

**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, October 20, 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 with the following Councilmembers present:

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

**ABSENT:** 1 - Viagran

Mrs. Vacek announced that Councilmember Viagran was presenting at the World Historical and Cultural Cities Conference in Nanjing, China.

1. The Invocation was delivered by Father Victor Valdez, San Fernando Cathedral, guest of Councilmember Roberto C. Treviño, District 1.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.

3. Approval of Minutes for the Regular City Council Meetings of September 14-15, 2016

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of September 14-15, 2016. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Viagran

#### **OATH OF OFFICE - MAYOR PRO TEM**

4. Councilmember Ron Nirenberg will be sworn-in as Mayor Pro-Tem, serving the term from November 2, 2016 through January 11, 2017.

City Clerk Vacek administered the Oath of Office to Councilmember Nirenberg to serve as Mayor Pro Tem beginning November 2, 2016 through January 11, 2017.

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

Mayor Taylor recognized the month of October as National Domestic Violence Awareness Month, Breast Cancer Awareness Month, Learning Disabilities Awareness Month, Children's Vision on Bullying Awareness Month, and Cybersecurity Awareness Month. She stated that these recognitions should remind everyone to take care of their mind, body, and spirit.

Mayor Taylor recognized Judy Babbitt, City Employee that recently passed away. She spoke of Mrs. Babbitt's work on championing inclusivity throughout the City of San Antonio. The City Council expressed their condolences on the passing of Mrs. Babbitt. City Manager Sculley highlighted Mrs. Babbitt's work with the City of San Antonio for 44 years and 9 months. She mentioned her work in helping create the Disability Access Advisory Committee and the many projects she contributed to over the years.

Councilmember Saldaña recognized Laura Cantu for her work with the City Council. He noted that Mrs. Cantu would be leaving employment with the City of San Antonio to take a position with the Whataburger Corporate Office. The City Council thanked Mrs. Cantu for her service to the City of San Antonio and wished her well in her future endeavors.

**CONSENT AGENDA ITEMS**

Items 13, 17, 21, and 22 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Warrick seconded the motion.

Mayor Taylor called upon Mr. Rhett Smith to speak.

Mr. Rhett Smith spoke in support of the advertising services that would be provided by Spurs Sports and Entertainment to promote the City's Residential Recycling Program (Item 6).

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

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

**ABSENT:** 1 - Viagran

**2016-10-20-0808**

5. An Ordinance authorizing contracts with Central Electric Enterprises & Company, HJD Capital Electric, Inc., and Inoca Holdco, II LLC dba Fox Service Company to provide on-call electrical maintenance and repair services for an estimated cost of \$480,000.00 annually, funded from FY2017 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-10-20-0809**

6. An Ordinance accepting the offer from Spurs Sports and Entertainment, LLC to provide advertising services promoting the City's Residential Recycling Program for a total cost of \$186,950.00, funded from the FY2017 Solid Waste Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-10-20-0810**

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$322,000.00: (1A) Mosty Brothers Nursery and Bob Wells Nursery LLC and (1B) AgH2O Holdings LLC and SiteOne Landscape Supply to supply five, seven and fifteen gallon shade, ornamental, fruit and nut trees; and (2) The Watermark Group for Solid Waste Management Department "Pay as You Throw" program door hangers. [Ben Gorzell, Chief

Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-10-20-0811**

8. An Ordinance for the Harry Wurzbach at Austin Highway Intersection Improvements Project, authorizing the execution of an amendment to a Professional Design Services Agreement with Civil Engineering Consultants (dba Don Durden, Inc.) in the amount not to exceed \$385,999.68 for additional Design and Engineering Services, a Alamo Area Metropolitan Planning Organization and Certificates of Obligation funded project, located in Council Districts 2 and 10; and reallocating \$1,000,000.00 from the Tax Note-funded Base Realignment and Closure Infrastructure Project to the Harry Wurzbach at Austin Highway Intersection Improvements Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-10-20-0812**

9. An Ordinance for the School Pedestrian Infrastructure Improvements Project awarding a construction contract to Allbrite Constructors of Texas LLC in the amount of \$1,907,357.85, which \$115,303.50 will be reimbursed by San Antonio Water Systems, \$1,565,975.00 will be reimbursed by Texas Department of Transportation and \$226,079.35 will be the City's contribution, a Local Agency Management project, located in Districts 2 and 3. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**2016-10-20-0813**

