

**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, May 18, 2017

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular City Council Meeting. City Clerk Leticia Vacek took the Roll Call with 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 Adam Knight, Coker United Methodist Church, guest of Councilmember Joe Krier, District 9.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council meetings of April 12 - 13, 2017.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council meetings of April 12-13, 2017. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

POINT OF PERSONAL PRIVILEGE

Councilmember Viagran recognized the Industrial District and related matters with Marmaxx Operating Corporation (Items 25A, 25B, and 25C). Rene Dominguez stated that the city was creating a non-annexation agreement with Marmaxx to include establishment of their distribution center. He noted that they would create 1,000 jobs and donate 300 acres of wetland to create a natural buffer between their site and Mission Espada. Mark Walker, VP of Real Estate for Marmaxx, addressed the City Council and stated that they were excited to partner with the City of San Antonio. Councilmember Viagran thanked the San Antonio River Authority and Texas A&M University who for their partnership with Marmaxx. Mayor Taylor thanked everyone for their work on the project.

CONSENT AGENDA ITEMS

Items 4, 10, 12A, 12B, 16, 18, and 20 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Agenda Items. Councilmember Krier seconded the motion.

There were no citizens registered to speak on the Consent Agenda.

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

2017-05-18-0331

5. An Ordinance accepting the offer from Kofile Technologies Inc. to provide the City with record management and preservation services for an estimated cost of \$154,000.00, funded from the FY 2017 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-05-18-0332

6. An Ordinance authorizing a contract with Selrico Services, Inc. to provide and manage custodial and supplemental conversion/labor services for the Convention and Sports Facilities Department for an estimated annual average cost of \$1,525,000.00, funded from the FY 2017 Community & Visitor Facilities Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-05-18-0333

7. An Ordinance authorizing an amendment to the annual contract with NetsMart Technologies, Inc. for an estimated total cost not to exceed \$193,000.00 for NetsMart Insight Support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-05-18-0334

8. An Ordinance authorizing a deductive change order to the existing Design-Build Contract with Hunt-Zachry, a Joint Venture, decreasing the contract amount by \$199,877.40 for a total contract value not to exceed \$306,800,122.60 for the Henry B. Gonzalez Convention Center Expansion Project and authorizing a Job Order Contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$199,877.40 to support the HBGCC Expansion Project in the installation of aluminum plate wall guard, a Texas Public Facility Corporation Contributions funded project located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-05-18-0335

9. An Ordinance authorizing a second amendment to the Funding Agreement with the Witte Museum in an amount not to exceed \$1,201,615.67 for the rehabilitation and construction of river walls in Brackenridge Park located on the Witte Museum leased property in Council District 2, a Deferred Maintenance Fund project to the existing Witte Museum capital project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2017-05-18-0337

11. An Ordinance authorizing the acceptance of a \$50,000.00 donation from Capitol Aggregates, Inc., towards the improvement of Bulverde/Nacogdoches Road, a planned FY 2017 Street Maintenance Program Project, located in Council District 10. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-05-18-0340

13. An Ordinance authorizing the execution of the second renewal and extension of a lease agreement with Callaghan Square Investments, Ltd., for the San Antonio Metropolitan Health District's Women, Infants and Children Nutrition office space, located at 4412 Callaghan Road in Council District 7. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2017-05-18-0341

14. An Ordinance ratifying the submission of a grant application and authorizing acceptance of funds upon award, not to exceed \$10,000.00, from the Texas Historical Commission for an updated building inventory and expansion of the San Antonio Downtown and River Walk National Register District. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]
15. Consideration of the following items relating to grants from the Texas Automobile Burglary and Theft Prevention Authority for the San Antonio Police Department Regional Auto Crimes Team project: [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]

2017-05-18-0342

- 15A. An Ordinance authorizing the submission of a continuation grant application in an amount up to \$792,617.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team project, approving a cash match of \$471,831.00 and an in-kind match of \$2,215,720.00; authorizing the acceptance of funds upon award; and authorizing an interlocal agreement with the Bexar County Sheriff's Office related to the grant application.

