 2016 Texas Optometric Association Distinguished Service Award and was the First Hispanic to receive this award. Dr. Elizondo thanked the City Council for the recognition and stated that he was honored to represent San Antonio. He introduced his wife, Maria and thanked her for her support. Mayor Taylor and the City Council commended Dr. Elizondo on his awards and thanked him for his work in the community.

Councilmember Saldaña recognized all of the volunteers that assisted with the San Antonio Sports Fit Family Challenge in District 4. He stated that this was the sixth year of the 5K Event and hoped it would continue to grow.

Mayor Taylor recognized National Infrastructure Week and thanked the many partner agencies that help coordinate investments for the region. She spoke of the value of infrastructure and the need to invest in same.

### **CONSENT AGENDA ITEMS**

Items 8, 9, 13, 14, 15A&B, 17, 18A&B, and 21 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Jack M. Finger addressed the Council and stated that he was opposed to the Cure Violence Project (Item 18). He spoke against the contract with Spurs Sports and Entertainment to provide for the Employee Service Recognition Event (Item 23) and the contract with Fregonese Associates, Inc. to conduct a study supporting the SA Tomorrow and VIA Vision 2040 Planning Efforts (Item 24).

Faris Hodge, Jr. submitted written testimony in favor of Items 5-18B, and 20-24. He requested that backup documents be provided for the City Manager's Report.

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

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

**ABSENT:** 1 - Nirenberg

**2016-05-19-0349**

4. An Ordinance accepting the offer from Safety Supply, Inc. to provide active shooter response equipment to the City's Fire Department for a total cost of \$118,488.17, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-05-19-0350**

5. An Ordinance accepting the offer from Rush Truck Center to provide six additional and two replacement rear loader refuse collection trucks to the City's Solid Waste Management Department for a total cost of \$1,178,948.00, funded from the Solid Waste Management Department Fund and the Solid Waste Management Department Equipment Acquisition Fund through a Municipal Lease Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-05-19-0351**

6. An Ordinance accepting the bids from Grapevine DCJ, LLC, Silsbee Ford, Gunn Chevrolet LTD, Grande Truck Center and Caldwell Country Chevrolet to provide City departments with 137 replacement and 42 additional light duty trucks and vehicles for a total cost of \$5,228,733.35, funded from the FY2016 General Fund, the Equipment Renewal and Replacement Fund, Airport Operations Fund, Right of Way Fund, Solid Waste Management Fund, and the Head Start Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-05-19-0352**

7. An Ordinance accepting the bid from Rogue Fitness to provide the San Antonio Fire Department with strength training equipment for a total cost of \$115,438.42, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-05-19-0355**

10. An Ordinance for the FY 2016- FY 2017 Task Order Contract for Pavement Markings, accepting the lowest responsive bid and awarding a construction contract in an amount not to exceed \$1,589,475.00 to M&M Striping and Power Washing LLC for the installation and maintenance of pavement markings at numerous locations throughout the City as approved in the FY 2017 through FY 2021 Adopted Five Year Infrastructure Management Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-05-19-0356**

11. An Ordinance authorizing the execution of a task order in accordance with the existing Interlocal Agreement with the San Antonio River Authority in amount not-to-exceed \$2,000,000.00 for design and construction services related to the San Antonio River Gate 4 Replacement Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-05-19-0357**

12. An Ordinance authorizing the conveyance to the Hemisfair Public Facilities Corporation of real property consisting of a total of 0.052 acres of property located adjacent to Hemisfair Park and Hemisfair Parkland in Council District 1; and authorizing an amendment to the Master Lease Agreement and Master Agreement to include this property in the Development Sublease with Area Real Estate, LLC. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-05-19-0362**

16. An Ordinance authorizing the acceptance of additional funds in an amount up to \$82,492.37 for a total not to exceed \$132,329.31 from the Texas Commission on Environmental Quality for the Lake Calaveras Air Monitoring Grant, and authorizing the addition of one position for the delivery of services within the Department of Homeland Security and the TCEQ's PM 2.5 and Lake Calaveras grants for the period beginning September 1, 2016 through August 31, 2017 [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Director of Health]
19. 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 Suren Kamath (District 4) and Reagan E. Greer (District 9) to the Zoning Commission.

**2016-05-19-0366**

20. An Ordinance authorizing revisions to the Air Service Incentive Program for the San Antonio International Airport to provide more flexibility in attracting new international air service. [Carlos Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

**2016-05-19-0368**

22. An Ordinance authorizing a contract with 360training.com, Inc. to provide an online food handler / food manager certification program for the San Antonio Metropolitan Health District. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Health Director]

**2016-05-19-0369**

23. An Ordinance authorizing a one year license agreement with Spurs Sports & Entertainment, with four one year renewal options, in an amount up to \$120,000.00 per year to provide for the Employee Service Recognition Event. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2016-05-19-0370**

24. An Ordinance authorizing a contract for consulting services with Fregonese Associates, Inc in an amount not to exceed \$250,000.00 to conduct a Corridor Land Use Planning Study to support SA Tomorrow and VIA Vision 2040 planning efforts. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 8:

