

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



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 18, 2016

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular City Council Meeting. Deputy City Clerk Leticia Saenz 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

Mayor Taylor announced that Councilmember Saldaña was attending the meeting via videoconference from Washington, D.C.

1. The Invocation was delivered by Associate Pastor Jeff Gaffney, Community Connect Church, guest of Councilmember Ray Lopez, District 6.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Meetings of June 29 - 30, 2016

Councilmember Gallagher moved to approve the Minutes for the City Council Meetings of

June 29-30, 2016. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

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

POINTS OF PERSONAL PRIVILEGE

Councilmember Gallagher recognized Maria Hernandez who had served as an Intern for District 10. He thanked her for her great work and wished her well in her upcoming school year.

Councilmember Lopez recognized the Greater Helotes Girl's Softball Team for winning the Little League Softball World Series. Mayor Taylor added her congratulations to the team.

CONSENT AGENDA ITEMS

Items 16 and 17 were pulled for Individual Consideration. Mayor Taylor announced that Item 6 was pulled from the agenda by staff. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called the citizens registered to speak.

Dan Sturdivant stated that he was concerned with the development of the Pearl Complex located across from their homes (Item 14). He noted that the Homeowners Association would like additional information on the developer's plans.

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

2016-08-18-0604

5. An Ordinance authorizing contracts with Accu-Aire Mechanical, LLC, Air-Stream General Construction Co., Inc., Inoca Holdco II, LLC dba Fox Service Company, and The Brandt Companies, LLC to provide on-call HVAC maintenance and repair services for an estimated amount of \$480,000.00 annually, funded from FY2016 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

PULLED FROM THE AGENDA BY STAFF

6. An Ordinance accepting the offer from Silsbee Ford to provide the Police

Department with two replacement 2017 Ford Transit 350 vehicles for a total cost of \$85,988.50, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-08-18-0605

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,178,662.00: (A) TexDoor, Ltd. for overhead door preventive maintenance, repairs and parts for the San Antonio Airport System, (B) Diio LLC, for airline business data subscription for the San Antonio International Airport, and (C) Honeywell Building Solutions for an amendment to the maintenance agreement for the Convention and Sports Facilities Enterprise Building Integrator (EBI) system. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-08-18-0606

8. An Ordinance for Belford Area Drainage, a 2012-2017 Bond-funded project located in Council District 3, authorizing a utility-related change order in the amount not to exceed \$101,200.37, payable to Jordan Foster Construction and reimbursed by San Antonio Water System for relocating their water lines that are in conflict with proposed storm drain inlets. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0607

9. An Ordinance authorizing the acquisition of a 26.02 acre tract of land in NCB 17726 along Classen Road to expand Friesenhahn Park located in Council District 10 for a total amount of \$100,000.00 in Certificate of Obligation funds approved in the FY 2016-2021 Adopted Annual Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

2016-08-18-0608

10. An Ordinance approving the El Mercado lease assignments of Karlos Imports to Maria Trinidad Traylor dba Little Bit of Mexico #2 and Texas Star to Jose Robledo dba Memories of Mexico. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations Department]

2016-08-18-0609

11. An Ordinance authorizing the execution of a five-year lease agreement with Omninet Three GP, LLC for approximately 5,611 square feet of office space, located at 4606 Centerview Drive, in Council District 7, for use by the San Antonio Metropolitan Health District as a Women, Infants & Children Clinic for the initial monthly rental

amount of \$8,182.70 and increasing to \$9,000.98 per month during the fifth year. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-08-18-0610

12. An Ordinance authorizing a five-year renewal of a lease agreement with Pleasanton Partners, LP for the continued use by the San Antonio Metropolitan Health District of 5,670 square feet of clinic and office space located at 7452 Military Drive for a monthly rental rate of \$6,950.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-08-18-0611

13. An Ordinance authorizing the closure, vacation and abandonment of a 0.110 acre improved portion of Arden Grove to improve security for the City's public safety radio communication shelter and related equipment in City Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0612

14. An Ordinance authorizing the closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way located between East Elmira Street and Newell Avenue in Council District 1 as requested by Broadway SA Investors GP, LLC, for a fee of \$411,524.00. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0613

15. An Ordinance awarding a City Council Project Fund grant allocation in an amount not to exceed \$16,000.00 to support The Joci Awards Performing Arts Scholarship. [John Peterek, Assistant to the City Manager; Chris Callanen, Assistant to City Council]

