

**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, June 2, 2016**

**9:00 AM**

**Municipal Plaza Building**

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

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

1. The Invocation was delivered by Pastor Joel C. Allen, New Mt. Pleasant Baptist Church, guest of Mayor Ivy R. Taylor.
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 27 - 28, 2016

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of April 27-28, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Taylor, Warrick, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Treviño and Medina

**CONSENT AGENDA ITEMS**

Items 9, 10A/B, 11A/B, 12, 13, 14, 17, 23, 24, 26, and 28 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Gallagher seconded the motion.

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

Jack M. Finger addressed the City Council in opposition to the grant application for the Prevention of Teen Dating Violence and Youth Violence (Item 14) asking how that would be accomplished.

Faris Hodge, Jr. submitted written testimony in favor of Items 4-6, 8-11B, and 13-18.

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

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

**2016-06-02-0384**

4. An Ordinance accepting the offer from Holt Texas, LTD. to provide and install one generator set at the San Antonio International Airport Terminal A for a total cost of \$129,950.00, funded from the FY2016 Aviation Operation and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-06-02-0385**

5. An Ordinance accepting the offer from Silsbee Ford to provide four replacements and one additional Ford Explorer Interceptor Sport Utility Vehicles to the City's Fire Department for a total cost of \$135,286.75, funded from the Equipment Renewal and Replacement Fund and the Fire Department's General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-06-02-0386**

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$3,602,000.00: (A) Vulcan Construction

Materials, LLC for flexible base and flexible base for stabilization, (B) Poppe Automotive Warehouse, Inc. for automotive and truck air conditioning parts, (C) Siddons Martin Emergency Group, LLC, Metro Fire Apparatus Specialists, Inc. and Frazer Ltd. for emergency vehicle parts and service, (D) Valero Marketing & Supply Company for SAFD fleet fueling card system, and (E) Siemens Industry, Inc. for heating, ventilation, and air conditioning control services of APOGEE building automation system. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-06-02-0387**

7. An Ordinance for the Lady Bird Johnson Park Project, authorizing a change order in the amount of \$375,000.00, to Crownhill Builders, Inc., to install a new playground at Lady Bird Johnson Park, 2012-2017 Bond-funded project located in Council District 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-06-02-0388**

8. An Ordinance for the City-Wide Program: Crockett Bridge Project, a 2012-2017 Bond-funded project, accepting the lowest responsive bid and awarding a construction award in the amount of \$1,828,399.50 to Winters Construction, to replace the Crockett Street Bridge, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-06-02-0397**

15. An Ordinance authorizing the submission of a grant application and the acceptance of funds upon award in an amount up to \$80,000.00 for reimbursement of costs for Interlibrary Loan services from the Texas State Library and Archives Commission for the period of September 1, 2015 to August 31, 2016. [María Villagómez, Assistant City Manager; Ramiro Salazar, Library Director]

**2016-06-02-0398**

16. An Ordinance authorizing the submission of a grant application in an amount up to \$87,978.00 to the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Statistics for the transition to the Federal Bureau of Investigation's National Incident-Based Reporting System; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]
18. 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 Ruben C. Garcia (Mayoral) and Tammi R. Woodard (Mayoral) to the Office of Urban Redevelopment - OUR-SA and SAAH for the remainder of unexpired terms of office to expire December 18, 2017.

B) Reappointing Michael A. Nava (Mayoral) to the Port Authority of San Antonio.

C) Appointing Denise Ojeda (District 3) to the Zoning Board of Adjustment.

**2016-06-02-0400**

19. An Ordinance scheduling and rescheduling City Council and Council Committee Meetings. [Leticia M. Vacek, City Clerk]

**2016-06-02-0401**

20. An Ordinance approving the appropriation of \$500,000.00 from the Alamodome Improvement and Contingency Fund for expenses related to the installation of fiber at the Alamodome. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

**2016-06-02-0402**

21. An Ordinance authorizing a professional services agreement for sales and use tax audit services with Sales Tax Assurance LLC in an amount up to 25.0% of any recovered sales and use taxes. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Finance Director]

**2016-06-02-0403**

22. An Ordinance authorizing a memorandum of understanding with CPS Energy related to the privatization of the electric and gas utility distribution systems at three JB SA military installations. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2016-06-02-0406**

25. An Ordinance authorizing the San Antonio Metropolitan Health District to waive the temporary food establishment permit requirement, including fees and required inspections, for local children and youth participating in Lemonade Day on June 18, 2016. [Erik Walsh, Deputy City Manager, Dr. Vincent R Nathan, Interim Director of Health]

**2016-06-02-0408**

27. An Ordinance authorizing the execution of two on-call professional services agreements with SWS Environmental Services and Rawhide Construction Services in an amount not to exceed \$750,000.00 per contract, for a one year term with an option for an additional one-year extension under the same terms and conditions for on-call environmental remediation services related to federal transportation projects, capital improvement bond projects, and other City projects located Citywide. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED****POINT OF PERSONAL PRIVILEGE**

Councilmember Medina recognized Sergio Hernandez, a resident of District 7 who graduated from Cornerstone Christian School with a Distinguished Diploma. He stated that Mr. Hernandez would be continuing his education at Union College in Lincoln, Nebraska and highlighted his various accomplishments to include volunteer work in Panama. He wished Mr. Hernandez well in his future endeavors. Mayor Taylor congratulated Mr. Hernandez on his Graduation.

