

**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, January 19, 2017

9:00 AM

Municipal Plaza Building

The City Council of San Antonio convened in a Regular Council Meeting. City Clerk Leticia Vacek took the Roll Call noting 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 Ben Trammell, University United Methodist Church, guest of Councilmember Ron Nirenberg, District 8.
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 November 30-December 1, 2016

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of November 30-December 1, 2016. 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

POINT OF PERSONAL PRIVILEGE

Councilmember Gonzales invited everyone to attend the Grand Opening of Elemendorf Park on Saturday at 10:30 am. She stated that the Park was a collaboration between the City of San Antonio and Bexar County and thanked everyone for their work. Xavier Urrutia spoke of the unique water quality features that were included and stated that it would become a learning laboratory on how water can be cleansed and recaptured before returning it to a water stream. He noted that the hike and bike trails were connected to the Greenway Trail System.

CONSENT AGENDA ITEMS

Items 6, 13, 18, 19, and 20 were pulled for Individual Consideration. Councilmember Nirenberg moved to approve the remaining Consent Agenda Items. Councilmember Lopez seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Susan Beavin read a letter of support from Janet Dietel, President of the San Antonio Conservation Society, for the Resolution initiating Landmark Designation for 29 Historic Gas Stations (Item 21). She stated that the nominated stations continued to serve as community landmarks, anchoring their neighborhoods to major thoroughfares.

Frederica Kushner spoke in support of the Resolution initiating Landmark Designation for 29 Historic Gas Stations (Item 21). She stated that they provided character and personality to their surrounding communities and added that it was important to preserve Local and State History.

Betty Eckert spoke in opposition to the agreement with Towne & Country Optimist Little League (Item 22) noting concern that the public was unable to use the facility. She expressed concern that they did not keep the park clean and that the public was not informed.

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

2017-01-19-0012

5. An Ordinance authorizing an increase to the project costs for the Air Traffic Control Tower at Stinson Municipal Airport and appropriating \$813,257.00 from the Airport Capital Improvement Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2017-01-19-0014

7. An Ordinance authorizing the sale and disposition of 5323 War Cloud located in Council District 4 currently owned by the Office of Urban Redevelopment San Antonio, also known as the Urban Renewal Agency for the City of San Antonio, to Julio Castillo for the sum of \$4,000.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

2017-01-19-0015

8. An Ordinance approving the Market Square lease assignments of International Market to Adrian Gallegos Vaca dba Apparel and Hats #2 and La Condesa to Roberto Delgado Rivera dba Maya's Imports. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

2017-01-19-0016

9. An Ordinance authorizing the submission of a grant application in the amount of \$65,000.00 by the City of San Antonio through the Carver Community Cultural Center to S.C. Johnson Giving for the purpose of increasing the Carver's marketing and outreach efforts. [Carlos Contreras, Assistant City Manager; Michael J.Sawaya, Director, Convention and Sports Facilities]

2017-01-19-0017

10. An Ordinance authorizing the submission of a grant application to PVBLC Foundation by the City of San Antonio through the Carver Community Cultural Center in the amount of \$15,000.00 for in-kind media and marketing services for the purpose of increasing the Carver's marketing and outreach efforts. [Carlos Contreras, Assistant City Manager; Michael J.Sawaya, Convention and Sports Facilities]

2017-01-19-0018

11. An Ordinance authorizing the City of San Antonio Office of Emergency Management to apply for, accept, and appropriate, upon award, up to \$250,000.00 from the Texas Division of Emergency Management 2017 Emergency Management Preparedness Grant. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2017-01-19-0019

12. An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2017 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds upon award. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2017-01-19-0021

14. An Ordinance ratifying the submission of a grant renewal application to the Centers for Disease Control and Prevention, National Center for Immunization and Respiratory Diseases for the Immunization and Vaccines for Children grant, funded by the U.S. Department of Health and Human Services and authorizing the acceptance of funds upon award in an amount up to \$2,872,924.00 for a term beginning April 1, 2017 and ending June 30, 2018. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]

2017-01-19-0022

15. An Ordinance authorizing the submission of an application to the U.S. Department of Health and Human Services and acceptance upon award of \$995,828.00 for the period of September 30, 2017 to September 29, 2018 for the Bexar CARES program to provide services to children with emotional disturbances and their families; authorizing a budget, including an in-kind match of \$995,828.00, and personnel complement for 2018. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]

2017-01-19-0023

16. An Ordinance approving revisions to the bylaws of the San Antonio Arts Commission to provide an updates to their Purpose, Mission, Roles and Responsibilities, simplifying Membership composition requirements and updating the Committee Structure. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Interim Director, Arts & Culture]

2017-01-19-0024

17. An Ordinance rescheduling City Council meetings in February and March 2017. [Leticia M. Vacek, City Clerk]

2017-01-19-0001R

21. A Resolution initiating landmark designation for 29 historic gas stations and to provide a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. [Lori Houston, Assistant City Manager; Shanon Shea Miller,

Director, Office of Historic Preservation]

2017-01-19-0028

22. An Ordinance authorizing the execution of a Sports License Agreement with Towne & Country Optimist Little League for use and maintenance of four sports fields and concession building at Olmos Basin Park located in Council District 1 for a five year term beginning February 1, 2017, and ending January 31, 2022; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2017-01-19-0029

23. An Ordinance authorizing the negotiation and execution of Sports License Agreements with Gold Medal Athletics and Pop Warner Southside Little Cowboys for terms not to exceed five years for shared operation, maintenance and use of a sports field and related amenities at Stinson Park located in Council District 3; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia Director, Parks & Recreation]

2017-01-19-0030

24. An Ordinance authorizing the execution of Amendment #1 to the license agreement with SPORTi for a 10-year term extension to commence upon the completion of soccer field improvements at Pearsall Park located in Council District 4; no City funds are associated with this action. [María Villagómez, Assistant City Manager; Xavier D. Urrutia Director, Parks & Recreation]