2016-08-18-0616

18. An Ordinance authorizing the submission of a grant application and acceptance of funds upon award in an amount up to \$1,500,000.00 to the U.S. Department of Transportation for the Advanced Transportation and Congestion Management Technologies Deployment Initiative Grant for the San Antonio Traveler Resource Information Portal Project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-18-0617

19. An Ordinance authorizing a Chapter 380 Economic Development Grant Agreement

with Dialpad, Inc. in an amount up to \$100,000 for the retention of 6 full-time jobs, and the creation of 44 full-time jobs in the City's Central Business District. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2016-08-18-0618

20. An Ordinance authorizing a professional services agreement with Unique Management Services for library book and material recovery, revenue collection and patron information notification services. [Maria Villagomez, Assistant City Manager; Ramiro Salazar, Library Director]

2016-08-18-0619

21. An Ordinance authorizing the execution of an Amendment to the Sports License Agreement with San Antonio Elite, a Youth Soccer Academy, to expand the licensed premises; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2016-08-18-0620

22. An Ordinance authorizing the execution of an On-Call Building Systems Testing and Balancing Services agreement with TSI in an amount not to exceed \$500,000.00 per year, for a one-year term, with an option to renew the agreement for three one-year extensions, to provide as needed Heating Ventilation and Air-Conditioning (HVAC) systems testing, adjusting and balancing services for City-owned facilities located City-wide. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

ACTION ITEMS FOR STAFF BRIEFING

Mayor Taylor addressed Items 4A and 4B jointly. Deputy City Clerk Saenz read the captions for Items 4A and 4B:

4. Presentation of the City of San Antonio 2017 Proposed Operating and Capital Budget for the Fiscal Year beginning October 1, 2016 and consideration of the following related Ordinances. [Sheryl Sculley, City Manager]

2016-08-18-0602

- 4A. An Ordinance setting the proposed tax rate for the Tax Year 2016.

2016-08-18-0603

- 4B.** An Ordinance setting the public hearings on the proposed Budget for FY 2017 and on the proposed tax rate for Tax Year 2016.

City Manager Sculley recognized the Budget Staff that worked on the Proposed Budget. She presented the FY 2017 Proposed Operating and Capital Budget noting that the Budget was balanced. She reported that Public Safety was below 66% of the General Fund Budget and Financial Reserves totaled 15%. She stated that there was no City Property Tax Rate Increase proposed for FY 2017.

Mrs. Sculley highlighted the SA Speak Up Campaign which was utilized to gather public input on the Budget. She mentioned the Budget Goal Setting Session held with the City Council on June 8th which set Council Priorities. She reported that the FY 2017 City Budget totaled \$2.5 Billion which includes the General Fund, Restricted Funds, and Capital Budget. She stated that the General Fund would be increased by 3.4% and that Revenues were estimated to be 4.5% higher in FY 2017. She provided an overview of the Property Tax Distribution in which the City of San Antonio receives 22%. She noted that the Property Tax Rate was proposed to remain at 55.827.

Mrs. Sculley stated that the FY 2017 Budget includes 2 Planners for SA Tomorrow Plan Implementation and \$250,000 to begin a Comprehensive Plan Implementation Strategy. She reported that within Fire/EMS Services, two classes would be added and within the Police Department, 32 New Police Officers would be added. She highlighted the Five-Year Mediated Settlement Agreement and noted \$87.5 Million in Healthcare Cost Avoidance. She recommended the transfer of the Municipal Court Detention Center Operations to the Police Department and mentioned that a Task Force would study options for the future of the Detention Center and potential relocation of Municipal Court.

Mrs. Sculley reported that \$64 Million for Street Maintenance and \$15 Million for Sidewalks was included in the Budget. She stated that \$1 Million was allocated for Street Lighting, \$1 Million for Pedestrian Safety Around Schools, and \$1 Million for Pedestrian Safety Vision Zero. She noted that \$900,000 was being added to Animal Care Services (ACS) for additional positions and spay/neuter surgeries. She mentioned that Delegate Agency Funding totaled \$21 Million and that all Domestic Violence Prevention Agencies would be funded at the current FY 2016 Levels. She highlighted additional funding for Libraries, Parks, Center City, and Senior Services. She stated that \$75,000 would be allocated for an Air Quality Non-Attainment Public Health Study and \$75,000 for Non-Attainment Education & Outreach. She highlighted the funding allocated for the World Heritage Historic Missions and the Tricentennial Office.