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 9:

**2016-06-02-0389**

9. An Ordinance awarding the 2016 Infrastructure Management Program Sidewalk Projects Contract to Allbrite Constructors of Texas, Inc. in an amount not to exceed \$1,150,532.95, for the construction of eight IMP sidewalk projects located throughout the City of which \$27,367.50 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Saldaña highlighted the Sidewalk Projects and asked of the funding. Anthony Chukwudolue stated that the projects were funded through the Sidewalk Infrastructure Management Program (IMP).

Councilmember Saldaña moved to adopt the proposed Ordinance for Item 9. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the captions for Items 10A and 10B:

- 10.** Consideration of the following two items related to the Medical Center Intersection Improvement Project Phase IX: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-06-02-0390**

- 10A.** An Ordinance authorizing the execution of a Funding Agreement with the University of Texas Health Science Center, accepting funds from UTHSC in the amount of \$215,431.00 for the installation of a Pedestrian Hybrid Beacon on Floyd Curl Drive, between Wurzbach Road and Sid Katz Drive, to facilitate pedestrian traffic across Floyd Curl Drive, a 2012-2017 Bond-funded project, located in Council District 8.

**2016-06-02-0391**

- 10B.** An Ordinance approving a change order in the amount of \$395,431.00 to EZ-Bel Construction for the installation of a Pedestrian Hybrid Beacon, placed along Floyd Curl Drive, between Wurzbach Road and Sid Katz Drive, to facilitate pedestrian traffic across Floyd Curl Drive of which \$215,431.00 will be paid by the University of Texas Health Science Center and \$180,000.00 will be paid by the City for the installation of the Pedestrian Hybrid Beacon related to the Medical Center Intersection Improvement Project Phase IX, a 2012-2017 Bond-funded project, located in Council District 8.

Councilmember Nirenberg highlighted the project and asked for a brief presentation. Razi Hosseini provided a map of the project area and rendering of the pedestrian crossing. He spoke of the project benefits to include contributing to the Vision Zero Plan by providing safer crossing conditions for pedestrians. He noted the elevation view of the HAWK System and mentioned that the project was scheduled for completion in October. Councilmember Nirenberg stated that the issue had been brought to attention by Medical Center Employees due to various tragic pedestrian and traffic accidents over the last three years. He recognized the UT Health Science Center and Medical Center Alliance for their contributions.

Councilmember Viagran asked if other areas had been identified for new HAWK Systems. Mr. Hosseini replied that the Master Plan for the Medical Center included two other areas for Pedestrian Improvements but was not sure if they would include HAWK Systems.

Councilmember Viagran asked who performed the study to identify if a HAWK System was warranted. Mike Frisbie stated that TCI Traffic Engineers performed the study which was based on the number of pedestrians and vehicles. Councilmember Viagran stated that there was a site in District 3 that they were reviewing and thanked everyone for their work.

Councilmember Gonzales asked of the project cost. Mr. Hosseini replied that the project included sidewalks and landscaping in addition to the signal. He stated that the Medical Center had their own design criteria to include a Double Bar Traffic Signal which was more expensive than the regular HAWK System.

Councilmember Medina expressed his support and noted the importance of public safety. He noted concerns at Culebra and Mira Vista Streets and stated that he would like staff to work on a plan for same.

Councilmember Nirenberg moved to adopt the proposed Ordinances for Items 10A and 10B. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the captions for Items 11A and 11B:

- 11.** Consideration of the following two federally-funded contracts totaling \$4,439,942.10 for the 2016-2017 Task Order Construction Contracts for Federally Funded street, sidewalk, and other infrastructure projects: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-06-02-0392**

- 11A.** An Ordinance awarding the 2016-2017 Task Order Contract for Federally Funded Projects Package 3, to Friesenhahn Paving, LLC, in an amount not to exceed \$2,995,398.20, of which \$61,250.00 will be reimbursed by San Antonio Water System, for the construction of federally-funded projects, located throughout the City.

**2016-06-02-0393**

- 11B.** An Ordinance awarding the 2016-2017 Task Order Contract for Federally-Funded Projects Package 4, to J&P Paving Company, Inc., in an amount not to exceed \$1,444,543.90, of which \$30,500.00 will be reimbursed by San Antonio Water System, for the construction of federally-funded projects, located throughout the

City.

Councilmember Saldaña highlighted the Federal Funding and asked how the projects were targeted. Anthony Chukwudolue stated that they were targeted through ReNew SA encompassing seven areas throughout the city. Councilmember Saldaña spoke to the city's commitment to Sidewalks and Infrastructure and asked of assistance from the State with regard to streets and neighborhoods. Mike Frisbie replied that the Texas Department of Transportation (TxDOT) was a great partner that focused on TxDOT Roadways such as Highways and Arterials.