2017-01-19-0031

25. An Ordinance approving the Westside Tax Increment Reinvestment Zone #30 Final Project and Finance Plans. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]

2017-01-19-0002R

26. A Resolution of No Objection for Mission DG/Mitchell Redevelopment, LP's application to the Texas Department of Housing and Community Affairs for non-competitive 4% Housing Tax Credits for the development of St. John's Apartments, a 229-unit multi-family rental housing development located at 222 E. Mitchell Street in Council District 3. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]

2017-01-19-0003R

27. A Resolution of No Objection for Pedcor Investments, a Limited Liability Company's application to the Texas Department of Housing and Community Affairs

for non-competitive 4% Housing Tax Credits for the development of Trails at Leon Creek Apartments, a multifamily rental housing development located at 7615 Bandera Road in Council District 7. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]

CONSENT ITEMS CONCLUDED

ACTION ITEMS FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

2017-01-19-0011

4. An Ordinance approving a final list of \$830 million in Bond Projects for the February 9, 2017 call of a Special Bond Election for the Proposed \$850 million 2017 – 2022 General Obligation Bond Program. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mrs. Sculley presented an overview and foundation for the 2017-2022 Bond Program. She reported that staff had begun preparing for the Bond Program over a year ago and developed recommendations based upon a Program that incorporated no property tax increase. She stated that it was the largest Bond Program within the city's means and includes projects that implement the SA Tomorrow Plan. She added that the City of San Antonio's AAA Bond Rating allowed the city to issue debt at the lowest rates in the country. She stated that 80% of the projects were within the 10 City Council Districts and only 20% was recommended for Downtown Infrastructure. She recognized Bond Committee Members that were present.

Ben Gorzell reported that the City Charter states that there cannot be Property Tax Supported Debt outstanding that is more than 10% of the Total Assessed Valuation. He stated that there was currently \$1.6 Billion in outstanding debt which was well within the legal limit. He reported that under State Law; there was a limitation relative to the Debt Service Tax Rate. He noted that the rate cannot exceed \$1.50 per \$100 of valuation and was currently \$0.21 cents per \$100 of valuation, well under the legal limit. He stated that they reviewed Comprehensive Financial Analysis and Modeling to determine the size of the Bond Program. He noted that for the \$850 Million Program; they did not project an increase in the Property Tax Rate. He mentioned that the City of San Antonio would issue bonds to be repaid over a 20-year period. He added that the City of San Antonio had a AAA General Obligation Bond Rating from all three Major Rating Agencies. He stated that the Proposed \$850 Million Bond Program was developed with the same fundamental principles and financial management practices that support the AAA Bond Rating.

Mike Frisbie presented a Power Point outlining the 2017 Bond Program Project Recommendations. He recognized the Tri-Chairs, Eddie Aldrete, Carri Baker, and Darryl Byrd, as well as the Co-Chairs for each of the Five Committees. He reported that a total of 160 Citizen Appointees served on the Five Committees as a diverse group with varied backgrounds and experiences from across the city. He stated that a total of 25 Public Community Meetings were held, as well as 5 Community Bond Tours. He noted the robust Community Input Process and indicated that 1,400 Residents had attended and 350 Comments were collected a result of meetings. He highlighted the Guiding Principles: 1) Support SA Tomorrow Growth Plan; 2) Coordinate with Other Agencies; 3) Increase Connectivity; 4) Leverage Funds; 5) Project Continuation; 6) Investment in Major Corridors; 7) Improve & Support Vision Zero; 8) Complete Streets; 9) Environmental Sustainability; 10) Operating & Maintenance Budget Impact; and 11) Rough Proportionality.

Mr. Frisbie presented the Committee Recommendations noting that there were a total of 173 Projects. He highlighted the Six Bond Propositions:

- 1) Streets, Bridges, and Sidewalks – 62 Projects totaling \$450 Million
- 2) Drainage & Flood Control – 19 Projects totaling \$144 Million
- 3) Parks & Recreation – 64 Projects totaling \$116 Million
- 4) Library, Museum & Cultural Arts and 5) Public Safety Facilities – 28 Projects totaling \$120 Million
- 6) Neighborhood Improvements – 13 Areas totaling \$20 Million

Mr. Frisbie noted Potential Pedestrian Mobility Projects and outlined the Project Reserve Lists within the Drainage & Flood Control and Facilities Categories. He presented an overview of the City Council Amendments by Council District and noted that with the amendments; a total of 181 Projects would be included in the Bond Program. He stated that next steps would include City Council Adoption of the Urban Renewal Plan on February 2nd; City Council call for the 2017 Bond Election on February 9th; and General and Bond Election Day on May 6th.

Mayor Taylor called upon the citizens registered to speak.

Former Mayor Phil Hardberger spoke in support of the 2017 Bond Program noting that it was the greatest Bond Program in San Antonio's History. He stated that once the Land Bridge was completed at Hardberger Park; there would not be any more capital projects needed. He quoted Proverbs noting that without vision, the people will perish and thanked the City Council for their vision.

Bob Martin, President of the Homeowner Taxpayer Association of Bexar County, spoke in opposition to the Bond Program. He expressed concern with converting traffic lanes to bike lanes along Broadway and the upgrades to the UTSA Athletic Facilities.

Tom Cuthbert stated that he had moved to San Antonio 25 years ago and serves on the Board of Tech Bloc and SA Works. He expressed support for the Bond Program noting that the investments would benefit Locals and Visitors.

Paula Owen, President of the Southwest School of Art and Board Member of the Centro Partnership, spoke in support of the Bond Program. She thanked the City Council for their vision and recognizing the importance of investing in the City of San Antonio.