Mrs. Sculley highlighted Smart Cities Initiatives that would focus on Transportation, Sustainability, and Digital Connected Living totaling \$13 Million. She noted that these include WiFi in Parks, Community Kiosks, and Solar Benches. She provided an overview of Employee Compensation and Benefits which include Wage Increases from 1% to 5% and additional Paid Parental Leave. She stated that they also recommended 24 hours of paid Wellness/Education Leave and Tuition Reimbursement for Trades and Applied Certificate Skills. She added that a Housing Incentive Program was recommended for Police and Fire Uniform Personnel that were First Time Homebuyers in the San Antonio City Limits.

Lastly, Mrs. Sculley presented the FY 2017 Capital Improvement Budget totaling \$585 Million. She reported that 92% of the 2012 Bond Program Projects were complete with 11 projects in the Design Phase. She highlighted the Alamodome Renovation Project scheduled for completion in November 2017 and the Consolidated Car Rental Facility Project scheduled for completion in December 2017. She mentioned that 5 Budget Community Open Houses and 2 Public Hearings would be held prior to budget adoption on September 15, 2016.

Mayor Taylor thanked everyone for their work on the budget and recognized citizens that have participated in the budget process thus far. She stated that this was a strong proposal that reflects many of the priorities of the City Council. She highlighted the savings related to Public Safety and noted she was pleased with the Smart City Initiatives included. She noted that she was also pleased with the recommended Paid Parental Leave and the Housing Incentives for Uniform Employees. She asked how citizens could access the proposed budget and provide feedback. Mrs. Sculley replied that they could attend one of four public hearings, watch via livestream, and could access the data and provide input through the city website. Mayor Taylor encouraged citizens to provide their input on the Proposed Budget.

Mayor Taylor called the citizens registered to speak.

Mike Phillips, Robert Cruz, and Minerva Cruz representing COPS/Metro Alliance addressed the City Council. Mr. Cruz stated that they were supportive of raising the entry-level wage for City Employees as well as funding for Project Quest at no less than \$2.2 Million. He thanked the City Council for their commitment and support.

Buddy Villejo addressed the City Council and noted that he had recently retired from the City of San Antonio. He stated that he was pleased with the city's commitment to reach an entry-level wage of \$15 per hour. He noted that he was also supportive of investing in neighborhoods and access to quality services.

Jennifer Arlen stated that she was a 9-1-1 Operator for the City of San Antonio and spoke of her experience when having a baby and not having enough money. She stated that it was important to implement policies to strengthen families.

Nazirite Ruben Flores Perez addressed the City Council and expressed support for the proposed budget. He noted that he was pleased with the improvements at City Parks and that property taxes would not be increased.

Councilmember Lopez thanked Mrs. Sculley for the presentation and stated that he was pleased with the input provided by the community. He stated that he would like to see a path to a \$15 Entry-Level Wage and noted the importance of strengthening families. Mrs. Sculley stated that they had reviewed the salaries last year and increased the Entry-Level Wage to \$13 per hour. She stated that when they reached the top level of their position; no one would receive less than \$15 per hour. She mentioned the issue of compression and stated that they would present further information during the Compensation Budget Work Session. She added that she was recommending funding in the amount of \$90,000 for Trades/Applied Certificate Skills.

Councilmember Viagran stated that she would also like to see the path to a \$15 Entry-Level Wage and that those that have reached the top of their Step Plan should also be justly paid. She thanked all of the entities and residents that have provided input on the budget. She stated that she was pleased with the position added for Translation Services and expanding the Office of Diversity and Inclusion. She noted support for the maintained funding for Delegate Agencies serving Domestic Violence Victims as well as the funding allocated for World Heritage. She highlighted the Improvements for the 9-1-1 Call Center and would like further discussion regarding a potential Investigator assigned to Human Trafficking within SAPD. She highlighted the Smart City Initiatives and the implementation of Wi-Fi and lighting at City Parks. She stated that this was one of the most transformative budgets presented and looked forward to more in-depth conversations. She added that they must be intentional, strategic, and proactive with regard to SA Tomorrow and make investments in the Brooks Regional Center Area.