Councilmember Treviño spoke of the importance of the projects and asked if there were specific construction methodology requirements. Mr. Frisbie replied that they utilize specific design criteria and construction management similar to what TxDOT uses. Councilmember Treviño expressed support for utilizing innovative construction methodology in future projects.

Councilmember Lopez referenced the TxDOT Takeback Program and asked staff to look at the potential to fund curbs and sidewalks when taking back streets through said program.

Councilmember Saldaña moved to adopt the proposed Ordinances for Items 11A and 11B. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 12:

**2016-06-02-0394**

- 12.** An Ordinance for the McCullough Avenue Area Drainage Project authorizing the acquisition, through negotiation or condemnation, of approximately 0.040 acres for interests in land sufficient for Project purposes in a portion of two parcels of privately-owned real property in NCB 1002 and 1003 and declaring the Project to be a public use project for the acquisition and authorizing expenditures not to exceed \$50,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Treviño highlighted the project and asked for a brief overview. Razi Hosseini explained that the project would help alleviate flooding issues and reduce the amount of time that the street is closed when significant rainfall occurs. He stated that they worked with TxDOT to pump the water through an underground system. He added that the



temporary easement would only be utilized throughout the duration of the project.

Councilmember Treviño 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 McCullough Avenue Area Drainage Project by acquiring the following property described by the City Clerk and incorporated as part of this Motion. Councilmember Viagran seconded the motion.

City Clerk Vacek read the property description: The properties consist of temporary construction easements totaling 0.040 acres out of two parcels of real property located in New City Block 1002 and 1003, Real Property Records of Bexar County, Texas. These properties are depicted in the Project Map marked as Exhibit A and more particularly described by metes and bounds in Exhibits B and C 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, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Medina

City Clerk Vacek read the caption for Item 13:

**2016-06-02-0395**

- 13.** An Ordinance authorizing an amendment to a Texas Department of Transportation agreement that will increase the available area under IH37 for use by the City as parking lots. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

Councilmember Warrick requested a brief presentation. John Jacks stated that the city had an agreement with TxDOT that allows the city to use property under IH-37 for a parking lot. He noted that the amendment would allow the city to expand the agreement to include property located at the corner of 9th and Austin Streets. He stated that it would include 175 Spaces, 2 Pay Stations, LED Security Lighting, and Landscaping. Councilmember Warrick asked how long it would take to get additional parking added to the agreement. Mr. Jacks replied that he was unsure and that the current amendment had taken time due to ensuring there was agreement from the surrounding area.

Councilmember Warrick moved to adopt the proposed Ordinance for Item 13. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 14:

**2016-06-02-0396**

- 14.** An Ordinance authorizing the submission of a grant application to the Centers for Disease Control and Prevention and the acceptance of funds in an amount up to \$1,625,000.00 for a grant on preventing teen dating violence and youth violence for a five year term. [Erik Walsh, Deputy City Manager; Vincent R. Nathan, PhD, MPH, Interim Health Director]

Councilmember Warrick asked of the duties of the three staff that would be funded through the grant. Dr. Vincent Nathan responded that the three positions would work with Schools, Stand Up SA, and develop the curriculum for Violence Prevention. Councilmember Warrick asked how critical the issue was in the area. Dr. Nathan replied that the second leading cause of death among youth ages 10 to 24 was violence and that Bexar County had a higher rate than the State and United States Average. Councilmember Warrick requested that staff provide the curriculum at community centers and neighborhoods in addition to the schools.

Councilmember Gonzales asked if this was a new concept. Dr. Nathan confirmed that it was and stated that they were hoping to prevent violence at a younger age before it leads to Adult Violence. Councilmember Gonzales if there was other funding available to address the issue. Dr. Nathan stated that they were looking at all forms of grants.

Councilmember Viagran stated that this was a very important issue to address and highlighted the statistics in the State and Bexar County. She asked if staff currently visited schools to discuss Teen Dating Violence. Deputy Chief Anthony Treviño confirmed that Police Officers visit schools and stated that February is Teen Dating Violence Awareness Month. He mentioned that they conduct a Social Media Campaign in coordination with the Health Department to increase awareness. Councilmember Viagran requested performance measures when available.