10. An Ordinance authorizing the 1st Renewal of Lease Agreement between the City of San Antonio and Catholic Life Insurance, for a five-year term, for the continued use of office space located at 1635 NE Loop 410, Suite 510 for use as the City Council District 10 Constituent Office, for the initial monthly rental amount of \$1,600.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**2016-10-20-0814**

11. An Ordinance approving the Farmers Market lease assignments of Foto Memories by Zubair – Personalized Photos and Gifts to Tainy Delgado Garnica dba TAE Souvenirs and Siew Pang International to Carlos Sandoval and Caton Sandoval dba Fiesta Mercado. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations Department]

**2016-10-20-0815**

12. An Ordinance authorizing the submission of a Head Start grant application to the U.S. Department of Health and Human Services and acceptance upon award of an

amount up to \$22,483,945.00 for the period of February 1, 2017 to January 31, 2018, a budget of \$28,104,932.00, which includes an in-kind match of up to \$5,620,987.00, and a personnel complement of 94 positions for the Department of Human Services; authorizing four service provider agreements in a cumulative amount of \$16,356,396.00 with renewal options until the end of the grant term on July 31, 2018. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2016-10-20-0817**

14. An Ordinance authorizing the execution of a Donation Agreement between the City of San Antonio, the San Antonio Tricentennial Celebration Commission, and Sculpture Trail LLC providing for the conveyance of eight bronze statues of historically significant individuals who contributed to San Antonio from Sculpture Trail LLC to the City and the installation of a total of fourteen statues as part of the City's Tricentennial Celebration in 2018. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Interim Director, Arts and Culture]

**2016-10-20-0818**

15. An Ordinance authorizing the settlement of a lawsuit styled Virginia Finster v. City of San Antonio, Cause Number 2015CV6772 pending in the County Court at Law No. 10 in Bexar County, Texas in an amount up to \$75,000.00 from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

**2016-10-20-0819**

16. An Ordinance authorizing the settlement of a lawsuit styled Babe Anderson v. City of San Antonio, pending in the 45th Judicial District Court, Bexar County, Texas, Cause Number 2015-CI-12803 in the amount of \$75,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

**2016-10-20-0821**

18. An Ordinance awarding a professional services contract to Professional Auditing Services of America, Co. to provide accounts payable recovery audit services on a contingency basis. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-10-20-0822**

19. An Ordinance authorizing the renewal of Interlocal Agreements for a term of five years with the following Independent School Districts: San Antonio, Edgewood, Southside, Northside, South San, North East, Judson, East Central, Southwest, Alamo Heights, and Harlandale, to use their facilities for the purpose of immunizing and providing medications to the residents of Bexar County in the event of a public

health emergency. [Erik Walsh, Deputy City Manager; Vincent R. Nathan, PhD, MPH, Interim Health Director]

**2016-10-20-0823**

20. An Ordinance authorizing the execution of a contract with WellMed Medical Management Inc. from October 1, 2016 to September 30, 2021, with 2 one-year renewal options, to provide health and wellness related services at no cost to the City and at no cost to residents age 60 and older attending various senior centers. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2016-10-20-0826**

23. An Ordinance authorizing the execution of a License Agreement with Eastside Christian Action Group for the continued operation, maintenance and use of the Wheatley Heights Sports Complex, located in Martin Luther King Park and the Wheatley Heights flood buyout property in Council District 2; the term of the agreement is for five years, beginning on the date of execution with up to two additional five-year renewal options, subject to the approval of City Council for a total maximum term of fifteen years ; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 13:

**2016-10-20-0816**

13. An Ordinance authorizing the acceptance of grant funds in an amount up to \$650,000.00 from the U.S. Department of Justice for the Enhanced Collaborative Model to Combat Human Trafficking Program to enhance anti-human trafficking law enforcement; authorizing an in-kind matching contribution of \$216,667.00; and authorizing a memorandum of understanding with the entities partnering in the program. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief, Police]

Councilmember Saldaña read a Letter of Support from Councilmember Viagran which recognized all of the grant partners for their attention to the growing issue of Human Trafficking. She wrote that the grant was worth celebrating and championing, as 600,000-800,000 people were trafficked across International Borders every year. She added that Human Trafficking was a huge and complex process that was getting worse. Councilmember Saldaña thanked Councilmember Viagran for bringing attention to the

issue and asked of the use of grant funds. Chief McManus replied that the grant would be used to enhance their ability to investigate Human Trafficking proactively and reactively.