2017-05-18-0343

- 15B. An Ordinance authorizing the submission of modified grant application in the amount up to \$696,035.00 and approving a cash match of \$175,343.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team project; authorizing the acceptance of funds upon award; and authorizing an interlocal agreement with the Bexar County Sheriff's Office related to the grant applications.
17. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A. Appointing John Marcus Bustamante (District 5) to the Historic and Design Review Commission for a term of office effective June 1, 2017 to expire May 31, 2019.

2017-05-18-0346

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

2017-05-18-0348

21. An Ordinance authorizing and approving publication of Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$95,000,000; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

2017-05-18-0349

22. An Ordinance authorizing a contract with Kelmar Global in the amount of \$300,000.00 to provide the San Antonio Police Department with background investigations of Police Communication applicants. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

2017-05-18-0350

23. An Ordinance authorizing a funding agreement with San Antonio Independent School District Foundation in an amount up to \$250,000.00 from the City's Deferred Maintenance Program Funds towards the Fox Tech Campus for the new Centers for Applied Science and Technology (CAST) Tech High School, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-05-18-0027R

24. A Resolution authorizing and approving amendments to the Bylaws of the San Antonio Tricentennial Celebration Commission to modify the appointment process for appointees representing Bexar County; and extending the Directors' terms of service to September 30, 2019. [Edward Benavides, Chief Executive Officer, Tricentennial Office]
25. Consideration of the following items relating to an Industrial District and related matters with Marmaxx Operating Corp. encompassing approximately 200 acres in the City's Extraterritorial Jurisdiction out of the Esapada Tract in Southeast Bexar County generally bounded by Loop 410 on the North, the San Antonio River on the East, Goeth Road on the South, and FM 1937 and U.S. Highway 281 South on the West: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2017-05-18-0351

- 25A.** An Ordinance authorizing a 15 year Industrial District Agreement and associated Fire Service Agreement with Marmaxx Operating Corp.

2017-05-18-0028R

- 25B.** A Resolution nominating Marmaxx Operating Corp. to the Office of the Governor Economic Development and Tourism through the economic development bank for designation as a State Enterprise Zone Double Jumbo Project.

2017-05-18-0352

- 25C.** An Ordinance authorizing the negotiation and execution of a conveyance document from Marmaxx Operating Corp. to the City for approximately 17 acres of land for the City's use as a hike and bike trail.

CONSENT ITEMS CONCLUDED**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 4:

2017-05-18-0330

- 4.** An Ordinance authorizing a professional services contract with Sepro Tec Multilingual Solutions, LLC, in an annual amount not to exceed \$120,000.00, to provide on-site simultaneous Spanish language interpreter services at all City Council A and B Sessions, other City Council public meetings and public meetings identified by City departments, for a one-year term, with the option to extend the term for three additional one-year periods. [Carlos J. Contreras III, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Councilmember Treviño highlighted the item and requested a brief presentation. Jeff Coyle stated that in March 2017, the City Council approved a professional services contract to provide written Spanish translations of City Council A and B Session agendas, memos, and selected news releases. He mentioned that Spanish language interpreters were currently on-site at all City Council A and B Sessions, as well as Development Services boards and commissions. He outlined the Request for Proposal (RFP) process and reported that the Committee selected SeproTec Multilingual Solutions, LLC. He stated that SeproTec was one of the world's largest translation and interpreting companies with services in over 500 language combinations. Councilmember Treviño thanked everyone for their work and stated that this was a very important issue to ensure the city is being as inclusive as possible.