Pete Cortez commended Mayor Taylor and the Council for their work in putting together a Historic Bond Program. He noted that by making major investments in the city, there was a potential to drive significant transformation.

Belinda Garza Hartwig representing the San Antonio Chamber of Commerce spoke in favor of the Bond Program and thanked everyone for their work.

Steve Graham with the San Antonio River Authority also spoke in support of the Bond Program. He noted the projects they had worked on in collaboration with the Bexar Regional Watershed Management Partnership. He encouraged Low Impact Development Practices that would reduce the impact of impervious cover.

George Alejos addressed the Mayor and Council and thanked the Council for their service. He noted that he was not in favor of the Bond Program and that even though the tax rate is not being increased; the valuation of property has increased.

Rod Radle stated that he was speaking as a Member of the Hemisfair Park Board of Directors in support of the Bond Funds recommended for Hemisfair. He stated that over 600,000 people have visited Yanaguana Park at Hemisfair which has exceeded all attendance and programming expectations. He noted that new funds would provide accessibility to the Northwest Corner of the Park.

Doug McMurray stated his history of serving on the Parks and Recreation Board, Parks Bond Committee, and currently serves on the San Antonio Parks Foundation and Hardberger Park Conservancy. He stated that he truly loves parks and was supportive of the recommendations for the Parks & Recreation Category in the Bond Program.

Andres Andujar spoke in support of the Bond Funds for Hemisfair Park. He referenced the

Hemisfair Master Plan which improves parkland and creates exciting new development. He stated that Hemisfair was delivering on its mission to benefit every district and citizen of this great city.

Danna Schneider, Chris Cauthern and Tara Borth of Unite Here addressed the Council in opposition to the funding for Hemisfair Park included in the Bond Program. Ms. Schneider stated that they were concerned with the Zachry Hotel Development that was part of the overall redevelopment of Hemisfair. She noted that the hotel would not benefit locals and was an environmental hazard. She asked why taxpayers had to fund the \$26 Million for Hemisfair.

Margarita DeLeon, District 3 Representative on the San Antonio Public Library Board of Trustees, spoke in support of the funding for Libraries included in the Bond Program. She noted the importance of investing in the McCreless Library and thanked Councilmember Viagran for her continued support.

Roland Mower, President and CEO of Port San Antonio, thanked the Mayor and Council for their leadership on the Bond Program and the inclusion of funding for Port San Antonio.

Lynn Bobbitt, Executive Director of the Brackenridge Park Conservancy, spoke in support of the Bond Funding for Brackenridge Park, Hemisfair, Broadway Corridor, and World Heritage. She stated that the 2017 Bond Program was an opportunity to make a major investment in Brackenridge Park.

Joe Calvert, President of the Brackenridge Park Conservancy, spoke in support of the Bond Program and funding included for Brackenridge Park.

Janet Dietel, President of the San Antonio Conservation Society, spoke in support of the Bond Program. She highlighted funding for Brackenridge Park and Civic Park within Hemisfair.

Cosima Colvin, Vice-President of the Beacon Hill Neighborhood Association, showed a Power Point Presentation in support of the recommended funding in the Bond Program for Lower Fredericksburg Road. She spoke of the importance of revitalizing the area and encouraging development of Complete Streets to foster an environment where residents can live, work, and play in their neighborhood.

Cynthia Spielman, President of the Beacon Hill Neighborhood Association, also spoke in support of funding in the Bond Program for Lower Fredericksburg Road. She noted the importance of preserving neighborhood corridors and supporting the SA Tomorrow Goals

in Transportation, Connectivity, Health, and Wellness.

Betty Eckert spoke in opposition to the Bond Program noting concerns that residents were unable to use various City Parks. She stated that the Bond Priority should be Public Safety and requested that each Council District have a Senior Center where Seniors could congregate and not simply eat a meal.

Mayor Taylor thanked everyone that worked on the \$850 Million Bond Program that would be a great investment for the City of San Antonio. She noted that the projects were necessary as past investments were typically much smaller. She noted that the projects were catalytic and would generate additional private investment. She highlighted the street, sidewalk, drainage, and lighting improvements that would be made to enhance the quality of life. She thanked everyone that took part in the process including the Tri-Chairs, for ensuring the right balance in relation to the Bond Package. She asked of the private sector projects being leveraged. Mr. Frisbie replied that 37 Funding Partners were included in the Bond Program totaling \$350 Million. He stated that they had signed Letters of Intent and pending voter approval; would move forward with Legally Binding Funding Agreements.

Councilmember Treviño also thanked everyone that worked on the Bond Program and stated that the \$850 Million Package is a significant investment for the city. He highlighted Brackenridge Park, Hardberger Park, and the Mission Reach Projects, as well as the great amount of Sidewalks that were included in the Bond Package. He outlined various projects within the Bond Categories and stated that the investments would truly impact all citizens in a positive way. He asked the City Attorney to speak to Section 2 of the Ordinance regarding remaining funds after the projects were completed. Andy Segovia stated that if there were any monies left over within a specific category, they could be used to fund the projects included in the Project Reserve List.

Councilmember Treviño moved to adopt the Ordinance for Item 4 as presented by staff. Councilmember Lopez seconded the motion.

Councilmember Nirenberg recognized Brad Parrott of UTSA.

Mr. Brad Parrott highlighted some of the accomplishments of Dr. Ricardo Romo and stated that the athletes that compete at events would be able to utilize the showers, locker rooms, and have medical access. Additionally, they would negotiate five Event Days with the City of San Antonio and offer free access to Track and Soccer Events.

Councilmember Nirenberg thanked Mr. Parrott and stated that he was fully supportive of the Bond Program. He spoke of the importance of investing in infrastructure and stated that

the Land Bridge at Hardberger Park would be a jewel for the city. He asked of communication with the public regarding the Bond Projects. Mr. Frisbie replied that they would update the website with detailed project information. Mrs. Sculley added that they would create an informational brochure that describes each of the projects.