Councilmember Gonzales asked if staff would be added and how they would work with partner agencies. Chief McManus stated that the partners would work together and that the grant would provide overtime funds and equipment. He mentioned that no staff would be added. Councilmember Gonzales stated that she would like to receive an update on the results of the program. Chief McManus replied that they would provide a progress report in 6 months.

Councilmember Krier expressed his support for the program and asked why the City of San Antonio had not been awarded the COPS Grant. Mrs. Sculley stated that the Cities of Dallas and Arlington had received the grants related to the shootings that occurred there this year. She noted that San Antonio had been awarded COPS Grants over the years but funding depended on events taking place throughout the country.

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

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

**ABSENT:** 1 - Viagran

City Clerk Vacek read the caption for Item 17:

**2016-10-20-0820**

17. An Ordinance authorizing execution of a contract with AS&G Claims Administration, Inc. to provide third-party administration services for workers' compensation claims for the City in an estimated annual amount of \$1,032,000.00 for the first year of the contract, funded by the Workers' Compensation Self Insurance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Ben Gorzell presented a Power Point regarding the Third Party Administration for Workers' Compensation. He provided an overview of the Project Scope noting that it included Claims Management, Medical Cost Containment, Pharmacy Benefit Management, and a Risk Management Information System. He outlined the Evaluation Criteria and mentioned that Small Business Economic Development Advocacy (SBEDA) Subcontracting Requirements were set at 12% Minority/Women Owned Business Enterprises (M/WBE). He reported that Audited Financial Statements were not required. He presented a Scoring Matrix that outlined the scores for each of the two firms that

submitted proposals noting that AS&G Claims Administration, Inc. received a score of 71.81 and Tristar Risk Management, Inc. received a score of 65.66 out of a total score of 100. He stated that staff recommended AS&G Claims Administration, Inc. for the contract.

Mayor Taylor called upon the citizens registered to speak.

Jimmy Dyer, Director of Sales and Client Solutions for Tristar Risk Management stated that they were opposed to the staff recommendation. He spoke of Tristar Risk Management's work with the City of San Antonio since January 2012 and highlighted the reduction of claims paid. He added that there were no formal or pending issues at the time the Request for Proposals (RFP) was released.

Councilmember Warrick asked of the reduction in claims paid. Mr. Gorzell replied that they had seen improvements in their overall Workers' Compensation Program over the past several years but attributed that to the focus on same by staff. Councilmember Warrick asked how the current contractor received much lower scores than the new respondent. Mr. Gorzell replied that the RFP was a competitive process and staff reviewed the proposals for the best value. He stated that staff felt the recommended contractor could provide better value on categories such as Communication, Claims Processes, Customer Service, and Technology. Councilmember Warrick asked if there had been performance issues with Tristar Risk Management. Mr. Gorzell confirmed that there had been issues in the past that had been cured.

Councilmember Warrick moved to award the contract to Tristar Risk Management, Inc. Councilmember Medina seconded the motion.

Councilmember Saldaña commended staff for their due diligence but noted that the recommendation had been presented to the City Council without a recommendation from the Audit Council Committee. He stated that he was comfortable moving forward with the current vendor and was supportive of the motion to award the contract to Tristar Risk Management.

Councilmember Gonzales stated that she also served on the Audit Council Committee and had been comfortable moving forward with Company B (Tristar Risk Management) due to their willingness to participate in the SBEDA Program. She asked of the Mentor/Protégé Program. Rene Dominguez stated that they were recommending changes to the Mentor/Protégé Program based on the discussion that had occurred at the Audit Council Committee Meeting. He noted that in the future; points would not be awarded for participating in the program but the company selected would be required to participate as a Mentor. Councilmember Gonzales spoke of the importance of growing Small Businesses



and having Local Participation, Training, and Mentor/Protégé Programs.

Councilmember Gallagher asked of the main difference in the scoring related to the Proposed Plan. Mr. Gorzell replied that it was related to the Technology Platform for AS&G which was more user-friendly, generated reports, and performed great data analytics. He noted that when checking references for Tristar Risk Management; staff received negative feedback that indicated that the company would not hire Tristar again. Councilmember Gallagher thanked staff for their due diligence and stated that clear guidance had been provided to the City Council with regard to the staff recommendation.

Councilmember Gallagher moved to adopt the Ordinance as recommended by staff approving AS&G Claims. The motion died due to lack of a second.