**2016-05-19-0353**

8. An Ordinance for the Development Services Department Parking Lot project awarding a construction contract, including one additive alternate, to D. Plata Construction Co., LLC, in the amount of \$515,868.15, a Development Services Enterprise-funded Project located in Council District 1. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Rod Sanchez presented information regarding the Development Services Department (DSD) Parking Lot Project. He stated that 80 parking spaces would be added for DSD Staff and that the project would include a Bioswale Low Impact Development (LID) Feature. He noted that the San Antonio River Authority (SARA) had approved a \$34,527 rebate. He highlighted the Art Component, a water themed fence similar to the railing on the stairs and second floor balcony at the One Stop Center. He stated that an access control gate would be used during business hours and would be available to the public after hours. He mentioned that an ADA Enhanced Crosswalk with a curb ramp would be added and that they would utilize energy-saving LED Lighting. He reported that the low bidder was D. Plata Construction and the cost was \$515,868.15. Councilmember Treviño noted that this was a good investment and highlighted the features and design.

Councilmember Warrick asked when the project would be completed. Mr. Sanchez replied that the project was scheduled for completion in August. Councilmember Warrick requested that he be informed when the firm met or exceeded their Small Business Enterprise Development Advocacy (SBEDA) Goals.

Councilmember Gallagher noted that he was pleased with the additional parking at the One Stop Center and stated that he looked forward to the completion.

Councilmember Gonzales asked of the safety features. Mr. Sanchez replied that the enhanced crosswalk would be fully code compliant and staff had worked with TCI to ensure that it was safe. He stated that they would utilize LED Lighting to keep the parking lot well-lit. Councilmember Gonzales stated that while she was pleased with the Bioswale; she was concerned that people could not cross the street directly in front of the parking lot. She asked of the maintenance and life span of the parking lot. Mr. Sanchez stated that it was a temporary parking lot and their future goal was to build a garage structure.

Councilmember Medina expressed support for the item and stated that this was a good step toward easing traffic concerns. He noted that he appreciated the public art component but felt it was important to ensure public safety.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 8. Councilmember Warrick 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

City Clerk Vacek read the caption for Item 9:

**2016-05-19-0354**

9. An Ordinance authorizing an amendment in the increased amount of \$101,250.92 to the \$225,827.01 professional services agreement with Halff Associates, Inc. for additional engineering design services on the Martin Luther King Park Project, a 2012-2017 Bond-funded project, located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Warrick requested a brief presentation. Razi Hosseini presented a map outlining the Martin Luther King Park Project. He highlighted project details to include: Roadway Alignment, Park Entry Signage, Lighting Upgrades, New Bridge Structure at Salado Creek, and Vehicle Traffic and Pedestrian Separation. He stated that design would be complete by September 2016 while construction would be completed in September 2017. Councilmember Warrick asked if there were any upcoming community meetings to showcase the design and inform the public of the timeline. Mr. Hosseini replied that they were hosting a community meeting later this month and that flyers had been mailed. Councilmember Warrick asked of the impact to the park. Mr. Hosseini replied that they would not significantly affect the park. Councilmember Warrick asked if the contractors were in place for the project. Mr. Hosseini stated that they would advertise the project later this year.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 9. 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

City Clerk Vacek read the caption for Item 13:

**2016-05-19-0358**

13. An Ordinance, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property located in NCB 19221, for the Stone Creek Lift Station Elimination (#135) Project, located in Council District 9; declaring it to be a public use project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvement]

Councilmember Krier moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for a public use project for the SAWS Stone Creek Lift Station Elimination (#135) Project by acquiring the following property described by the City Clerk and incorporated as part of this Motion. Councilmember Gallagher seconded the motion

City Clerk Vacek read the property description: The properties consist of 8 parcels of which three (3) are permanent easements and five (5) are temporary construction easements out of New City Block 19221, 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:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Krier and Gallagher

**ABSENT:** 1 - Nirenberg

City Clerk Vacek read the caption for Item 14:

**2016-05-19-0359**

- 14.** An Ordinance for the Westover Valley Phase II Project, authorizing the acquisition, through negotiation or condemnation, of approximately 4.704 acres for interests in land sufficient for Project purposes in a portion of two parcels of privately-owned real property located in NCB 17639 and declaring the Project to be a public-use project for the acquisition and authorizing expenditures not to exceed \$240,000.00, payable to the selected title company, for land, litigation expenses and associated title fees, a 2016 Stormwater Regional Program-funded project located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Lopez moved that the City of San Antonio authorize the use of the power of eminent domain to acquire approximately 4.704 acres of real property out of 2 parcels of real property for the Westover Valley Phase II Project in NCB 17639 for the public use of permanent drainage easements and temporary construction easements. Councilmember Warrick seconded the motion.