Councilmember Gallagher expressed his support for the Bond Program and highlighted the great amount of public input. He asked what would occur if the Bond Program was not approved by the voters. Mr. Gorzell responded that it could mean higher interest rates and less funds available for projects. He noted that there could also be increased construction costs. Councilmember Gallagher thanked everyone that participated and recognized Former Councilmember John Clamp who served as the Facilities Committee Co-Chair.

Councilmember Medina echoed some of the same sentiments that had been articulated and added that the projects had been vetted by the Bond Committees. He thanked everyone for their work and highlighted the work of the Drainage Committee for their recommendations to help address flood control issues. He stated that he was pleased with the collaborative Parks Projects with Districts 1 and 5 and the recommended Woodlawn Lake Park Multi-Generational Center. He stated that it was important to get the information out to the citizens and that the information be bilingual.

Councilmember Lopez thanked everyone for their work and stated that the recommendations from the Bond Committees have been accepted with very few changes. He stated that they had completed previous Bond Projects on time and on budget and would continue to do so on the 2017 Bond Program.

Councilmember Krier thanked the District 9 Representatives that served on the Bond Committees. He mentioned that the City of Austin recently approved a Street Bond Election in the amount of \$720 Million which will require a \$150 Property Tax Increase on the average Austin Home. He spoke of the great financial management of the City of San Antonio and recognized Mayor Hardberger for securing \$0.66 cents in private donations for every dollar of Public Bond Funding for the Land Bridge at Hardberger Park. He noted the Multi-Use Facility and Senior Center recommended for District 9 and stated that he was proud to campaign for the Bond Program.

Councilmember Warrick stated that it was a momentous and historic day in the City of San Antonio and he was proud to support the Bond Program. He thanked the Bond Committee for their work as well as the Tri-Chairs: Eddie Aldrete, Carri Baker, and Darryl Byrd.

Councilmember Gonzales asked if the community would be able to use the UTSA Track/Athletic Fields. Mr. Brad Parrott responded that unfortunately, the UTSA Track was

built to International Association of Athletics Federations (IAAF) Standards and could not be utilized by the public due to the wear and tear. Councilmember Gonzales asked of the Parking Garage for the San Antonio Zoo and Brackenridge Park and the potential for it to be privatized. Mr. Frisbie replied that the commitment for the Parking Garage was that it remain free and open to the public and that the City of San Antonio must maintain ownership. Councilmember Gonzales stated that she would like to see more investment in Public Art and thanked the Bond Committee for their work on the Bond Program.

Councilmember Viagran thanked the Bond Committee and District 3 Representatives who have spent a great amount of time on the Bond Program. She asked of the amount of time that would be available for Non-UTSA Events. Mr. Frisbie responded that they were negotiating with UTSA on four different categories of Public Use. Councilmember Viagran asked if the SBEDA Ordinance would be applied to Bond Projects. Mr. Frisbie confirmed that it would be applied. Councilmember Viagran asked why the private funds were not being matched dollar to dollar for the Land Bridge at Hardberger Park. Mr. Frisbie replied that they were only able to leverage \$10 Million for the City's \$13 Million Commitment. He noted that the project cost had been reduced to \$23 Million from the original \$25 Million. He added that design was 30% complete using private dollars. Councilmember Viagran spoke of the infrastructure needs of District 3 and stated that she felt that funds should be invested on same; not on a Land Bridge.

Councilmember Viagran moved to direct staff to create ballot language to have the Land Bridge as a separate Bond Proposition. The motion died due to lack of a second.

Councilmember Saldaña stated that he appreciated all of the work on the Bond Program. He noted that he was pleased this Bond Program did not pick up the tab for the State with regard to expanding highway infrastructure and did not increase the Property Tax Rate. He added that the Bond Projects would address basic needs and transform areas that had not been invested in for many years.

Councilmember Gallagher expressed concern with the motion by Councilmember Viagran and stated that it was important to provide a clear message that the City Council was in full support of the Bond Program.

The motion to adopt the Ordinance for Item 4 as presented by staff prevailed by the following vote:

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

28. City Manager's Report

There was no City Manager's Report.

RECESSED

Mayor Taylor recessed the meeting at 12:21 pm to break for lunch and announced that the meeting would resume at 2:00 pm.

RECONVENED

Mayor Taylor reconvened the meeting at 2:07 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items 29, Z-3, P-2, Z-4, P-3, Z-6, P-4, Z-7, Z-9, Z-11, and Z-16 were pulled for Individual Consideration. Mayor Taylor noted that Items P-6 and Z-17 were postponed by the applicant and would not be addressed. Councilmember Gallagher moved to approve the remaining Consent Zoning Items. Councilmember Warrick seconded the motion.

Mayor Taylor called upon Mr. Larry Bradford to speak.

Larry Bradford spoke in opposition to Items P-5 and Z-13 noting concerns with the quality of the road and the great amount of dust. He asked that the cases be postponed until the road is fixed.

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

2017-01-19-0033

- 30. ALCOHOL VARIANCE # AV2017001** (Council District 1): An Ordinance granting a Variance to City Code 4-6(c)(3), 4-6(c)(4), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lots 14 and 15, Block 16, NCB 1705, located at 2512 North Main Street for on-premise consumption within three-hundred (300) feet of Keystone School, a private education institution.