Councilmember Warrick moved to adopt the Ordinance. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Warrick

City Clerk Vacek read the caption for Item 17:

**2016-06-02-0399**

17. An Ordinance authorizing the submission of a grant application and acceptance of funds upon award in an amount up to \$5,417,604.77 to the U.S. Department of Transportation for the Nationally Significant Freight and Highway Projects FASTLANE16 Grant for the design of the Zarzamora Street at Frio City Road Railroad Overpass in Council District 5. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mike Frisbie presented information regarding the FASTLANE 16 Grant noting that the City of San Antonio had submitted a Technical Application for Zarzamora Street at Frio City Road Railroad Overpass in District 5. He stated that the project was located in the Zarzamora Corridor on the West Side of San Antonio's Urban Core in proximity of Port San Antonio. He noted that the Union Pacific Railroad Track crosses the intersection along Zarzamora Street and causes significant traffic delays due to having 30 trains within a 24-hour period. He highlighted project benefits to include pedestrian and bicycle safety intersection improvements, and vehicular movements removed from the rail crossing. He indicated that the FASTLANE 16 Grant would provide 60% of the funding for the project totaling \$5,417,605 and the City of San Antonio would provide 40% totaling \$3,611,737. Councilmember Gonzales stated that they had made some improvements to the intersection to improve traffic flow to include reducing one lane of the intersection. She mentioned that she was disappointed that said project did not receive MPO Funding and asked of the probability of future MPO Funding. Mr. Frisbie noted that said project was placed in Category B by the MPO for future consideration. He stated that this was a high priority for the 2017 Bond Program and felt strongly that it would be funded by the MPO.

Councilmember Lopez stated that the lack of funding for this project was similar to the New Braunfels Avenue Extension through Brooks City Base. He noted that they were placed on the Category B List by the MPO to identify funding for development. Mr. Frisbie stated that both projects were looking for grant funding and that this project on Zarzamora qualified for said grant due to the heavy freight rail going through it. He spoke of the process for funding projects at the MPO which followed a five-year plan and noted that there would be another call for projects in two years.

Councilmember Nirenberg asked of the amount of the At-Grade Rail Crossings in the city. Mr. Frisbie stated that he did not have that information and would provide it to the City Council. Councilmember Nirenberg spoke of the traffic-related and safety issues and stated

that he would like to discuss potential solutions.

Councilmember Krier asked of the role of Union Pacific. Mr. Frisbie stated that they worked with them to automate the track system and were working on eliminating At-Grade Crossings.

Councilmember Saldaña expressed his support and stated that this intersection was one of the worst in the city. He stated that this was a step in the right direction.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item 17. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 23:

**2016-06-02-0404**

- 23.** An Ordinance authorizing the issuance of one or more series of not to exceed \$609,035,000 “City of San Antonio, Texas Electric and Gas Systems Revenue Refunding Bonds, New Series”, as further distinguished by series in the event of multiple issuances; providing the terms, conditions, and specifications for such Bonds, including the approval and distribution of an official statement pertaining thereto; making provisions for the payment and security thereof on a parity with certain currently outstanding obligations; stipulating the terms and conditions for the issuance of additional revenue bonds on a parity therewith; authorizing the execution of one or more paying agent/registrar agreements, escrow and trust agreements, and bond purchase agreements; complying with the requirements of the depository trust company; delegating the authority to certain members of the City Public Service Board staff to execute certain documents relating to the sale of the Bonds; enacting other provisions incident and related to the subject and purpose of this Ordinance; and providing an effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Councilmember Saldaña asked if CPS Energy utilized the same Minority-Owned Goals when hiring Underwriting Firms. Ben Gorzell asked Gary Gold to answer the question on behalf of CPS Energy. Mr. Gold stated that they utilized a Pool of Underwriters that includes a number of Large Firms and also some Local Minority Firms. He noted that they release a Request for Proposals every five years to refresh their Underwriting Pool and rotate firms based on transactions.

Councilmember Saldaña moved to adopt the proposed Ordinance for Item 23. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 24:

**2016-06-02-0405**

- 24.** An Ordinance authorizing CPS Energy LED rates for five new streetlight rate classes as well as updated prices on the existing LED Retrofit streetlight tariff. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Finance Director]

Councilmember Treviño highlighted said item noting the importance of migrating to two technologies that were better and provided a cost savings over time. However, he stated that the Downtown Area needed a well thought-out solution and asked staff for a brief presentation. Ben Gorzell presented information comparing Light-Emitting Diodes (LEDs) to High-Pressure Sodium (HPS). He highlighted the benefits of LEDs to include reduced energy usage and fuel costs. He outlined the City Streetlight Inventory Retrofit Plan totaling 72,500 Street Lights City-Wide. He mentioned that the LED Retrofit Rate was approved by the City Council in 2012 with 1,500 lights in the Downtown Area being retrofitted by October 2016. He stated that the Proposed Ordinance would provide for LED Rates for 5 New Streetlight Rate Classes and Updated Prices on the Existing LED Retrofit Streetlight Tariff. He noted that Residential Streetlight Improvements would net \$867,000 in savings over 17 years. He highlighted LED Technology Considerations that would provide real time outage monitoring, dimming capability, and consumption monitoring.

Councilmember Treviño stated that they should take a hard look at lighting systems throughout the city and asked of other systems available. Mr. Gorzell replied that there were other technologies that were evolving. Councilmember Treviño expressed concern with the amount of lumens in the Downtown Area and stated that he would like the opportunity to modify the design.