City Clerk Vacek read the property description: The properties consist of a total of approximately 4.704 acres out of the G.W. Louis Survey No. 189, Abstract No. 441,



County Block 4416, New City Block 17639, Real Property Records of Bexar County, Texas. These properties are depicted and more particularly described in Exhibits B, C and D attached to the Ordinance and incorporated as part of this 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

City Clerk Vacek read the captions for Items 15A and 15B:

- 15.** Consideration of the following two items allowing for the acquisition of two parcels of land for construction of Fire Station #52 & Fire Station #53 as part of the South San Antonio Limited Purpose Annexation, FY 2016 Tax Note funded project, located in Council District 3 and 4. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-05-19-0360**

- 15A.** An Ordinance authorizing the execution of an Amended and Restated Fire/Emergency Services Agreement, Donation Agreement and other associated documents with Maruchan Texas, Inc. for the acquisition of approximately 2.507 acres of privately-owned real property in County Block 4301, Lot 2, for Fire Station #52 and authorizing up to \$25,000.00 payable to the selected title company for land and associated title fees.

**2016-05-19-0361**

- 15B.** An Ordinance authorizing the acquisition, through negotiation, of interests in land sufficient for project purposes to approximately 2.819 acres of privately-owned real property in NCB 16626, Lot 101, for Fire Station #53 and authorizing up to \$290,000.00 payable to the selected title company for land and associated title fees.

Councilmember Viagran spoke of the importance of the city retaining local control of annexation and performing due diligence when identifying areas of future growth. She thanked TCI Staff and the Fire Department for their delivery of services.

Councilmember Saldaña expressed his support and stated that he was pleased that they were planning for future growth.

Councilmember Viagran moved to adopt the Ordinances for Items 15A and 15B. Councilmember Saldaña 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

City Clerk Vacek read the caption for Item 17:

**2016-05-19-0363**

- 17.** An Ordinance authorizing the submission of a federal grant application to the National Highway Traffic Safety Administration for Vision Zero San Antonio: Traffic Safety Education and Enforcement Program and if awarded authorizing the acceptance of up to \$428,670.28. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Gonzales asked of the funding dedicated thus far and asked for a brief presentation. Terry Bellamy stated that they were requesting authorization to submit an application and accept funds if awarded for the Vision Zero San Antonio: Traffic Safety Education and Enforcement Program. He noted that the Vision Zero Initiative would reduce traffic related fatalities to zero, educate people, and enforce traffic laws. He outlined the 5 Essential Elements: 1) Engineering; 2) Encouragement; 3) Enforcement; 4) Education; and 5) Evaluation. He highlighted the proposed program activities within each of the elements to include hosting a Vision Zero Symposium. Councilmember Gonzales noted that San Antonio was one of the first Vision Zero Cities in the country and asked if San Antonio was ready for a Scorecard. Mr. Bellamy replied that it was too soon in the process but would continue to work on improvements.

Councilmember Krier thanked Councilmember Gonzales for her leadership on the initiative and encouraged all school districts to sign up for Vision Zero. He asked when the School Zone Improvements would be completed throughout the city. Mike Frisbie replied that they were 30% complete and noted that they hoped to complete the program a year early.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item 17. Councilmember Viagran 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

City Clerk Vacek read the captions for Items 18A and 18B:

- 18.** Consideration of the following Ordinances related to Cure Violence Project grants:  
[Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]

**2016-05-19-0364**

- 18A.** An Ordinance authorizing an extension of the grant period for the Cure Violence Project grant from September 30, 2015 to December 31, 2016.

**2016-05-19-0365**

- 18B.** An Ordinance authorizing the submission of a grant application to the Office of the Governor, Criminal Justice Division, in an amount up to \$900,000.00 to support the Cure Violence Project; authorizing the acceptance of those funds, upon award; and authorizing the San Antonio Police Department and/or the San Antonio Metropolitan Health District to seek out and apply for additional grants to fund the continuation of the Cure Violence Grant Program beyond December 31, 2016.

Councilmember Warrick asked of the metrics for the program. Interim Deputy Chief Anthony Treviño responded that they were working with the Health Department in reference to the metrics and performance. Dr. Vincent Nathan noted that they were looking at how many contacts they had and interruptions conducted. He added that they were using some of the metrics from the evaluation created by Northwestern University in Chicago. Councilmember Warrick asked how the grant funds could be used. Dr. Nathan replied that they used funds to pay Interrupters, Staff, and could host community activities.

Councilmember Medina acknowledged the great work of the program and noted that this week is National Police Week.

Councilmember Saldaña asked of the sites. Dr. Nathan identified the four sites: 1) Wheatley Heights, 2) Lincoln Heights, 3) Springhill, and 4) East Point. He clarified that the Lincoln Heights Site was located off Zarzamora South of Culebra. Councilmember Saldaña asked if utilizing Violence Interrupters was a common practice at SAPD. Chief Treviño replied that it was a new concept that they were working on in coordination with the Health Department. He stated the Interrupters were typically individuals that had a criminal background and street credibility. Councilmember Saldaña expressed support for the program but noted that he would like to see metrics.