Councilmember Gallagher highlighted the fact that there was not a property tax increase and commended staff for maintaining the AAA Bond Rating. He stated that he was pleased with the funding allocated for infrastructure, additional personnel at the 9-1-1 Call Center, and increased staffing at the Northeast Senior Center. He requested that the Fire Union come back to the table to continue negotiations.

Councilmember Krier stated that they were committed to providing basic services and

asked how much would be spent for School Zone Safety. Mr. Frisbie replied that they allocated \$1 Million per year beginning in FY 2015 over five years. However, they were ahead of schedule and would be completed within four years. Councilmember Krier asked of the amount of funding for Streets and Drainage. Mr. Frisbie replied that \$64 Million had been allocated for Streets and Drainage while \$15 Million was allocated for Sidewalks. Councilmember Krier asked of the recommendation for New Police Officers. Mrs. Sculley replied that they were recommending 32 New Police Officers and had also submitted a grant for 25 additional Police Officers; as well as 9 Park Police Officers. She stated that the new positions would be in addition to filling vacancies. Councilmember Krier asked if there were any issues with recruiting Police Cadets. Chief McManus stated that they had not had any issues and many individuals were interested in becoming a Police Officer. Councilmember Krier recognized representatives from COPS/Metro and highlighted the work of Project Quest. He recognized Mayor Taylor for her leadership on the Police Collective Bargaining Agreement.

Councilmember Saldaña stated that he was pleased with the paid leave for new parents and asked for additional information. Mrs. Sculley stated that maternity/paternity leave would be available to employees as parenting was a shared responsibility. Councilmember Saldaña asked of the printing costs for the public at Libraries and if it had been reduced. Mrs. Sculley replied that they reduced the cost to \$0.20 per page but would review the potential to reduce further. Councilmember Saldaña referenced the move of the Detention Center to SAPD from Municipal Court. Mrs. Sculley stated that the Municipal Court Judge did not supervise day-to-day operations and the facility would be better supervised by Police Officers. She noted that they would study a long-term partnership with Bexar County and that there would not be a fiscal impact. Councilmember Saldaña spoke of the partnership with Local Initiatives Corporation (LISC) and asked for additional information. Mrs. Sculley stated that the San Antonio Area Foundation was helping LISC come to San Antonio to build more affordable housing in the community. Councilmember Saldaña spoke of the Entry-Level Wage and requested a list of employees earning \$13 per hour. He noted support for Translation Services and the enhancements for the Northeast Senior Center.

Councilmember Nirenberg referenced Slides 16 and 18 and asked of the property tax data. Mrs. Sculley clarified that Slide 16 referenced Revenues while Slide 18 related to Assessed Valuation. Councilmember Nirenberg asked of the Bond Rating Agencies and changing expectations. Mrs. Sculley stated that the Bond Rating Agencies were constantly updating the criteria for which they evaluate cities. Councilmember Nirenberg asked of the Contingency Fund and use of these funds for FY 2016. Mrs. Sculley replied that a Contingency Fund was included in the proposed budget in the amount of \$1 Million. Maria Villagomez noted that there were challenges related to CPS Energy Revenue and a portion of the funds were utilized to address that shortage this year. She added that funds were also

allocated for SA Pets Alive.

Councilmember Medina highlighted Public Safety and asked if TCI Staff had the resources necessary for the 2017 Bond Program. Mr. Frisbie responded that they were prepared for the 2017 Bond Program. Councilmember Medina stated that he was supportive of the initiatives included for City Employees including a pathway to a \$15 Entry-Level Wage.

Councilmember Gonzales asked of the funding allocated for the Residential Lighting Program. Mrs. Sculley replied that they had increased said item in the last two budgets and recommended another \$1 Million in the FY 2017 Proposed Budget. Councilmember Gonzales asked of the increase for Animal Care Services (ACS). Mrs. Sculley stated that the funds would be used to add two Animal Care Officers for Districts 3 and 4. Additionally, they would add three new positions for the Return-to-Owner Program and 5,000 more spay/neuter surgeries. Councilmember Gonzales stated that she was supportive of ACS but noted concerns with the large budget increase. She stated that she had a personal experience with 9-1-1 and commended staff for their work.