Councilmember Viagran asked of the tariff, specifically what were the rates being recommended for approval. Mr. Gorzell replied that the rates being recommended would cost less for LEDs compared to the current HPS Lights. Councilmember Viagran asked if this was the most efficient and up-to-date technology. Mr. Frank Almaraz of CPS Energy stated that it was and that they continued to look for new technologies. Councilmember Viagran stated that she was pleased with the additional lighting for residential streets.

Councilmember Gonzales confirmed that there was not a rate increase for customers. Mr.

Gorzell stated that there was not a rate increase for customers. Councilmember Gonzales stated that she was pleased with the additional lighting provided in District 5 and asked of the life cycle. Mr. Gorzell replied that the average life cycle was 15 to 20 years.

Councilmember Lopez stated that he had attended a Smart City Conference in February which showcased lighting options in various cities. He noted the technology related to Shot Spotter and mentioned that there was more dialogue that needed to occur regarding other technologies for the future.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 24. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 26:

**2016-06-02-0407**

- 26.** An Ordinance authorizing an agreement in an amount not to exceed \$18,000.00 with Centro, San Antonio for a traffic study along Broadway in the Midtown TIRZ #31 in Council Districts 1 and 2. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim, Director, Planning and Community Development]

Bridgett White presented information regarding the Traffic Study Reimbursement Agreement along Broadway in Midtown TIRZ #31. She stated that Centro San Antonio Staff had requested funding to complete a Traffic Study along a section of Broadway. She noted that the Midtown TIRZ #31 Board approved a Resolution authorizing the expenditure of up to \$18,000 for same. She indicated that the Traffic Study Location encompassed the area from Mulberry to Hildebrand and added that there was no direct fiscal impact to the City's General Fund. Councilmember Treviño recognized Tony Piazzi of Centro San Antonio. Mr. Piazzi stated that this was a great investment that would leverage previous investments made in the Broadway Cultural Corridor. He thanked the Midtown TIRZ #31 Board for their financial support. Councilmember Trevino noted that this is great effort and highlighted the interest in this project which would provide a model for the city to use in other areas.

Councilmember Warrick asked how mass transit would be factored into the Traffic Study. Mr. Piazzi replied that the organization conducting the Study would look at existing conditions as well as those out to Year 2040. He stated that this would help to form the conceptual design and was very early in the process. Councilmember Warrick stated that

the conceptual design should be flexible to incorporate future modes of transportation.

Councilmember Treviño moved to adopt the proposed Ordinance for Item 26. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Viagran and Saldaña

City Clerk Vacek read the caption for Item 28:

**2016-06-02-0409**

- 28.** An Ordinance authorizing a funding agreement with the Stone Oak Property Owners Association and accepting funds in the amount of \$300,000.00 from the Stone Oak POA to fund the construction of infrastructure improvements and the installation of a new traffic signal, at the intersection of Arrow Hill and Stone Oak Parkway, located in Council District 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Krier stated that this project was very important to the Stone Oak Area and thanked the Stone Oak Property Owners Association for providing the funding for the project. He recognized Art Downey, Vicki Melton, and Meg Lorente for their great efforts. Christi Chapman of TCI stated that the funds would be used to install a new traffic signal at the intersection of Arrow Hill and Stone Oak Parkway to help alleviate congestion. She added that the project was scheduled for completion in December.

Councilmember Krier moved to adopt the proposed Ordinance for Item 28. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Viagran and Saldaña

- 29.** City Manager's Report  
A. Fire Department Update  
B. Tree City USA Recognition

A. Mrs. Sculley announced that the American Heart Association had awarded the San Antonio Fire Department with the 2016 Mission Lifeline EMS Gold Level Recognition Award. She stated that Mission Lifeline was a coordinated effort between EMS and Hospitals to provide the most expedient and expert care to patients suffering from a Heart Attack. She noted that early recognition and intervention by EMS Providers allows them to effectively communicate ahead to the receiving hospital, saving valuable time and increasing the patient's odds of survival. She reported that the San Antonio Fire Department had embraced the concept by following the evidence-based guidelines set forth by the American Heart Association. She stated that this was the second year in a row that the Fire Department had received the prestigious commendation.

B. Mrs. Sculley reported that the City of San Antonio was one of more than 3,400 towns and cities across the nation to be recognized as a "Tree City USA." She stated that the Arbor Day Foundation's "Tree City USA" Program gives national recognition to efforts in establishing a healthy, sustainable, Urban Forestry Program. She noted that the city has a strong track record in maintaining the community's tree canopy. She mentioned that in 1997, the City Council created a Tree Preservation Team in conjunction with the first Tree Preservation Ordinance approved the same year. She stated that today, the City Arborist manages a staff of 13 under the Development Services Department. Additionally, the Development Services, Parks & Recreation, and TCI Department have an annual combined budget of \$3.4 Million dedicated to the preservation and maintenance of trees in the city. She stated that the investment includes Community Outreach Programs to raise public awareness of the value and benefits provided by a healthy and diverse Tree Canopy. She added that acceptance into the Tree City USA Program was a great opportunity to educate the community about the value and benefits provided by trees and the Tree Canopy.