Councilmember Gonzales asked how many people were involved in the program. Dr. Nathan noted there were 24 in the program. Councilmember Gonzales noted that they

usually had previous gang affiliations and lived in the neighborhood they were serving. She mentioned that although it was difficult to see progress; it was a very important program. Dr. Nathan stated that the program tries to prevent a subsequent violent crime.

Mayor Taylor stated that the program was very important and encouraged Councilmembers to talk with some of the individuals performing the work. She noted that they should expand the approach which makes a tremendous difference to prevent these types of crimes from occurring. She commended everyone involved in the program.

Councilmember Warrick moved to adopt the proposed Ordinances for Items 18A and 18B. Councilmember Treviño 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

City Clerk Vacek read the caption for Item 21:

**2016-05-19-0367**

- 21.** An Ordinance approving the proposed amendments to the SBEDA Ordinance [Carlos J. Contreras, III, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez presented the proposed amendments to the Small Business Economic Development Advocacy (SBEDA) Ordinance. He noted that Minority and Women-Owned Businesses make up 43% of all available firms; however, disparities continue in the broader San Antonio Marketplace. He outlined the tools for Small, Minority, and Women-Owned Business Enterprises (S/M/WBE) Prime Contractors to include the Joint Venture and Emerging Contractor Programs. He stated that S/M/WBE Capacity Building Tools included the Mentor-Protégé and Distributorship Development Programs. He mentioned that tools for S/M/WBE Subcontractors include the Subcontracting and Segmented Subcontracting Programs. He stated that the most important change was the Prime Self-Performance of Subcontracting Goals. He added that if approved today; the amended SBEDA Ordinance would be effective on July 1, 2016.

Mayor Taylor called upon the citizens registered to speak.

Ramiro Cavazos, President and CEO of the Hispanic Chamber of Commerce, provided background information on the history of the SBEDA Ordinance. He stated that the Hispanic Chamber was in support of the renewal of the Ordinance and the proposed

amendments. He noted that the program was vital to bringing prosperity to the community.

Don Gonzales stated that the SBEDA Ordinance was based on Small Businesses and asked that they look at how “Small” is determined. He also requested that they consider Local Ownership as a qualification for Local Preference. He asked that there be more coordination with the Goal Setting Committees.

Jane Gonzales stated that she was the owner of Med Wheels, a National Medical Distribution Company and expressed support for the SBEDA Ordinance and amendments. She noted that she was pleased that it would allow her to start performing work for the City of San Antonio.

Irene Chavez addressed the City Council in support of the SBEDA Ordinance and Amendments. She stated that she was a member of the Hispanic Contractor’s Association and the Interim Executive Director of the Entrepreneur Center. She commended all for their work and spoke of the importance of advocating and building capacity for small businesses.

Julissa Carielo stated that she was a Vendor for the City of San Antonio and had also served on the Small Business Advocacy Committee (SBAC). She expressed support for the SBEDA Ordinance and amendments and spoke of her experiences as a Small Business Owner. She noted that she had gotten involved in order to provide feedback and help improve processes.

Christopher Herring, Chairman of the Board for the Texas Association for African American Chambers of Commerce and the Mayor’s Appointee to the SBAC, addressed the City Council in support of the SBEDA Ordinance and proposed amendments. He stated that the Ordinance focused on business and families and thanked everyone for their support.

Roland Gonzales stated that he served on the SBAC and was supportive of the SBEDA Ordinance and proposed amendments. He thanked everyone for their work and the community stakeholders that provided feedback.

Councilmember Viagran thanked everyone that spoke and stated that she was grateful for the years of work that had been spent on this monumental task. She noted that she was pleased with the opportunities that the amendments would provide for Small, Minority-Owned Businesses. She requested a measurement of the impact of the amendments. Mr. Dominguez stated that there was a provision in the Ordinance that required them to develop an Annual Report with that data.

Councilmember Treviño thanked everyone for their work and asked of the input received from the American Institute of Architects (AIA) and the Hispanic Contractor's Association. Mr. Dominguez stated that the majority of the amendments were recommended by the community. He noted that AIA was a key partner and had provided pertinent feedback with regard to the Emerging Small Business Tool. Councilmember Treviño recognized Irene Chavez who had been championing these types of efforts for many years and noted that he was a Mentor Protégé Graduate.

Councilmember Lopez thanked everyone for their work and stated that this had been a significant process. He asked of the dialogue with the SBAC and Goal Setting Committees. Mr. Dominguez replied that they play an extremely important role and are very involved in all of the decisions made. He stated that they meet on a monthly basis and provide feedback on the SBEDA Ordinance. Councilmember Lopez encouraged staff to continue engaging those businesses that have grown and bring them into the process from a Mentorship Perspective.