Councilmember Treviño moved to adopt the ordinance for Item 4. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 10:

2017-05-18-0336

- 10.** An Ordinance for the Barbara Drive Drainage Project awarding a construction contract and three alternates in the amount of \$6,189,915.55 to SB Contractors, LLC of which \$1,193,870.50 will be reimbursed by San Antonio Water System, a Storm Water Regional Facilities and Bexar County funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Treviño stated that he pulled the item to highlight innovative approaches to important projects in the city. Razi Hosseini spoke of the drainage improvements that would be made and noted that they were confident that they would reduce or eliminate flooding in the area.

Councilmember Treviño moved to adopt the ordinance for Item 10. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

Items 12A and 12B were addressed jointly. City Clerk Vacek read the caption for Items 12A and 12B:

- 12.** Consideration of the following two items related to infrastructure improvements at Brooks City Base, located in Council District 3: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-05-18-0338

- 12A.** An Ordinance authorizing the execution of a Funding Agreement with Brooks Development Authority for South New Braunfels extension from Lyster Road to Loop 410 South Project in the amount of \$2,000,000.00 funded with Certificates of Obligation as approved in the FY 2017 Budget.

2017-05-18-0339

- 12B.** An Ordinance authorizing an amendment to a Funding Agreement with Brooks Development Authority for Brooks Drainage and Multi-Use Pathway Project to allow the project to be completed in its entirety rather than in segments and amending the completion date from March 2016 to February 2018.

Councilmember Viagran requested a brief presentation. Razi Hosseini stated that Item 12A would authorize the execution of a funding agreement to oversee the street design of the South New Braunfels extension from Lyster Road to Loop 410 South. He noted that it would include 4,700 linear feet of secondary arterial street, a new signalized intersection, storm drains, storm water detention systems, and a 10-foot wide multi-use path. He mentioned that Item 12B would amend the funding agreement with Brooks Development Authority to design and construct all four phases of the linear park. He indicated that 43 acres of linear park would be constructed to include 3 miles of lighted hike and bike paths, 3 pavilions, and 9 acres of recreational areas. He noted that the South New Braunfels design would be completed by December 2017 and the linear park would be completed by February 2018. Councilmember Viagran thanked the City Council for their support and recognized Leo Gomez, President and CEO of Brooks City Base. Mr. Gomez highlighted the project and stated that he appreciated the support of the City Council.

Councilmember Krier expressed his support for the projects and asked of the University of the Incarnate Word Medical School. Mr. Gomez replied that the first student body had been selected and their classes would begin in August. Mayor Taylor stated that she appreciated Mr. Gomez's dedication and vision and was pleased with the difference that would be made in the lives of families on the south side.

Councilmember Viagran moved to adopt the ordinances for Items 12A and 12B. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 16:

2017-05-18-0344

- 16.** An Ordinance amending Chapter 35 of the City Code, specifically 35.403 and 35-A101 of the Unified Development Code to provide weekly reports to registered neighborhood associations with a Neighborhood Conservation District and Historic District zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective Neighborhood Conservation

District and Historic District. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Councilmember Treviño requested a brief presentation. Michael Shannon presented a power point noting that a Council Consideration Request (CCR) had been sponsored by Councilmember Treviño requesting that weekly reports be provide to registered neighborhood associations within a Neighborhood Conservation District (NCD). He noted that the reports would provide information regarding preliminary plan review meetings and permit applications. He reported that they had created an online weekly report that would be provided to the 9 NCDs and presented a sample report. He added that they would amend the Unified Development Code and that all reports would be available on the Development Services Department Website. Councilmember Treviño thanked everyone for their work and spoke of the importance of dialogue with NCDs.