Councilmember Warrick stated that he was pleased with the new Library that would be opened in District 2. He noted support for the dedicated ACS Staff for District 3 which would also help District 2. He asked of the LISC Funds and if they were reviewing older public housing as well as new public housing. Mrs. Sculley stated that she was not prepared to discuss the details at this time but would invite their Director to the Budget Work Session. Mayor Taylor noted that she was supportive of LISC and that they focused on Affordable Housing in neighborhoods working in partnership with public entities and non-profit organizations. She added that although they were known for providing housing assistance; their focus was on Neighborhood Revitalization. Councilmember Warrick asked how the \$1 Million for Residential Street Lighting would be allocated. Mrs. Sculley stated that she would provide a list of recommended areas based on need. Councilmember Warrick asked of mentoring, training, or other professional development opportunities for the employees at the Entry-Level Wage. Mrs. Sculley spoke of the various education and training opportunities available for City Employees.

Councilmember Treviño stated the he was pleased to improve Spanish Translation Services which was inclusive, transparent, and brought Social Equity. He noted that high technology could be implemented in a low-tech way and noted that they should invest in helping people and their quality of life. Mayor Taylor added that the budget must reflect a commitment to neighborhoods and would like to have a further conversation about working with Neighborhood Associations to maintain their quality of life.

Councilmember Lopez moved to adopt the Ordinances for Items 4A and 4B.

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

Councilmember Saldaña exited the meeting at this time.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Deputy City Clerk Saenz read the caption for Item 16:

2016-08-18-0614

- 16.** An Ordinance authorizing the acceptance and appropriation of a grant in the amount up to \$391,863.00 from Southwest Texas Regional Advisory Council for Trauma for use by the Mobile Integrated Healthcare unit of the Emergency Medical Services Division of the San Antonio Fire Department to work with Pediatric Asthma Patients. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Viagran asked of the partnership with School Districts. Yvette Granato replied that the program was implemented in conjunction with University Hospital and Community First. She noted that it was implemented in May and operated during the summer months. She added that now that children were back in school, they would receive notifications from School Nurses and have a better focus on this population.

Councilmember Viagran moved to adopt the Ordinance for Item 16. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

Deputy City Clerk Saenz read the caption for Item 17:

2016-08-18-0615

- 17.** An Ordinance authorizing the acceptance of funds not to exceed \$15,675.00 from the Texas Department of State Health Services through Texas State University-San Marcos, for a Tobacco Compliance grant and establishing a budget for the grant period September 1, 2016 through August 31, 2017 [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Viagran asked if the city was already operating this program. Chief McManus replied that they had been doing so since 2012 and focused primarily on underage tobacco use. He indicated that the grant funds would be used for overtime activities to conduct stings.

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

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

ABSENT: 1 - Saldaña

POINT OF PERSONAL PRIVILEGE

Mayor Taylor recognized Councilmember Gallagher who would be celebrating his birthday on August 22, 2016. The City Council wished Councilmember Gallagher a Happy Birthday.

RECESSED

Mayor Taylor recessed the meeting at 11:52 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Taylor reconvened the meeting at 2:04 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-5, P-2, Z-6, and Z-7 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Nirenberg seconded the motion.

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

Mr. Jack M. Finger spoke of the passing of Ruben Espronceda. He stated that he was opposed to Items P-2 and Z-6 noting concerns that the storage facility was not compatible with the current development.

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

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

ABSENT: 1 - Saldaña

2016-08-18-0621

P-1. PLAN AMENDMENT # 16054 (Council District 1): An Ordinance amending the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.17 acres of land out of NCB 395, located at 846 Erie Avenue from "Medium Density Residential" to "Low-Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016193)

2016-08-18-0622

Z-1. ZONING CASE # Z2016193 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Five (5) Single-Family Units on 0.17 acres out of NCB 395, located at 846 Erie Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16054)

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: 0.17 ACRES OUT OF NCB 395 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR FIVE (5) SINGLE-FAMILY UNITS.

2016-08-18-0623

Z-2. ZONING CASE # Z2016175 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14, BLOCK 16, NCB 367 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT

WITH SINGLE-FAMILY (TOWNHOMES) USES NOT TO EXCEED 33 UNITS PER ACRE.