Councilmember Nirenberg asked of the SBEDA Participation. Mr. Gorzell replied that Tristar Risk Management had agreed to participate in the Mentor/Protégé Program and received 5 points for same. However, AS&G had not agreed to participate until later in the process. Councilmember Nirenberg recognized the Audit Council Committee for noting their concerns but stated that he did not see a reason to go against the staff recommendation.

Councilmember Medina commended the Audit Council Committee for their work and stated that their comments had brought him clarity on the issue. He stated that the most important factor in the decision was the SBEDA Program and the willingness of the incumbent to ensure it is strengthened.

Councilmember Krier stated that the issue had been thoroughly discussed with staff; however, this was one occasion in which he did not support the staff recommendation. Councilmember Treviño spoke of the process and noted the importance of the discussion by the Audit Council Committee. He stated that he would be supportive of Councilmember Warrick's motion.

Mayor Taylor stated that there had been good discussion on the issue which had revealed opportunities to improve the process in general and more specifically; the SBEDA Program. She added that the Council Committee Process was very important and she was compelled by the fact that the members of the Audit Council Committee were united on this issue.

The motion by Councilmember Warrick to award the contract to Tristar Risk Management, Inc. prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina and Krier

**NAY:** 1 - Gallagher

**ABSENT:** 1 - Viagran

**ABSTAIN:** 1 - Nirenberg

Items 21 and 22 were addressed jointly. City Clerk Vacek read the captions for Items 21 and 22:

**2016-10-20-0824**

- 21.** An Ordinance approving license agreements with Mobilitie, LLC, a Nevada Limited Liability Company for the use of city rights-of-way for the installation of small cell equipment on utility and traffic light poles and the installation and maintenance of fiber optic cable, conduit, and related facilities in city rights-of-way to support small cell equipment installation Citywide. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

**2016-10-20-0825**

- 22.** An Ordinance approving license agreements with Mobilitie Management, LLC, a Delaware Limited Liability Company for the use of city rights-of-way for the installation of small cell equipment on utility and traffic light poles and the installation and maintenance of fiber optic cable, conduit, and related facilities in city rights-of-way to support small cell equipment installation Citywide. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

Councilmember Nirenberg stated that he had pulled the items to highlight them. He stated that Mobilitie Management, LLC was one of several companies linked up with the City's Wireless Agreement that helped position San Antonio at the forefront in terms of a flexible policy to help accelerate wireless infrastructure. He noted that Mobilitie Management, LLC would be a competitor that would help drive down prices for customers and deploy fiber infrastructure in areas on the losing end of the digital divide.

Councilmember Nirenberg moved to adopt the Ordinances for Items 21 and 22. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Viagran

**24. City Manager's Report**

Mrs. Sculley provided an update on the City's Proposed 2017-2022 Bond Program noting that the Community Bond Committee process was well underway. She stated that the 160 residents appointed by the City Council were fully engaged, as well as Mayor Taylor's appointed Tri-Chairs: Eddie Aldrete, Carri Baker, and Darryl Byrd. She highlighted the five Bond Committees: 1) Streets & Sidewalks, 2) Drainage, 3) Parks, 4) Facilities, and 5) Neighborhood Improvements. She mentioned that Community Meetings began on Monday, October 3rd and would last through December 15th. She stated that 7 meetings had been held thus far and a meeting would be held this evening with the Neighborhood Improvements Committee. She noted that all meetings were being held at the Central Library Auditorium and were open to the public. She added that Spanish Translation was available and parking was free on the night of the meetings. She mentioned that the full meeting schedule was available on the City's 2017 Bond Website. She stated that as a result of the initial meetings; staff had received more than 40 new project requests not included in the staff recommendations. She noted that staff was working on researching and providing the Committees with cost estimates and associated information regarding these new project requests from the residents. With regard to Rough Proportionality; she reported that staff had developed a new chart that shows how the Proposed \$850 Million in staff recommended projects will impact areas across the City. She indicated that 21% of the proposed \$850 Million Bond Program was allocated for Downtown Projects that have a community wide impact. She mentioned the discussion regarding McAllister Park and Capitol Park Little League and reported that this past Monday, the Parks Community Bond Committee voted unanimously to separate the two projects. She added that they would continue to update the City Council on the progress being made at the Community Committee Meetings. She provided a timeline in which Committees would finalize their recommendations by December of this year; be presented to the City Council in January of 2017; and the Election held on May 6, 2017.