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

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

ABSENT: 1 - Viagran

City Clerk Vacek read the caption for Item 18:

2017-05-18-0345

- 18.** An Ordinance ratifying the submission of a grant application to the Petco Foundation and acceptance of funds of \$150,000.00, and approving a professional services agreement in the amount of \$100,000.00 with the San Antonio Humane Society to fund up to 1,428 spay and neuter surgeries at the Brooks City Base Spay and Neuter Clinic located in City Council District 3. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]

Councilmember Saldaña recused himself from Item 18 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

Councilmember Viagran moved to adopt the ordinance for Item 18. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Medina

ABSTAIN: 1 - Saldaña

City Clerk Vacek read the caption for Item 20:

2017-05-18-0347

- 20.** An Ordinance authorizing the City of San Antonio to enter into a Sister City Agreement with the City of Darmstadt, Federal Republic of Germany. [Carlos J. Contreras, Assistant City Manager, Rene Dominguez, Director, Economic Development]

Councilmember Lopez requested a brief presentation. Shahrzad Dowlatshahi stated that staff was recommending authorization to enter into a Sister City Agreement with the City of Darmstadt, Germany. She provided a city profile of Darmstadt noting that it was known as the “City of Science.” She indicated that San Antonio and Darmstadt have mutual promotion of economic cooperation, bilateral trade, and cultural, scientific, and educational exchanges in IT/Cybersecurity, Heritage Tourism, Aerospace, Biomedical/Health Care, and Renewable Energy. She added that UTSA and the Technical University of Darmstadt hope to sign a cooperative Memorandum of Understanding during the October 2017 trade mission to Darmstadt. Councilmember Lopez stated that this was a very important agreement and spoke of his personal experiences visiting that region of Germany when he was in the Army.

Councilmember Viagran stated that she was honored to have visited Darmstadt two years ago and highlighted the economic investments between the two cities. She expressed her support for the Sister City Agreement which was an incredible opportunity. Councilmember Nirenberg thanked staff for their work in Germany over the past few years. He recognized the 60th Anniversary of Sister Cities International last year and added that this partnership was very important for the City of San Antonio. Mayor Taylor stated that she was pleased to be at this point and that this partnership was in alignment with the vision of San Antonio being a globally competitive city. She added that these types of relationships help promote awareness of our economy and culture on a global scale. She thanked Councilmember Lopez for being a great proponent for the expansion of international relationships.

Councilmember Lopez moved to adopt the ordinance for Item 20. 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

POINT OF PERSONAL PRIVILEGE

Councilmember Gonzales recognized the Student Council Members, Teachers, and Principal from Steubing Ranch Elementary that were in attendance and welcomed them to the City Council Meeting. Councilmember Krier also welcomed the students to the meeting and referenced the park in the area that was being built. Councilmember Saldaña congratulated the Student Council Members and welcomed them to the meeting.

26. City Manager's Report**PUBLIC WORKS WEEK**

Mrs. Sculley reported that National Public Works Week was being celebrated this week to show appreciation for the many individuals throughout the country that maintain infrastructure and provide services that improve quality of life. She noted that each year since 1960; the American Public Works Association observes National Public Works Week to help bring awareness, educate, and extend much deserved recognition of the professionals who serve the public. She mentioned that the City of San Antonio Transportation and Capital Improvements (TCI) Department consists of 860 employees and manages the city's streets, storm water, and traffic operations. She thanked TCI for their work.

ZIKA PREPAREDNESS

Dr. Colleen Bridger presented an update on Metro Health's preparedness efforts to combat the Zika Virus. She highlighted transmission, infection, and symptoms of the virus and outlined prevention techniques and added that the Metro Health website was a resource for the community.

LEGISLATIVE UPDATE

Jeff Coyle provided a status of the city's priorities in the State Legislative.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting at 10:47 am to continue the previous day's Executive Session on the following items:

A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).

B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).

C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

D. Litigation matters involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).

E. Discuss legal issues relating to grant requirements promulgated by the State of Texas pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Taylor reconvened the meeting at 2:03 pm and announced that no action was taken in Executive Session. She addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-6, Z-10, and Z-17 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon Mr. Jack M. Finger to speak. Mr. Finger spoke in opposition to the used car lot requested in Item Z-6. He stated that he was opposed to Items Z-14, Z-15, and Z-16 due to the amount of impervious cover that would be allowed.