Councilmember Gonzales thanked everyone involved in the process and called upon Ms. Julissa Carielo to speak on the Maestro Program. Ms. Carielo stated that she had worked with SAISD to purchase a building to use for the Maestro Program. She explained that it is an Incubator Acceleration Program that helps small businesses have a place to conduct their business. She noted that she also coordinated with the Hispanic Chamber of Commerce and they provide training to the small businesses. She added that their focus was strictly on building existing businesses; not startups. Councilmember Gonzales thanked Ms. Carielo and the staff for their work to help small businesses in the community.

Councilmember Warrick asked of organizations that have graduated from the "Small" to "Large" Category. Mr. Dominguez replied that they were researching the data and would provide it to the City Council. Councilmember Warrick asked of strategies to bring in businesses from other cities or grow the current businesses in San Antonio. Mr. Dominguez stated that they focused on marketing their program and getting businesses registered in the Central Vendor Registry (CVR). He noted that they hosted a Vendor Orientation Program in the community every month and provided materials to participants regarding the services they offered. He mentioned that they also work with the Trade Organizations and Chambers of Commerce to provide information throughout the community.

Councilmember Saldaña stated that even if approved today; there was still more improvements that would need to be made to the SBEDA Ordinance. He thanked everyone that had worked on the program thus far and stated that they should continue to monitor progress.

Mayor Taylor thanked everyone for their work and stated that she was pleased to move forward on improving the current SBEDA Program and engaging small businesses to grow.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 21. Councilmember Treviño 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

**25. City Manager's Report**

**A. Transportation and Capital Improvements Update**

Mrs. Sculley reported that this week is National Public Works Week, celebrating those that provide and maintain infrastructure and provide services that improve the quality of life. She stated that each year since 1960, the American Public Works Association observes National Public Works Week to bring awareness, educate, and extend much deserved recognition of the Professionals in this field. She noted that in 2014, she consolidated the Public Works and Capital Improvements Management Services Departments into the Transportation and Capital Improvements (TCI) Department resulting in streamlined operations and efficiencies. She mentioned that next week is "Flood Awareness Week in Texas" and that it was important to understand flood risks and safety as heavy rainfall, thunderstorms and flooding continue across parts of Texas. She reported that Texas has led the country in flood deaths for most of the past 36 years. She stated that between 1993 and 2014, flood events have caused \$14.9 Million in Property Damages, 507 Injuries, and 16 Fatalities. She noted that since 2007, the City of San Antonio has invested \$300 Million in Drainage Projects. She added that the week would recognize past significant Flooding Events to help educate and communicate Flood Safety in an effort to save lives from future Flooding Events.

Mrs. Sculley congratulated the TCI Storm Water Division for receiving the 2016 Field Excellence Award from the American Public Works Association for their management of Storm Water Operations. She recognized TCI Assistant Director Art Reinhardt for his leadership in securing the award. She stated that the Award recognizes organizations for their actions in the field that have had a significant impact on the services provided to the public while protecting the environment.

Councilmember Saldaña noted that San Antonio had received an award due to having one of the oldest intact concrete streets, Belknap Street, which was 100 years old.

Councilmember Treviño stated that they would be showcasing a few panels of precast concrete sidewalk at the Cement Celebration on Saturday from 10:00 am to 2:00 pm. Councilmember Viagran commended Art Reinhardt for his leadership on the Stormwater Award. Mr. Reinhardt spoke of their work to monitor low water crossings and encouraged the public to "Turn Around Don't Drown."

#### **POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized City Manager Sculley who would be celebrating her birthday on May 20th. The City Council wished Mrs. Sculley a Happy Birthday.

#### **RECESSED**

Mayor Taylor recessed the meeting at 11:50 am and announced that the meeting would resume at 2:00 pm for Zoning.

#### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:06 pm. She recognized Councilmember Saldaña for a Point of Personal Privilege.

#### **POINT OF PERSONAL PRIVILEGE**

Councilmember Saldaña recognized Orlando Salazar who had served as the District 4 Representative on the Zoning Commission for seven years and thanked him for his service.

#### **CONSENT ZONING ITEMS**

Consent Zoning Items Z-1, Z-4, and Z-5 were pulled for Individual Consideration. Mayor Taylor announced that Item Z-11 had been withdrawn by the applicant. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Warrick seconded the motion.

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

Mr. Jack M. Finger read a letter from the Beacon Hill Neighborhood Association in opposition to the zoning request in Item Z-1. He noted that he was opposed to the four residential units requested in Item Z-4.

Faris Hodge, Jr. submitted written testimony in favor of Items 26, Z-1, P-1, Z-5, Z-6, P-2, Z-7, and Z-9. He wrote in opposition to Items Z-2, Z-4, and Z-10.

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

**2016-05-19-0372**

**P-1.** PLAN AMENDMENT # 16036 (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 of approximately 0.9820 acres of land out of Lot 14, Block 2, NCB 10764, Lot 10, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, 2261 South WW White Road from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016119)

**2016-05-19-0373**

**Z-2.** ZONING CASE # Z2016119 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District to "C-2" Commercial District on Lot 10 & 14, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, and 2261 South WW White Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16036)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 10 & 14, BLOCK 2, NCB 10764, AND THE SOUTH 89.5 FEET OF LOT 2, BLOCK 2, NCB 10764 TO WIT: FROM "C-1" LIGHT COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT.