2017-01-19-0034

- P-1. PLAN AMENDMENT # 17006** (Council District 1): An Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Open Space" to "Community Commercial" on Lots 6-14, Block 56, NCB 7147 and Lots 1-5, 23-26,

Block 57, NCB 7160, located in the 1200 Block of Fresno Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017015)

2017-01-19-0035

- Z-1.** ZONING CASE # Z2017015 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Outside Storage of Swimming Pool Equipment and Building Materials and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 6-14, Block 56, NCB 7147 and Lots 1-5, 23-26, Block 57, NCB 7160, located in the 1200 Block of Fresno Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17006)

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 6-14, BLOCK 56, NCB 7147 & LOTS 1-5, 23-26, BLOCK 57, NCB 7160 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-01-19-0036

- Z-2.** ZONING CASE # Z2017019 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on the East 42 feet of Lot 16 and Lot 17, Block 18, NCB 398, located at 527 East Laurel 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: EAST 42 FEET OF LOT 16 & ALL OF LOT 17, BLOCK 18, NCB 398 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A DUPLEX.

2017-01-19-0039

- Z-5.** ZONING CASE # Z2017013 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 1.438 acres out of NCB 9552, located in the 2800-2900 Block of Martin Luther King 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: 0.715 ACRES OF LAND OUT OF NCB AND 0.723 ACRES OF LAND OUT OF NCB TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

2017-01-19-0040

- Z-8.** ZONING CASE # Z2017004 (Council District 4): An Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 0.153 acres out of CB 4005, located at 11230 State Highway 16 South. 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: 0.153 ACRES OF CB 4005 TO WIT: FROM "MI-1 AHOD" MIXED LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-01-19-0042

- Z-10.** ZONING CASE # Z2017024 (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-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lots 3 and 4, NCB 6861, located at 411 King Roger 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 3 AND 4, NCB 6861 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2P" COMMERCIAL PEDESTRIAN DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT.

2017-01-19-0044

Z-12. ZONING CASE # Z2017006 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the South 94.47 feet of Lot 29, Block 1, NCB 15600, located at 2411 Pinn 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 SOUTH 94.47 FT OF 29, BLOCK 1, NCB 15600 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2017-01-19-0045

P-5. PLAN AMENDMENT # 17003 (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 from "Mixed Use" and "Parks and Open Space" to "Mixed Use" on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017007)

2017-01-19-0046

Z-13. ZONING CASE # Z2017007 (Council District 7): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited-Density Multi-Family Airport Hazard Overlay District on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17003)

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: 33.127 ACRES OUT OF NCB 18559 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LOW-DENSITY MULTI-FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-01-19-0047

Z-14. ZONING CASE # Z2017020 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District to "C-1 CD" Light Commercial District with Conditional Use for a Party House/ Meeting Facility/ Reception Hall on Lot P-29, NCB 15479, located at 9538 Braun 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 P-29, BLOCK, NCB 15479 TO WIT: FROM "C-1" LIGHT COMMERCIAL DISTRICT TO "C-1 CD" LIGHT COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A PARTY HOUSE, MEETING FACILITY, RECEPTION HALL.

2017-01-19-0048

Z-15. ZONING CASE # Z2016064 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-40 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 9, Block 4, NCB 16602, located in the 15600-15700 Block of Chase Hill Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 9, BLOCK 4, NCB 16602 TO WIT: FROM "C-3 MLOD-1 ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "MF-40 MLOD-1 ERZD" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

POSTPONED BY APPLICANT

P-6. PLAN AMENDMENT # 16081 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by

changing the future land use from "Suburban Tier" to "Regional Center" on 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016267 ERZD)

POSTPONED BY APPLICANT

Z-17. ZONING CASE # Z2016267 ERZD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16081)

2017-01-19-0050

Z-18. ZONING CASE # Z2016244 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-1A, NCB 15723, located at 14500 Judson Road. Staff and Zoning Commission recommend Approval. (Continued from December 1, 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-1A, NCB 15723 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-01-19-0051

Z-19. ZONING CASE # Z2017014 (Council District 10): 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 Lot P-12, NCB 15684, located at 11846 Nacogdoches 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 P-12, NCB 15684 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 29:

2017-01-19-0032

- 29.** An Ordinance authorizing an Interlocal Agreement between the City of San Antonio and Bexar County for the implementation of the Southern Edwards Plateau-Habitat Conservation Plan (SEP-HCP); appointing members to its Coordinating Committee; and appropriating \$175,000 from the Development Services Fund. [Erik Walsh, Deputy City Manager; Roderick J. Sanchez, Director, Development Services]

Rod Sanchez presented a Power Point regarding the Southern Edwards Plateau Habitat Conservation Plan (SEP-HCP). He stated that San Antonio was home to Fort Sam Houston and its Training Facility at Camp Bullis. He noted that Encroaching Development began to impact the Mission of Camp Bullis and the City of San Antonio passed six Ordinances to protect the Mission. He indicated that the City and Bexar County began the process of creating a Habitat Conservation Plan as an initiative to support the Military's Mission. He mentioned that the City and County applied for a permit and it was approved and issued by US Fish and Wildlife in 2016. He outlined the Plan Process and Proposed Interlocal Agreement (ILA) that would: 1) Accept the permit from US Fish and Wildlife; 2) Contain a Governing Structure; 3) Annual Budget; 4) Amendment Procedures; and 5) Termination Procedures. He highlighted the Governing Structure in which a Coordinating Committee would be created to include 3 Members from the City of San Antonio and 3 Members from Bexar County. He added that the Chair would be a City Appointee and the Secretary would be hired by the City of San Antonio. He noted that the Coordinating Committee would appoint a Technical Advisory Committee to include City Staff, Conservation Advisory Board, Edwards Aquifer Authority, CPS Energy, SAWS, Military, US Fish and Wildlife Services, Texas Parks and Wildlife Department, and Bexar County Departments.