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

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

ABSENT: 1 - Gonzales

2017-05-18-0353

Z-1 ZONING CASE # Z2017106 S (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District to "RM-4 S H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast on North 98.26 feet of Lots 14 and 15, Block 5, NCB 933, located at 318 Pereida. 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: NORTH 98.26 FEET OF LOT 14 AND 15, BLOCK 5, NCB 933 TO WIT: FROM "RM-4 H HE AHOD" RESIDENTIAL MIXED KING WILLIAM HISTORIC EXCEPTIONAL AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 S H HE AHOD" RESIDENTIAL MIXED KING WILLIAM HISTORIC EXCEPTIONAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A BED AND BREAKFAST.

2017-05-18-0354

Z-2 ZONING CASE # Z2017108 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District for Two Single-Family Units on 0.191 acres out of NCB 926, located at 421 Labor Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.191 ACRES OUT OF NCB 926 TO WIT: FROM "C-2 H AHOD" COMMERCIAL LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT FOR TWO SINGLE-FAMILY UNITS.

2017-05-18-0355

Z-3 ZONING CASE # Z2017115 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 UC-4 AHOD" General Commercial N. St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone N. St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot J, NCB 863, located at 3114 N St. Mary's Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT J, NCB 863 TO WIT: FROM "C-3 UC-4 AHOD" GENERAL COMMERCIAL N. ST. MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ UC-4 AHOD" INFILL DEVELOPMENT

ZONE N. ST. MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" MIXED RESIDENTIAL DISTRICT.

2017-05-18-0356

Z-4 ZONING CASE # Z2017118 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2 ACRES OUT OF NCB 13266 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "O-1.5 AHOD" MID-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT.

2017-05-18-0357

P-1 PLAN AMENDMENT # 17041 (Council District 1): An Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017123)

2017-05-18-0358

Z-5 ZONING CASE # Z2017123 (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17041).

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, BLOCK 7, NCB 926 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE LAVACA

HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE FAMILY USES NOT TO EXCEED 14 UNITS PER ACRE.

2017-05-18-0359

Z-7 ZONING CASE # Z2017114 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 5, BLOCK 3, NCB 3393 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO SINGLE-FAMILY DETACHED DWELLINGS.

2017-05-18-0360

P-2 PLAN AMENDMENT # 17038 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use Center" on 1.015 acres out of NCB 10879, located at the Southwest corner of Sidney Brooks and Aeromedical Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017121)

2017-05-18-0361

Z-8 ZONING CASE # Z2017121 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for single-family uses not to exceed seven (7) units per acre on 1.015 acres out of NCB 10879, located in the SW corner of Sidney Brooks Drive and Aeromedical Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17038).

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: 1.015 ACRES OUT OF NCB 10879 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR SINGLE-FAMILY USES NOT TO EXCEED 7 UNITS PER ACRE.

2017-05-18-0362

Z-9 ZONING CASE # Z2017079 (Council District 4): An Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley 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: P-37 ABS 16, NCB 15261 TO WIT: FROM "NP-8 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2017-05-18-0364

Z-11 ZONING CASE # Z2017094 CD (Council District 5): 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 Lot 31, NCB 2585, located at 307 Lone Star 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 31, BLOCK, NCB 2585 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.

2017-05-18-0365

P-3 PLAN AMENDMENT # 17032 (Council District 5): 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 Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017103)

2017-05-18-0366

- Z-12** ZONING CASE # Z2017103 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17032)

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 21 AND 22, NCB 2852 TO WIT: FROM "C-3 NA CD RIO-4 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO PARTS WHOLESALE AND WAREHOUSE TO "IDZ RIO-4 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-50" MULTI-FAMILY DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT AND FUNERAL HOME & MORTUARY.