**RECESSED**

Mayor Taylor recessed the meeting at 10:37 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-1, Z-6, P-4, and Z-12 were pulled for Individual Consideration.

Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Lopez seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Alcohol Variance requested in Item 25 due to its close proximity to The Pickett Academy.

Mark Garza stated that he was the Applicant for Item Z-7 and was requesting authorization for a small Sand Blast Facility. He noted that it was very clean and most operations occurred indoors.

Jacqueline Ruiz stated that she was Mr. Mark Garza's Wife and helped operate the Sand Blast Facility (Item Z-7). She noted that they sand blasted monuments for cemeteries and memorials.

Written testimony was received from Pravin Desai, Owner of the adjacent property in Items P-2 and Z-5, noting that he was not opposed to the rezoning. However, he would like for the Development Service Department to consider applying a zoning change to his property as well.

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

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

**ABSENT:** 2 - Viagran and Krier

**2016-10-20-0827**

- 25.** ALCOHOL VARIANCE # AV2016008 (Council District 2): An Ordinance granting a Variance to City Code 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 38, Block 3, NCB 1371, located at 1955 East Houston Street for off-premise consumption within three-hundred (300) feet of The Pickett Academy, a public education institution within the San Antonio Independent School District.

**2016-10-20-0829**

- P-1.** PLAN AMENDMENT # 16066 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.17 acres out of NCB

17996, located at 2919 FM 1516 from "Community Commercial", "Industrial" and "Low Density Residential" to "Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016229)

**2016-10-20-0830**

- Z-2.** ZONING CASE # Z2016229 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 10.17 acres out of NCB 17996, located at 2919 FM 1516 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16066)

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: 10.17 ACRES OUT OF NCB 17996 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-10-20-0831**

- Z-3.** ZONING CASE # Z2016226 S (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 2E, NCB 10746, located at 231 Boulder 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 2E, NCB 10746 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-5 S" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MANUFACTURED HOME.

**2016-10-20-0832**

- Z-4.** ZONING CASE # Z2016238 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the W 38.34 feet of Lot 2, Block 15A, NCB 576,

located at 1506 E. Houston Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: W 38.34 FEET OF LOT 2, BLOCK 15A, NCB 576 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

**2016-10-20-0833**

**P-2.** PLAN AMENDMENT # 16065 (Council District 3): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, Block 6, NCB 10938, located at 734 Hot Wells Boulevard from "Low Density Residential" to "Community Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016224)

**2016-10-20-0834**

**Z-5.** ZONING CASE # Z2016224 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 2, Block 6, NCB 10938 and Lot 4, Block 6, NCB 10938, located at 712 and 734 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 16065).

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: A 0.45 ACRE OUT OF NCB 10938 AND A 0.51 ACRE OUT OF NCB 10938 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

**2016-10-20-0835**

**Z-7.** ZONING CASE # Z2016225 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport

Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Stone Curing, Monument Manufacturing on Lot 10, Block 1, NCB 6439, located at 317 Frio City 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 10, BLOCK 1, NCB 6439 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 P CD AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR STONE CURING, MONUMENT MANUFACTURING.

**2016-10-20-0836**

**Z-8.** ZONING CASE # Z2016227 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use Motor Vehicle Sales (Full Service) on 0.580 acres out of NCB 8736, located at 552 New Laredo Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.580 ACRES OUT OF NCB 8736 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE).

**2016-10-20-0837**

**Z-9.** ZONING CASE # Z2016234 S (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots 14 thru 18, Block 57, NCB 7960, located on 817 Milvid Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 14-18, BLOCK 57, NCB 7960 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR CARWASH.

**2016-10-20-0838**

**Z-10.** ZONING CASE # Z2016242 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 P" Commercial Pedestrian District and "RM-4" Residential Mixed District on 0.118 acres out of NCB 6861, located at 103 Carle Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 5 AND 6, NCB 6861 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY 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.

**2016-10-20-0839**

**P-3.** PLAN AMENDMENT # 16064 (Council District 6): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North from "High Density Residential" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016221)

**2016-10-20-0840**

**Z-11.** ZONING CASE # Z2016221 (Council District 6): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16064)

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: 3.094 ACRES OUT OF NCB 17636 TO WIT: FROM "MF-33" MULTI-FAMILY RESIDENTIAL DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

**2016-10-20-0843**

**Z-13.** ZONING CASE # Z2016233 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus on 2.839 acres out of NCB 17102, located at 4630 Hamilton Wolfe 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: 2.839 ACRES OUT OF NCB 17102 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOSPITAL TO "C-2 NA CD AHOD" COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A HUMAN SERVICES CAMPUS.