Art Reinhardt, Assistant Director of TCI, presented an update of the heavy rainfall that has occurred throughout the city.

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

Mayor Taylor recognized Councilmember Gonzales who was celebrating her birthday today. The City Council wished Councilmember Gonzales a Happy Birthday.

#### **RECESSED**

Mayor Taylor recessed the meeting at 11:36 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-3, Z-6, Z-8, Z-13, and Z-16 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Viagran seconded the motion.

Mayor Taylor called upon Jack M. Finger to speak.

Mr. Jack M. Finger addressed the City Council in opposition to the duplex structure in Item Z-3 and the manufactured housing in Item Z-5. He expressed opposition to Item Z-13 noting that many of the residents in the area were also in opposition due to the traffic and safety issues. He added that there was a lack of notification in the process.

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

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

**2016-06-02-0410**

**Z-1.** 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 April 7, 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: 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 TO WIT: 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.

**2016-06-02-0411**

**Z-2.** ZONING CASE # Z2016116 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Office/Warehouse on Lots 1 and 2, NCB 754 located at 1202 North Flores Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 1 AND 2, NCB 754 TO WIT: FROM "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT AND "C-1" LIGHT COMMERCIAL DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND OFFICE/WAREHOUSE.

**2016-06-02-0413**

**Z-4.** ZONING CASE # Z2016126 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.034 acres out of NCB 8409, located at 3934 Fredericksburg 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: 1.034 ACRES OUT OF NCB 8409 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO

**"C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.****2016-06-02-0414**

**Z-5.** ZONING CASE # Z2016141 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Housing Airport Hazard Overlay District on Lots 18, 19, and 20, NCB 15666, located in the 12000 Block of FM 1937. 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 18, 19, AND SOUTH 50 FEET OF 20, NCB 15666 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MH AHOD" MANUFACTURED HOUSING AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0415**

**Z-7.** ZONING CASE # Z2016133 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District on Lots 4, 5 and 6, Block 2, NCB 9252 located at 2530 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 4, 5 AND 6, BLOCK 2, NCB 9252 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 NA AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0417**

**Z-9.** ZONING CASE # Z2016137 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 3 & 4, Block 22, NCB 8543 located at 1524 Castroville Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 3 & 4, BLOCK 22, NCB 8543 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0418**

**Z-10.** ZONING CASE # Z2016110 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff and Zoning Commission recommend Approval. (Continued from May 5, 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: LOT P-6, LOT P-10 AND LOT P-11, NCB 17639 TO WIT: FROM "C-2" COMMERCIAL DISTRICT AND "C-3R" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES DISTRICT TO "MF-18" LIMITED DENSITY MULTI-FAMILY DISTRICT.

**2016-06-02-0419**

**Z-11.** ZONING CASE # Z2016113 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West 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: LOT 6, BLOCK 6, NCB 17640 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 GC-2 AHOD" GENERAL COMMERCIAL HIGHWAY 151 GATEWAY CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 AHOD" LOW DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT

AND "MF-25 GC-2 AHOD" LOW DENSITY MULTI-FAMILY HIGHWAY 151 GATEWAY CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0420**

**Z-12.** ZONING CASE # Z2016131 (Council District 6): An Ordinance amending the Zoning District Boundary from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District on approximately 202.93 acres of land out of NCB 19127, NCB 15329 and NCB 15849, generally located at the intersection of Highway 151 and Ingram 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: 202.93 ACRES OF LAND OUT OF NCB 19127, NCB 15329 AND NCB 15849 TO WIT: FROM "MPCD AHOD" MASTER PLANNED COMMUNITY AIRPORT HAZARD OVERLAY DISTRICT AND "MPCD GC-2 AHOD" MASTER PLANNED COMMUNITY HIGHWAY 151 GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "MPCD AHOD" MASTER PLANNED COMMUNITY AIRPORT HAZARD OVERLAY DISTRICT AND "MPCD GC-2 AHOD" MASTER PLANNED COMMUNITY HIGHWAY 151 GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0422**

**Z-14.** ZONING CASE # Z2016114 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "R-6" Residential Single-Family District to "C-2" Commercial District on 2.41 acres of land out of NCB 18009 located at 10920 Bandera 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: 2.41 ACRES OF LAND OUT OF NCB 18009 TO WIT: FROM "C-2" COMMERCIAL DISTRICT AND "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2" COMMERCIAL DISTRICT.

**2016-06-02-0423**

**Z-15.** ZONING CASE # Z2016135 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.00 acres of land out of NCB 13663 generally located in the 8400 Block of Charles Katz 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: 3.00 ACRES OF LAND OUT OF NCB 13663 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-06-02-0425**

**P-1.** PLAN AMENDMENT # 16037 (Council District 9): An Ordinance amending the future land use plan contained in 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 1.501 acres of land out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016140 S)

**2016-06-02-0426**

**Z-17.** ZONING CASE # Z2016140 S (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 S MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash) on 1.501 acres out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 16037).