**2016-05-19-0374**

**Z-3.** ZONING CASE #Z2016125 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing on Lot 27, NCB 10914 and 4.223 acres out of NCB 10914 located at 9594 US Highway 181. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 27, NCB 10914 AND 4.223 ACRES OUT OF NCB 10914 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "MF-18 AHOD" LIMITED DENSITY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PLASTIC MANUFACTURING OR PROCESSING.

**2016-05-19-0377**

**Z-6.** ZONING CASE # Z2016153 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 1, NCB 13965, located at 4802 Morey 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 1, NCB 13965 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-05-19-0378**

**Z-7.** ZONING CASE # Z2016117 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 4 and 9, Block 2, NCB 17550 located at 2600 SW Military 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: LOTS 4 AND 9, BLOCK 2, NCB 17550 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-05-19-0379**

**Z-8.** ZONING CASE # Z2016129 S (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard

Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility on 0.1381 acres out of NCB 2899, located at 1811 South Laredo 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: 0.1381 ACRES OUT OF NCB 2899 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR PARTY HOUSE/RECEPTION HALL/MEETING FACILITY.

**2016-05-19-0380**

- P-2.** PLAN AMENDMENT # 16031 (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 0.3394 acres, Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody from "Business Park" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016115)

**2016-05-19-0381**

- Z-9.** ZONING CASE # Z2016115 (Council District 9): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16031)

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 17, BLOCK 1, NCB 13197 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-05-19-0382**

- P-3.** PLAN AMENDMENT #16033 (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 2.25 acres of land out of NCB 15911, located at

11357 North Interstate Highway 35 from "Regional Center" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016124)

**2016-05-19-0383**

**Z-10.** ZONING CASE #Z2016124 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.25 acres of land out of NCB 15911 located 11357 N IH 35. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16033)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.25 ACRES OF LAND OUT OF NCB 15911 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**WITHDRAWN BY APPLICANT**

**Z-11.** ZONING CASE #Z2016120 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17251 located at 14606 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 26:

- 26.** Second Public Hearing regarding the annexation of approximately 202.79 acres consisting of 128.87 acres at 11625 Old Corpus Christi Highway, described as CB 4007 P-146 (128.376 Ac) and P-312 (0.497 Ac) ABS 11, and 73.92 acres, located at South IH 37, described as CB 40079-310 ABS 11. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Mayor Taylor opened the Public Hearing. There being no citizens registered to speak, Mayor Taylor declared the Public Hearing closed.

**2016-05-19-0371**

**Z-1.** ZONING CASE # Z2016098 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Hair Salon on 0.1886 acres of land out of NCB 6229 located at 143 Perry Court. Staff recommends Approval. Zoning Commission recommends Denial.

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: 0.1886 ACRES OF LAND OUT OF NCB 6229 TO WIT: FROM "R-4 NCD-6" RESIDENTIAL SINGLE-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT TO "R-4 CD NCD-6" RESIDENTIAL SINGLE-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT WITH A CONDITIONAL USE FOR A HAIR SALON.

Catherine Hernandez presented Item Z-1 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 22 notices mailed; 10 were returned in favor and 2 were received in opposition. She noted that the Mahncke Park Neighborhood Association was opposed to the request. She added that 50 letters of support were received from Neighborhood Residents.

Mayor Taylor called upon the citizens registered to speak.

Paula Bondurant stated that she was the President of the Monte Vista Historical Association and was opposed to the zoning request.

Dr. Homer Hayes stated that he was a resident of Mahncke Park and opposed to the zoning request. He spoke of the importance of following the Master Plan for the neighborhood and added that businesses should be encouraged to use vacant properties zoned for commercial use.

Mark Fassold addressed the City Council in opposition to the zoning request. He stated that the applicant was aware that the property was zoned "Residential" when he purchased it.

He noted that the Zoning Commission had denied the request and the City Council should also deny the request.

Cindy Comfort stated that she was a client of the applicant's and supportive of the zoning request. She noted that he had kept the exterior true to its roots and repurposed the interior.

Michael Stelzer addressed the City Council in support of the zoning request. He noted that the applicant, Andrew Guerra, had contacted the Mahncke Park Neighborhood Association and City Zoning Staff prior to purchasing the property.

Carlynn Ricks addressed the City Council in opposition to the zoning request. She stated that she had received 80 signatures from residents of Mahncke Park also opposed to the request.

Collin Stone stated that he lives on Perry Court and is supportive of the zoning request. He mentioned that there was an apartment complex on the street owned by the University of the Incarnate Word and stated that the home was not desirable as a single family residence.

Richard Felter, President of the Mahncke Park Neighborhood Association asked the City Council to uphold the decision of the Zoning Commission and deny the request.

Maria Olivarez stated that she lived at 147 Perry Court and was in support of the zoning request. She noted that Mr. Guerra had been a good neighbor and asked the City Council to approve his request.