**2016-10-20-0844**

**P-5.** PLAN AMENDMENT # 16071 (Council District 10): An Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.13 acres out of NCB 10440, located at 2659 Eisenhower Road from "Public/Institutional" to "Low Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016240)

**2016-10-20-0845**

**Z-14.** ZONING CASE # Z2016240 (Council District 10): An Ordinance amending the Zoning District Boundary from "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Baseball Park to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses, not to exceed 5 units per acre on 2.13 acres out of NCB 10440, located at 2659 Eisenhower Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 16071)

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: 2.13 ACRES OUT OF NCB 10440 TO WIT: FROM "RM-4 S AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A NON-COMMERCIAL BASEBALL PARK TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY DETACHED USES NOT TO EXCEED 5 UNITS PER ACRE.

### **CONSENT ZONING CONCLUDED**

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

#### **2016-10-20-0828**

**Z-1.** ZONING CASE # Z2016241 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/Corporate Apartment on Lot 11, Block 1, NCB 719, located at 716 S Presa Street. Staff and Zoning Commission recommend Approval with a condition.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 1, NCB 719 TO WIT: FROM "C-2 H AHOD" COMMERCIAL LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S H AHOD" COMMERCIAL LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A EXTENDED STAY HOTEL, TIMESHARE, AND CORPORATE APARTMENT.

Catherine Hernandez presented Item Z-1 and stated that staff and the Zoning Commission recommended approval with the condition that all lighting shall be directed onto the site and point away from any residential zoning or uses. She reported that of 36 notices mailed; none were returned in favor and one in opposition.

Councilmember Treviño moved to approve Item Z-1 with the condition that all lighting be directed onto the site and point away from any residential zoning or uses. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Saldaña, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Gonzales and Krier

**CONTINUED UNTIL NOVEMBER 3, 2016**

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

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 25 notices mailed; none were returned in favor and two in opposition.

Councilmember Saldaña moved to continue Item Z-6 until November 3, 2016. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Saldaña, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Viagran, Gonzales and Krier

Items P-4 and Z-12 were addressed jointly.

**2016-10-20-0841**

**P-4.** PLAN AMENDMENT # 16068 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road from "Neighborhood Commercial" to "Low Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016236)

**2016-10-20-0842**

**Z-12.** ZONING CASE # Z2016236 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-6" Residential Single-Family District on 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16068)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.58 ACRES OUT OF NCB 18313 TO WIT: FROM "C-2" COMMERCIAL DISTRICT TO "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT.

Catherine Hernandez presented Item P-4 and stated that it would amend the Northwest Community Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-12, she stated that staff and the Zoning Commission recommended approval. She reported that of 59 notices mailed; one was returned in favor and 27 in opposition. She noted that due to the amount of opposition; the case would require nine votes for approval.

Mayor Taylor called upon the citizens registered to speak.

Walter Enderle stated that he was a resident of the Sterling Oak Community and had lived in his home for over 20 years. He expressed concern with the lack of time given and notification process for the Planning and Zoning Commission Meetings. He requested a 30-day continuance to gather additional information.

Daniel Ortiz stated that the property in question was privately-owned and currently zoned C-2 which allowed a number of commercial uses including a shopping center. He noted that they were requesting to downzone the property to R-6, Residential Single-Family District. He stated that a shopping center would generate more peak trips than a 31 Single-Family Home Subdivision

Councilmember Medina asked of the notification process. Ms. Hernandez replied that the Zoning Process took 60 days and required a Public Hearing of the Zoning Commission and City Council. She noted that since there was also an associated Plan Amendment; it was heard by the Planning Commission and that required a 10-day notification. She added that they provided a 10-day notice prior to the City Council Meeting and posted a sign on the property prior to being heard by the Planning and Zoning Commissions. Councilmember Medina stated that there was ample notification and that there was a need for Residential Homes in this portion of the District.

Councilmember Warrick asked why the case required nine votes for approval. Ms. Hernandez replied that it was due to the fact that they received more than 20% opposition from the surrounding area.

Councilmember Medina moved to approve Items P-4 and Z-12. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Viagran and Krier

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:27 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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