Mr. Sanchez spoke of the process for acquisition noting that property within the City of San Antonio, Extra Territorial Jurisdiction (ETJ), and surrounding six counties would require approval from the City Council. He stated that property located within Bexar County and

outside ETJ would require approval from Commissioner's Court. He indicated that the goal would be to acquire 30% of the preservation within Bexar County or five miles from its boundary. He highlighted the process for enrollment in which a science-based process would be implemented administratively. He stated that the Secretary would verify that the project meets the criteria and the Coordinating Committee will vote to enroll the project. He noted that projects located over the Edwards Aquifer Recharge and Contributing Zone would be allowed to participate. He mentioned that the City of San Antonio would have the ability to use Proposition Property that has not already been used for Habitat Conservation but the ILA does not commit the City to use this land. He indicated that City Council Approval was required for the use of any Proposition Land by the Plan and that at least half of the proceeds from the sale of credits would go back to the property.

Mr. Sanchez outlined the fees which include a \$2,500 Application Fee and Plan Administration Fee of 10% of Total Mitigation Fees. He noted that Golden-Cheeked Warbler (GCW) and Black-Capped Vireo (BCV) Preservation Credits would be provided as follows: 1) \$8,000 per acre of directly impacted GCW or BCV Habitat; and 2) \$2,000 per acre of indirectly impacted GCW or BCV Habitat. He noted Karst Participation Fees, GCW or BCV Preserves In Lieu of Preservation Credit Purchases, and Karst Preserves In Lieu of Participation Fees. He stated that the fund would be self-sustaining but needed seed funding to implement. He noted that the City and County would initially provide \$175,000 each but would be reimbursed by the Plan. He added that staff recommended appointing Melissa Ramirez, Rudy Niño, and Xavier Urrutia to the Coordinating Committee.

Mayor Taylor called upon the citizens registered to speak.

Colonel Mark Lee, Deputy Commander of the 502nd Air Base Wing and Joint Base San Antonio, addressed the City Council in support of the agreement. He stated that the SEP-HCP addressed endangered species compatibility concerns around Camp Bullis. He added that they looked forward to continued discussions regarding effective implementation.

Annalisa Peace representing the Greater Edwards Aquifer Alliance asked the City Council not to approve the agreement or postpone the item and develop an agreement that includes more citizen participation in making decisions to protect Proposition 1 Funds from being used to subsidize development. She noted that public meetings should be required and that a citizen representative should serve on the Coordinating Committee.

Dr. Francine Romero, Chair of the Conservation Advisory Board (CAB), spoke in support of the agreement. She stated that CAB Members initially had concerns about the inclusion of existing properties purchased through the Sales Tax Funded Aquifer Protection Program

in the HCP. However, she thanked staff for making revisions to ensure that the Edwards Aquifer Protection Fund will be compensated to some extent when the properties are used for HCP.

James Cannizzo, Attorney for the US Army, stated that he was present to answer Technical Questions if needed.

Tonya Sommer of US Fish and Wildlife Services spoke in support of the agreement and thanked the City of San Antonio and Bexar County for their work on same. She stated that they appreciated the dedication to the conservation of rare species in San Antonio.

Mayor Taylor thanked everyone that spoke and staff that worked on the Plan and Agreement. She spoke of the benefits to include protecting Military Installations by providing a continuous habitat buffer. She stated that she was pleased that the Conservation Advisory Board would be involved in the ongoing discussions about how to best leverage existing City Investments and dedicate more funding. She asked how long staff had been working on the Plan and the opportunity for citizens to provide feedback. Renee Green, Director of Public Works for Bexar County, stated that they had been working on the Plan since 2009 and that 24 Citizen Advisory Committee Meetings were held with a significant amount of input received.

Councilmember Krier thanked Dr. Romero and the work of the Conservation Advisory Board. He spoke of the 8 years of work on the plan and noted the importance of protecting Endangered Species at Camp Bullis. He asked Colonel Lee of the impact of postponing the item and coming up with a new agreement. Colonel Lee replied that they would like to move forward today and had been in support of the Plan since 2009. Councilmember Krier stated that he was pleased with the collaboration between the City of San Antonio and Bexar County.

Councilmember Nirenberg stated that they could all agree that the Plan would be a great tool once implemented and the vision of military protection expanded. However, he noted the importance of implementing the Plan properly and would like to see a delay as he still had significant questions. He asked of the benefit of the HCP that is not being realized today. Mr. Sanchez replied that there was a fear that development was continuing and that it could take many years to fully comply with the Endangered Species Act. Councilmember Nirenberg asked of the reason for a 50% reimbursement when credits were used. Mr. Sanchez stated that there was a requirement to maintain preserves so 100% could not be reimbursed. Xavier Urrutia added that the money would still remain with the City of San Antonio but under a different program in order to meet new requirements regarding mitigation. Councilmember Nirenberg asked of the status of the proposal to de-list the

Black-Capped Vireo. Tonya Sommer of US Fish and Wildlife Services stated that they had received a request to remove the Black-Capped Vireo from the Endangered Species List in December 2016, but a determination has not been made. Therefore, it is still under full protection under the Endangered Species Act. Councilmember Nirenberg stated that he agreed with the Goal and Vision of the Plan but had issues related to implementation.

Councilmember Nirenberg moved to delay Item 29 for two weeks. The motion died due to lack of a second.

Councilmember Gonzales asked if the HCP was different from the Edwards Aquifer Protection Program and if it was funded. Mr. Sanchez replied that the two plans were different as one protected species and the other protected water. He stated that the goal of the HCP was to protect species while allowing development to occur. Councilmember Gonzales spoke of the importance of the Military Representatives coming today to support moving forward and expressed her support.

Councilmember Viagran stated that this was important step forward and thanked everyone for their work. She asked if other cities had implemented a similar program. Mr. Sanchez confirmed that there were.

Councilmember Treviño stated that the item had been presented to the Neighborhoods and Livability Council Committee and asked of citizen involvement in the future. Mr. Sanchez replied that they would ensure transparency and all meetings of the Coordinating Committee and Technical Advisory Committee would be open to the public.