Ruth Galaz stated that she was a resident and property owner at 132 Perry Court and supportive of the zoning request. She noted that the renovated property had been significantly upgraded and that a mixture of property uses already existed on the street.

Suzanne Menick stated that she was a Real Estate Agent and supportive of the zoning request. She spoke of the various types of properties in the area and noted that parking would occur in the rear off Burr Road. She mentioned that the property had been on the market for 451 days and felt this was the best use of the property.

Emily Johnson addressed the City Council in opposition to the zoning request. She expressed concern that the applicant had not adhered to the proper zoning in Mahncke Park.

Cathy Johnson stated that she lives at 138 Perry Court and is supportive of the zoning request. She noted that Mr. Guerra had been a good neighbor and involved the neighborhood when transforming his property.

Dolly Holmes stated that she was the President-Elect of the Monte Vista Historical Association but had also lived in Mahncke Park for 17 years. She stated that she was opposed to the zoning request as the owner was aware of the zoning when he purchased the property.

Francille Radmann stated that she was a long-time resident of Mahncke Park and opposed to the zoning request. She expressed concern with the continued pressure for change in Downtown Neighborhoods.

Joyce Felter stated that she had lived in Mahncke Park since the 1970's and was opposed to the zoning request. She stated that Perry Court was zoned as "Residential" and not "Commercial" and that they had worked very hard to protect the neighborhood.

Andrew Guerra, Property Owner and Applicant, addressed the City Council in support of his request. He stated that they would not be using Perry Court as the main entrance and that he was asking for a Conditional Use for his Hair Salon. He noted that he had worked in Mahncke Park for the past 16 years and never had to advertise his salon. He showed photos of the remodeling of the property and added that they had submitted an official address change to use Burr Road.

Don Gonzales addressed the City Council in support of the zoning request. He spoke of the great work by Mr. Guerra to remodel the home and asked that the staff recommendation be upheld.

Robert Charles addressed the City Council in support of the zoning request. He stated that he was also a small business owner and well aware of hardships due to unforeseen circumstances in business. He spoke of the work of Mr. Guerra to preserve the home.

Stephanie Reeves stated that she was Andrew Guerra's Wife and supportive of the zoning request. She noted that the home had been on the market for 451 days and that there had been no interest in purchasing the home as a Residential Property. She added that they would operate the business from Tuesday through Saturday during daytime hours.

Silvia McCollom stated that she lived at 158 Perry Court and was fully supportive of the conditional use request. She noted that the home had been restored and thanked Mr. Guerra for his work. She added that Mr. Guerra was meeting the goals of the neighborhood plan.

Alicia Perez stated that she is a resident of Mahncke Park and supportive of the zoning request. She noted that there were other small businesses in the neighborhood and was

pleased with the investment and restoration of the property.

Councilmember Warrick asked of the zoning request. Ms. Hernandez stated that the request was for “R-4 CD NCD-6,” Residential Single-Family Neighborhood Conservation District with a Conditional Use for a Hair Salon. She noted that it could be used as a Hair Salon, Single-Family Residence, or both. Councilmember Warrick asked of the staff recommendation. Ms. Hernandez replied that the lot was one of two remaining Single-Family Zoned Lots on the block and was adjacent to a Multi-Family Residence. She stated that there was Commercial Zoning on the block and that there were lots that could be developed as Commercial or Apartments. She added that the Hair Salon had one of the lowest impacts of Commercial Use and was a good example of a Conditional Use. Councilmember Warrick asked of the consensus on the Neighborhood Plan from 2001. Ms. Hernandez stated that the R-4 and Multi-Family Residential Units were consistent with the Urban Low Density Designation. Councilmember Warrick thanked everyone that was in attendance and noted that the case was about land use. He noted that it was a difficult case as many of the property owners in the immediate area were supportive of the request. However, the greater Neighborhood Association was opposed to the request and they were unable to come to a compromise.

Councilmember Warrick moved to deny Item Z-1. Councilmember Treviño seconded the motion.

Councilmember Gallagher stated that the arguments were strong on both sides of the issue. However, he could not support the motion to deny due to the staff recommendation in favor of the request. He stated that it was a benefit for the neighborhood and that the owner had spent a great deal of money preserving the look of the neighborhood.

Councilmember Gonzales asked staff to speak to the conditional use permit. Ms. Hernandez stated that staff had analyzed the Site Plan to understand the design. She noted that parking would occur in the rear of the structure and have minimal impact on Perry Court. She added that there were three conditions tied to the conditional use: 1) Must maintain the residential character; 2) Hours of operation are restricted; and 3) Limited to one sign of three square feet on the façade of the property. She stated that the base zoning must be maintained so it remained “Residential.” Councilmember Gonzales asked Mr. Andrew Guerra if he would stay in this location for a while. Mr. Guerra replied that he would like to set roots and retire at this location.