2016-08-18-0624

Z-3. ZONING CASE # Z2016186 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 R AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.678 acres out of NCB 1002, located at 908 East Elmira Street and 1726 North St. Mary's 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: 0.678 ACRES OUT OF NCB 1002 TO WIT: FROM "C-3 NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-3R" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

2016-08-18-0625

Z-4. ZONING CASE # Z2016194 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. 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: 0.67 ACRES OUT OF NCB 12867 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-18-0630

Z-8. ZONING CASE # Z2016188 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive

Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 3 & 7, Block 1, NCB 15249, located at 6333 Old Pearsall 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 & 7, BLOCK 1, NCB 15249 TO WIT: FROM "C-3 R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-18-0631

Z-9. ZONING CASE # Z2016190 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lot 37, Block 2, NCB 1669, located at 2112 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 37, BLOCK 2, NCB 1669 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2P" COMMERCIAL PEDESTRIAN DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT.

2016-08-18-0632

Z-10. ZONING CASE # Z2016191 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, Block 13, NCB 16523, located at 6428 Marcum 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 23, BLOCK 13, NCB 16523 TO WIT: FROM "I-1

AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-18-0633

- P-3.** PLAN AMENDMENT # 16052 (Council District 7): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 4.15 acres out of NCB 13664, located at 7227 Lamb Road from "Mixed Use Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016184)

2016-08-18-0634

- Z-11.** ZONING CASE # Z2016184 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on 4.15 acres out of NCB 13664, located at 7227 Lamb Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16052)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.15 ACRES OUT OF NCB 13664 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "PUD MF-18 AHOD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A REDUCED PERIMETER SETBACK OF 10 FEET.

2016-08-18-0635

- P-4.** PLAN AMENDMENT # 16055 (Council District 7): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.00 acres of land out of NCB 15663, located at 10663 West Loop 1604 North from "Suburban Tier" to "Regional Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016197)

2016-08-18-0636

- Z-12.** ZONING CASE # Z2016197 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-3"

General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

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: 5.00 ACRES OUT OF NCB 15663 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

2016-08-18-0637

P-5. PLAN AMENDMENT # 16056 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 114.2 acres of land out of NCB 14890, located in the 5600 Block of UTSA Boulevard from "Suburban Tier" to "Urban Core Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016196)

2016-08-18-0638

Z-13. ZONING CASE # Z2016196 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16056)

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: 114.2 ACRES OUT OF NCB 14890 TO WIT: FROM "R-6 MLOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "MPCD MLOD" MASTER PLANNED COMMUNITY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2016-08-18-0626

Z-5. ZONING CASE # Z2016198 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.758 ACRES OUT OF NCB 1549 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 CD AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A NON-COMMERCIAL PARKING LOT.

Catherine Hernandez presented Item Z-5 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A 10-foot Type A Landscape Buffer shall be provided along property boundaries abutting single family residential zoning or uses; 2) Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses; 3) No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions; 4) The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed; and 5) Hours of operation shall be limited to the hours of operation of the neighboring non-profit organization for which the non-commercial parking lot will be used. She reported that of 20 notices mailed; none were returned in favor or opposition. She added that the Denver Heights Neighborhood Association was in support of the request.

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

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

ABSENT: 1 - Saldaña

Items P-2 and Z-6 were addressed jointly:

2016-08-18-0627

- P-2.** PLAN AMENDMENT # 16053 (Council District 3): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from "Low Density Residential" to "Neighborhood Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016189)

2016-08-18-0628

- Z-6.** ZONING CASE # Z2016189 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for a Self Storage Facility on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16053)

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: 1.89 ACRES OUT OF NCB 10762 TO WIT: FROM "R-20" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-1 CD" LIGHT COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR SELF STORAGE FACILITY.

Catherine Hernandez presented Item P-2 noting that it would amend the future land use plan contained in the Eastern Triangle Community Plan. She stated that staff recommended denial while the Planning Commission recommended approval. For Item Z-6, she reported that staff recommended denial while the Zoning Commission recommended approval. She noted that of 11 notices mailed; two were returned in favor and none in opposition.

Councilmember Viagran moved to approve Items P-2 and Z-6. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

2016-08-18-0629

- Z-7.** ZONING CASE # Z2016192 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport

Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 2, NCB 7342, located at 614 Fair Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4, BLOCK 2, NCB 7342 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 NA AHOD" COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. She reported that of 21 notices mailed; none were returned in favor or opposition.

Councilmember Viagran moved to approve Item Z-7 with a C-2 NA Designation. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:12 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA Y. SAENZ, TRMC
DEPUTY CITY CLERK