Councilmember Medina stated that he was in full support as it was important step to preserve Military Missions in San Antonio.

Councilmember Krier moved to adopt the Ordinance for Item 29. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSTAIN: 1 - Nirenberg

CONTINUED TO FEBRUARY 9, 2017

Z-3. ZONING CASE # Z2017017 (Council District 1 and 5): A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing "R-3 IDZ" Residential Single-Family Infill Development Overlay District; "R-4" Residential Single-Family District; "R-6"

Residential Single-Family District; "R-6 CD" Residential Single-Family with a Conditional Use for a duplex; "R-6 CD" Residential Single-Family with a Conditional Use for a triplex; "R-6 CD" Residential Single-Family with a Conditional Use for a convent; "R-6 CD" Residential Single-Family with a Conditional Use for a catering shop; "RM-4" Residential Mixed District; "MF-18" Multi-Family District; "MF-25 IDZ" Multi-Family Infill Development Overlay District; "MF-33 IDZ" Multi-Family Infill Development Overlay District; "D" Downtown District; "O-1.5" Mid-Rise Office District; "C-1" Light Commercial District; "C-1 IDZ" Light Commercial Infill Development Overlay District; "C-2" Commercial District; "C-2 IDZ" Commercial Infill Development Overlay District; "C-2 CD" Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); "C-2 CD" Commercial District with a Conditional Use for a Nightclub; "C-3" General Commercial District; "C-3 NA" General Commercial Nonalcoholic Sales District; "IDZ" Infill Development Zone District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification; "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-3" General Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; "IDZ" Infill Development Zone District with uses permitted in "O-1" Office District, "C-2" Commercial District and "MF-33" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "MF-25" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50 CD" Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre; "I-1" General Industrial District; "I-1 S" General Industrial District with a Specific Use Authorization for Candle Manufacturing; "I-2" Heavy Industrial District; and "I-2 IDZ" Heavy Industrial Infill Development Overlay District on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Rail Road tracks to the south (located south of West Lachapelle Street), and properties generally following South Flores Street to the east. The existing

“AHOD” Airport Hazard Overlay District, “H” Historic District, “HE” Historic Exceptional District, “HS” Historic Significance remain unchanged for all RIO-7 areas. Staff and Zoning Commission recommend Approval.

Catherine Hernandez presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. She reported that of 471 notices mailed; none were returned in favor or opposition.

Councilmember Treviño moved to continue Item Z-3 to February 9, 2017. 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

Items P-2 and Z-4 were addressed jointly.

2017-01-19-0037

P-2. PLAN AMENDMENT # 17009 (Council District 2): An Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Light Industrial" on Lot 7, Block 1, NCB 16374, located at 5823 Rittiman Plaza. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017026)

2017-01-19-0038

Z-4. ZONING CASE # Z2017026 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with Conditional Use for Metal Products Fabrication on Lot 7, Block 1, NCB 16374, located at 5823 Rittiman Plaza. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17009)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 7, BLOCK 1, NCB 16374 TO WIT: FROM " C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L CD AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR METAL PRODUCTS FABRICATION.

Catherine Hernandez presented Item P-2 and stated that it would amend the San Antonio International Airport Vicinity Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-4, she stated that staff and the Zoning Commission recommended approval with the condition that 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. She reported that of 15 notices mailed; one was returned in favor and none in opposition.

Councilmember Warrick moved to approve Items P-2 and Z-4 with the condition read by staff. Councilmember Treviño 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-3 and Z-6 were addressed jointly.

CONTINUED TO FEBRUARY 9, 2017

P-3. PLAN AMENDMENT # 17004 (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 from "Low Density Residential" to "Mixed Use" on the North 100 Feet of Lot 4, Block 14, NCB 3232, located at 116 East Malone Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017009)

CONTINUED UNTIL FEBRUARY 9, 2017

Z-6. ZONING CASE # Z2017009 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3NA 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 and a Welding Shop on the North 100 feet of Lot 4, Block 14, NCB 3232, located at 116 E. Malone Street. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 17004)

Catherine Hernandez presented Item P-3 and stated that it would amend the South Central San Antonio Community Plan. She reported that staff and the Planning Commission recommended denial.

For Item Z-6, she stated that staff and the Zoning Commission recommended denial. She reported that of 21 notices mailed; four were returned in favor and three in opposition.

Mayor Taylor called upon Ms. Patricia Mireles to speak.

Patricia Mireles addressed the City Council in support of the zoning request. She stated that there had been traffic issues when the facility was an Automotive Repair Shop but there was no longer a problem with the Welding Shop.

Councilmember Viagran moved to continue Items P-3 and Z-6 to February 9, 2017. 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-4 and Z-7 were addressed jointly.

CONTINUED UNTIL MARCH 2, 2017

P-4. PLAN AMENDMENT # 17007 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lots 10 and 11, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017016)

CONTINUED UNTIL MARCH 2, 2017

Z-7. ZONING CASE # Z2017016 (Council District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.566 acres out of Lot 10, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17007)

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

For Item Z-7, she stated that staff and the Zoning Commission recommended approval. She reported that of 18 notices mailed; none were returned in favor or opposition.

Councilmember Viagran moved to continue Items P-4 and Z-7 until March 2, 2017. Councilmember Treviño 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

Item Z-11 was addressed at this time.

2017-01-19-0043

Z-11. ZONING CASE # Z2017021 (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" Commercial District and Indoor Storage on Lot 22, Block 4, NCB 2154, located at 513 Arbor Place. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 22, BLOCK 4, NCB 2154 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-2" COMMERCIAL DISTRICT AND STORAGE.

Catherine Hernandez presented Item Z-11 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 14 notices mailed; none were returned in favor or opposition.