Councilmember Saldaña stated that it was hard to dispute the level of investment by Mr. Guerra and looked to the neighbors for their input. He asked if this was strictly a conditional use for the Hair Salon. Mr. Rod Sanchez confirmed that it was. Councilmember



Viagran asked what would occur if the zoning request was denied. Mr. Sanchez stated that it could only be used as a single family home if denied.

Mayor Taylor thanked everyone that was part of the process and stated that they needed to continue to have focused discussions about neighborhood change.

The motion to deny failed by the following vote:

**AYE:** 2 - Treviño and Warrick

**NAY:** 6 - Mayor Taylor, Viagran, Saldaña, Gonzales, Lopez and Gallagher

**ABSENT:** 3 - Medina, Nirenberg and Krier

Councilmember Gallagher moved to approve Item Z-1 with the condition that hours of operation are allowed Monday through Saturday from 7:00 am to 6:00 pm. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 6 - Mayor Taylor, Viagran, Saldaña, Gonzales, Lopez and Gallagher

**NAY:** 2 - Treviño and Warrick

**ABSENT:** 3 - Medina, Nirenberg and Krier

#### **2016-05-19-0375**

**Z-4.** ZONING CASE # Z2016107 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four (4) Residential Units on Lot 19, Block 21, NCB 3289, located at 333 Hammond Avenue. Staff and Zoning Commission recommend Denial, with alternate recommendation.

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 19, BLOCK 21, NCB 3289 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 A CONDITIONAL USE FOR TWO (2) RESIDENTIAL UNITS.

Catherine Hernandez presented Item Z-4 and stated that staff and the Zoning Commission recommended denial with an alternate recommendation for two units. She reported that of 25 notices mailed; none were returned in favor or opposition. She added that the Highland Park Neighborhood Association was in favor of the two units.

Mayor Taylor called upon Mr. Richard Medellin to speak.

Mr. Richard Medellin stated that he was the President of the Highland Park Neighborhood Association and opposed to the request for four units. He noted that the neighborhood was fine as is and did not believe any changes were necessary.

Councilmember Viagran moved to approve Item Z-4 with two units as recommended by staff. Councilmember Lopez seconded the motion. The motion with the condition prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez and Gallagher

**ABSENT:** 3 - Medina, Nirenberg and Krier

#### **2016-05-19-0376**

**Z-5.** 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. (Continued from April 28, 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: EAST HALF OF LOT 11 AND LOT 12, BLOCK 48, NCB 3316 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 A PROFESSIONAL OFFICE.

Catherine Hernandez presented Item Z-5 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A Minimum of a 5-foot front yard Type C Landscape Buffer; 2) All parking shall be located in the rear of the property with

the exception of handicap spots in the front parking area; 3) Ingress shall be from Rigsby and egress onto New Braunfels; 4) Lighting must be directed away from residential areas; and 5) Hours of Operation to be Monday through Saturday 7:00 am to 6:00 pm. She reported that of 24 notices mailed; 2 were received in favor and 1 was received in opposition. She added that no response was received from the Highland Park Neighborhood Association.

Mayor Taylor called upon the citizens registered to speak.

Bertha Saucedo addressed the City Council in opposition to the request. She stated that she operated a Child Care Center across the alley from the property in question and was concerned with the size of the building. She noted that the building was large enough to be used as a rental property.

Richard Medellin stated that the Highland Park Neighborhood Association had initially endorsed the project based on a set of facts that could no longer be verified. He expressed concern that parking would be allowed in the front yard and that they had withdrawn their support due to the change in plans.

Councilmember Viagran asked for clarification of the Type C Landscape Buffer. Ms. Hernandez replied that the Type C Landscape Buffer is typically required between Neighborhood Commercial Uses and Residential Uses. She stated that it provides more shrubbery for screening and maintains Neighborhood Character. Councilmember Viagran called upon the applicant, Jose Martinez, and asked him of the Professional Office that he would be operating. Mr. Martinez stated that they had operated an Insurance Business on South New Braunfels since 2009 and they would continue to operate same at this location. He added that their intent was not to rent the space out. He stated that they had modified the parking to remove three spaces from the front and only keep the Handicap Parking Spaces in the front. He noted that they were working with VIA and had applied for a grant from San Antonio Growth for the Eastside (SAGE) to place some fencing along the property to keep homeless individuals from the property.

Councilmember Viagran asked of the signage on the property. Ms. Hernandez replied that one sign of three square feet could be attached to the front façade of the building. She noted that the Site Plan indicates where the Office Uses and Residential Uses are located on the property.

Councilmember Viagran moved to approve Item Z-5 with the conditions read by Ms. Hernandez. Councilmember Treviño seconded the motion. The motion with the conditions prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez and Gallagher

**ABSENT:** 3 - Medina, Nirenberg and Krier

**POINT OF PERSONAL PRIVILEGE**

Councilmember Treviño acknowledged the fact that 22 years ago on May 19, 1994; the City Council held their first meeting in these Council Chambers. Mayor Taylor stated that she was grateful to hold City Council Meetings in this beautiful chamber.

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 4:04 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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