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: 1.501 ACRES OUT OF NCB 17087 TO WIT: FROM "C-2 MLOD AHOD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY

AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S MLOD AHOD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CONVENIENCE STORE (WITH GASOLINE AND CARWASH).

**2016-06-02-0427**

**Z-18.** ZONING CASE # Z2016112 CD S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use for an Indoor Theater Permitting Over 2 Screens and/or Stages to "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Carwash on Lot 5, Block 4, NCB 18218, located at 23202 US Highway 281 North. 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 5, BLOCK 4, NCB 18218 TO WIT: FROM "C-2 CD MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE FOR AN INDOOR THEATER PERMITTING OVER 2 SCREENS AND/OR STAGES TO "C-2 CD S MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A CARWASH.

**2016-06-02-0428**

**Z-19.** ZONING CASE # Z2016139 S (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 2.459 acres out of NCB 15678, located at 3724 Thousand Oaks 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: 2.459 ACRES OUT OF NCB 15678 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH

SPECIFIC USE AUTHORIZATION FOR A CARWASH.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**2016-06-02-0412**

**Z-3.** ZONING CASE # Z2016136 CD (Council District 1): 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 Three (3) Residential Dwelling Units on 0.113 acres of land out of NCB 2023, located at 2002 North Calaveras. 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: 0.113 ACRES OF LAND OUT OF NCB 2023 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 TWO (2) RESIDENTIAL DWELLING UNITS.

Catherine Hernandez presented Item Z-3 and stated that staff and the Zoning Commission recommended denial with an alternative recommendation for two dwelling units. She reported that of 38 notices mailed; two were returned in opposition and none in favor.

Mayor Taylor called upon the citizens registered to speak.

Ted Gonzales, Applicant, stated that he was depending on the funds for his retirement and was still working very hard at 79 years-old. He noted that he had met all of the requirements and did not understand the concerns.

Jorge Cruz stated that he was speaking in support of the request noting that Mr. Gonzales had followed all of the requirements. He noted that Mr. Gonzales was a hard worker and would like to be like him one day.

Evangelina Gonzales, Applicant, stated that she and her husband had constructed the duplex behind their home to assist them financially. She noted that there were other duplexes in the area and did not understand the concerns of the neighbors. She added that they had followed all of the proper procedures.



Frank Trevino stated that he was speaking on behalf of Mr. Timoteo Escobar in opposition to the request. He noted that it was a dead end street in which many elderly individuals lived. He expressed concern with the emergency vehicles that would have difficulty getting in and out of the area.

Charles Henry addressed the City Council in opposition to the request. He stated that his property abuts the property in question and he was concerned with the residents of the duplex that stay up late and mess with his dogs. He noted that his daughters did not feel safe in the home due to the renters.

Pearl Henry stated that she and her sister did not feel safe in their home due to the behavior of the renters. She expressed concern that one of the renters was speaking poorly of her and her family to another neighbor.

Councilmember Treviño stated that he appreciated the comments on the case and felt they had reached a good compromise.

Councilmember Treviño moved to approve staff's alternate recommendation for a total of two units. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**CONTINUED UNTIL AUGUST 4, 2016**

**Z-6.** ZONING CASE # Z2016105 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street. Staff and Zoning Commission recommend Denial. (Continued from May 5, 2016)

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended denial. She reported that of 14 notices mailed; none were returned in favor or opposition. She added that the applicant had requested a continuance until August 4, 2016.

Councilmember Gonzales moved to continue Item Z-6 until August 4, 2016. Councilmember Warrick seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**2016-06-02-0416**

**Z-8.** ZONING CASE # Z2016134 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lots 5 - 10, Block 15, NCB 8303 located at 2924, 2928 and 2932 Culebra Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 5 - 10, BLOCK 15, NCB 8303 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO SALES.

Catherine Hernandez presented Item Z-8 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses; 2) A 15-foot, Type B Landscape Buffer shall be required along the rear and side property line where the property abuts residential zoning or uses; 3) All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures; and 4) No outdoor speaker or amplification systems shall be permitted. She reported that of 38 notices mailed; one was returned in favor and none in opposition.

Councilmember Gonzales moved to approve Item Z-8 with the conditions read by Ms. Hernandez. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Lopez

**2016-06-02-0421**

**Z-13.** ZONING CASE # Z2016122 (Council District 8): An Ordinance amending the Zoning District Boundary from "RM-4" Residential Mixed District, "RM-4 CD" Residential-Mixed District with Conditional Use for an Outdoor Art Gallery, and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of ten (10) feet on 5.86 acres of land out of NCB 14735 located at 11356 Vance Jackson. 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: 7.5 ACRES OUT OF NCB 14862 TO WIT: FROM "RM-4" RESIDENTIAL MIXED DISTRICT, "RM-4 CD" RESIDENTIAL-MIXED DISTRICT WITH CONDITIONAL USE FOR AN OUTDOOR ART GALLERY, AND "PUD RM-4 CD" PLANNED UNIT DEVELOPMENT RESIDENTIAL MIXED DISTRICT WITH CONDITIONAL USE FOR OUTDOOR ART GALLERY TO "PUD RM-4" PLANNED UNIT DEVELOPMENT RESIDENTIAL MIXED DISTRICT WITH A REDUCED PERIMETER SETBACK OF TEN (10) FEET AND ALLOWING A FENCE UP TO EIGHT (8) FEET IN HEIGHT IN ACCORDANCE WITH SECTION 35-514 (D)(2)(D) OF THE UNIFIED DEVELOPMENT CODE.