Councilmember Gonzales moved to approve Item Z-11. 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

2017-01-19-0041

Z-9. ZONING CASE # Z2017012 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 9.234 acres out of NCB 34393, located in the 10700-10800 Block of Potranco 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: 5.298 ACRES OUT OF NCB 34393 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "RM-6 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; none were returned in favor and three in opposition. She stated that the Applicant was amending their request to reduce the acreage.

James Griffin stated that they were amending their request to reduce the acreage to 5.298 acres.

Councilmember Saldaña moved to approve Item Z-9 with the amended acreage of 5.298 acres. 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

2017-01-19-0049

Z-16. ZONING CASE # Z2017025 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for Equipment Storage with Outside Storage and Display on Lots 5 and 15, NCB 18009, located at 11002 Bandera Road and 11095 Biering Lane. 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 AND 15, NCB 18009 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR OUTSIDE STORAGE AND DISPLAY.

Catherine Hernandez presented Item Z-16 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Solid screen fencing adjacent to residential zoning and along the northeast property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane; 2) No temporary signage; 3) All on-site lighting shall be directed onto the site and point away from any residential zoning; 4) A "Type C" 15-foot buffer yard shall be established along the northwest property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane; and 5) There shall be no access to the property off of Biering Lane. She reported that of 15 notices mailed; none were returned in favor or opposition.

Councilmember Nirenberg moved to approve Item Z-16 with the 5 conditions read by staff. 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

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 6:

2017-01-19-0013

6. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on an approximate 650-acre tract of land known as the Mary Louise Depuy Ranch located in Medina County, Texas from Mary Louise Depuy, Jr. Donohoe at a cost of \$794,608.40. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Councilmember Nirenberg stated that he wanted to highlight the acquisition which would provide a contiguous area of 10,000 acres of watershed protection in Medina County.

Councilmember Nirenberg moved to adopt the Ordinance for Item 6. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 2 - Treviño and Viagran

City Clerk Vacek read the caption for Item 13:

2017-01-19-0020

- 13.** An Ordinance authorizing the City of San Antonio Office of Emergency Management to apply for, accept, and appropriate, upon award, up to \$2,500,000.00 from the Department of Homeland Security 2016 Complex Coordinated Terrorist Attacks Grant. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

Councilmember Krier asked how the funds would be used. Chief Hood stated that the funds would be used for training to respond to a Complex Coordinated Attack. He noted that they would also prepare regional partners in the case of attacks that could occur within multiple locations.

Councilmember Krier moved to adopt the Ordinance for Item 13. 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

City Clerk Vacek read the caption for Item 18:

2017-01-19-0025

- 18.** An Ordinance authorizing an Agreement with Premier Partnerships to implement the sale of the Commercial Sponsorship Program for the Alamodome for a period of one year, with two one-year renewal options, for a total contract cost not to exceed \$2.2 million over the entire term. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention and Sports Facilities]

Councilmember Warrick asked how the agreement was structured. Michael Sawaya replied that they were hiring a firm to market and sell the naming rights and sponsorships at the Alamodome. He stated that they would pay the firm \$12,500 per month which would be a draw against the revenue they bring in. Councilmember Warrick asked if all of the \$2.2 Million would be utilized. Mr. Sawaya replied that they had not determined that yet. Councilmember Warrick asked of the timeline. Mr. Sawaya responded that they hoped to have a deal in place before the 2018 Final Four. Councilmember Warrick asked that a portion of the funds be utilized for Economic Development around the Alamodome.

Councilmember Nirenberg asked if proposals for renaming would be approved by the City Council. Mr. Sawaya confirmed that Council Approval would be required before any name changes to the Alamodome.

Councilmember Warrick moved to adopt the Ordinance for Item 18. Councilmember Treviño 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

City Clerk Vacek read the caption for Item 19:

2017-01-19-0026

- 19.** An Ordinance authorizing an Interlocal Agreement with Texas A&M Forest Service and payment of up to \$150,000.00 to initiate an Urban Forest Inventory and Analysis study funded from the 2017 Tree Canopy Preservation & Mitigation Fund Adopted Budget. [Erik Walsh, Deputy City Manager; Roderick J. Sanchez, Director, Development Services]

Councilmember Krier noted that the agreement would allow assessment of the Tree Canopy to better assess and determine the spread of Oak Wilt in the community. Rod Sanchez stated that the agreement included a survey sample of trees and would determine the type of trees, how big they are, and the health of the trees. He noted that they could better determine the effects of Oak Wilt. He added that they had a Tree Mitigation Fund that was used to plant trees and the assessment would best determine their location.

Councilmember Nirenberg asked of the balance of the Tree Mitigation Fund. Xavier Urrutia stated that there was \$1 Million remaining in the fund. Councilmember Medina expressed his support noting the issues with Oak Wilt in District 7.

Councilmember Krier moved to adopt the Ordinance for Item 19. 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

City Clerk Vacek read the caption for Item 20:

2017-01-19-0027

- 20.** An Ordinance approving the FY 2017 San Antonio Economic Development Foundation Economic Development Services Agreement in the amount of \$590,000.00 funded through the FY 2017 Adopted Budget. [Carlos Contreras, Assistant City Manager, Rene Dominguez, Director, Economic Development]

Councilmember Krier recognized the work of the Economic Development Foundation (EDF) and asked of the requirements and benchmarks set for EDF. Rene Dominguez stated that the new contract with EDF represented an evolved Economic Development Delivery System. Jenna Saucedo, Executive Director of EDF added that they were comfortable with the performance requirements and thanked the City Council for their support.

Councilmember Viagran thanked Mr. Dominguez and Ms. Saucedo for their work and stated that she looked forward to building up Economic Development in San Antonio.

Councilmember Krier moved to adopt the Ordinance for Item 20. Councilmember Treviño 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 3:37 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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