Catherine Hernandez presented Item Z-13 and stated that staff and the Zoning Commission recommended approval. She reported that of 31 notices mailed; two were returned in opposition and none in favor. She added that the Vance Jackson Neighborhood Association was in support of the request.

Mayor Taylor called upon the citizens registered to speak.

Patricia Seidenberger addressed the City Council in opposition to the request. She stated that she and her husband had lived in Mission Trace since 1974 and they were concerned with the traffic congestion in the area. She noted that Mission Trace had one entrance, one exit, no sidewalks and was concerned with safety for the children in nearby schools.

Joan Gaither stated that she was a new homeowner in Mission Trace and opposed to the request. She noted concern with safety for the children in nearby schools and added that pocket parks would better serve the area.

Karen Vaught stated that she had lived in Mission Trace since 1955. She noted that she was not opposed to development but concerned with the process. She indicated that the report provided at the Zoning Commission had many errors and that notification did not meet the requirements.

June Kachtik stated that she resided at Rock Creek Run and was President of the Vance Jackson Neighborhood Association. She noted that their Board met with Daniel Ortiz, the Applicant's Representative and voted to approve the zoning request contingent upon Restrictive Covenants.

Daniel Ortiz addressed the City Council on behalf of the Applicant. He stated that the current zoning allows up to 11 acres per unit and allows for other uses. However, the proposed zoning would only add a PUD Overlay. He stated that by adding the PUD Overlay, they would decrease the maximum potential density to 7 units per acre. He added that they would maintain trees and historic elements on the property to include the main house and watch tower.

Bill Hurley stated that he lived in Mission Trace and was in support of the request. He asked that they consider pocket parks if possible.

Tommy Keck stated that he owned the adjacent two properties directly south of the proposed property. He noted that he was not completely opposed to the project but concerned with traffic and child safety.

Councilmember Nirenberg asked of the notification process. Mr. Rod Sanchez replied that they notified everyone within 200 feet of the zoning case as well as Registered Neighborhood Associations within that boundary. He stated that they had posted a sign on the property; however, there had been rain and hail storms that could have blown the sign away. Councilmember Nirenberg thanked the citizens that came to speak and stated that he understood their concerns. However, he noted that the developer had agreed to preserve Heritage Trees as well as Historic Elements on the property. He stated that they would be looking at conducting a traffic study and use any available tools to mitigate concerns. He provided a draft of the Restrictive Covenants for the record.

Councilmember Gonzales asked of the PUD. Ms. Hernandez stated that it was a Planned Unit Development. Councilmember Gonzales asked why a Traffic Impact Analysis was not required. Ms. Hernandez replied that it was not required because the peak hour trips were not reached with the proposed plan for 37 units.

Councilmember Gallagher asked if the trees that would be preserved met the requirements

of the city. Mr. Sanchez stated that this was currently a single family home and the Tree Ordinance was not applicable. Councilmember Krier expressed support and recognized Roy Barrera, Sr. who was in the audience.

Councilmember Nirenberg moved to approve Item Z-13 with an allowance for an 8-foot fence. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Lopez and Medina

**2016-06-02-0424**

**Z-16. ZONING CASE # Z2016138** (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "O-1" Office District and "C-2NA" Commercial Nonalcoholic Sales District on 7.5 acres out of NCB 14862 and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code, generally located in the 5400 block of Prue 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 6, BLOCK 6, NCB 17640 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "O-1" OFFICE DISTRICT AND "C-2NA" COMMERCIAL NONALCOHOLIC SALES DISTRICT ON 7.5 ACRES OUT OF NCB 14862 AND ALLOWING A FENCE UP TO EIGHT (8) FEET IN HEIGHT IN ACCORDANCE WITH SECTION 35-514 (D)(2)(D) OF THE UNIFIED DEVELOPMENT CODE.

Catherine Hernandez presented Item Z-16 and stated that staff and the Zoning Commission recommended approval. She reported that of 38 notices mailed; two were returned in favor and none in opposition.

Councilmember Nirenberg recognized Gary Greenberg and provided a copy of the Restrictive Covenants.

Councilmember Nirenberg moved to approve Item Z-16 with the Restrictive Covenants on the record. Councilmember Warrick seconded the motion. The motion prevailed by the

following vote:

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

**ABSENT:** 2 - Lopez and Medina

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 3:07 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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