2017-05-18-0367

- P-4** PLAN AMENDMENT # 17036 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017119)

2017-05-18-0368

- Z-13** ZONING CASE # Z2017119 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated

Plan Amendment 17036)

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 2, BLOCK 4, NCB 18284 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2017-05-18-0369

P-5 PLAN AMENDMENT # 17029 (Council District 8): 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 "Specialized Center" on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017089 S ERZD)

2017-05-18-0370

Z-14 ZONING CASE # Z2017089 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for an Office Warehouse/Flex Space on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17029).

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 5, NCB 14848 TO WIT: FROM "C-3 MLOD-1 AHOD ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "L S MLOD-1 AHOD ERZD" LIGHT INDUSTRIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AN OFFICE WAREHOUSE/FLEX SPACE.

2017-05-18-0371

Z-15 ZONING CASE # Z2017090 ERZD (Council District 8): An Ordinance amending

the Zoning District Boundary from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 2.470 acres out of Lot P-8B, NCB 14615, located at 8130 West Hausman 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: 2.470 ACRES OUT OF LOT P-8B, NCB 14615 TO WIT: FROM "MF-18 ERZD" LIMITED DENSITY MULTI-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT.

2017-05-18-0372

Z-16 ZONING CASE # Z2017092 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-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 13, Block 4, NCB 16602, located in the 15600 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 13, 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-33 MLOD-1 ERZD" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2017-05-18-0374

Z-18 ZONING CASE # Z2017107 S (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 0.641 acres out of Lot 5, NCB 12060, located at 955 East Bitters 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: 0.641 ACRES OUT OF LOT 5, NCB 12060 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR AN AUTO PAINT AND BODY SHOP.

2017-05-18-0375

P-6 PLAN AMENDMENT # 17039 (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 30.667 acres out of Lot 5, Block 10, NCB 17728, located at the 3900 Block of N Loop 1604 E. Staff and Planning Commission recommend Approval. (No Associated Zoning Case)

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

CONTINUED TO JUNE 1, 2017

Z-6 ZONING CASE # Z2017066 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff and Zoning Commission recommend Denial. (Continued from May 4, 2017)

Melissa Ramirez presented Item Z-6 and stated that staff and the Zoning Commission recommended denial. She reported that of 42 notices mailed; one was returned in favor and one in opposition.

Councilmember Warrick moved to continue Item Z-6 until June 1, 2017. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

2017-05-18-0363

Z-10 ZONING CASE # Z2017109 CD (Council District 4): An Ordinance amending the

Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop on Lot 42, Block 32, NCB 15275, located at 5715 Five Palms Drive. 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: LOT 42, BLOCK 32, NCB 15275 TO WIT: FROM "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR CABINET MANUFACTURING AND REPAIR TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO PAINT AND BODY SHOP.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six foot solid screen fence is required around the property that abuts residential property and /or land uses; 2) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses; 3) Outdoor amplification speakers are not allowed during the hours of 7 pm and 7 am; and 4) All repairs must remain inside the facility.

Councilmember Saldaña moved to approve Item Z-10 with the conditions read by Ms. Ramirez. Councilmember Warrick seconded the motion. The motion with conditions prevailed by the following vote:

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

ABSENT: 1 - Gonzales

2017-05-18-0373

Z-17 ZONING CASE # Z2017117 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2" Commercial District on 2.127 acres out of NCB 14281, located at 999 Gardendale 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: 2.127 ACRES OUT OF NCB 14281 TO WIT: FROM "MF-33" MULTI-FAMILY DISTRICT TO "C-2NA" COMMERCIAL NONALCOHOLIC SALES DISTRICT.

Melissa Ramirez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. She reported that of 26 notices mailed; one was returned in favor and none in opposition. She noted that the Woods Condo Neighborhood Association was in support of the request.

Councilmember Nirenberg moved to approve Item Z-17 with the condition that there be no alcohol sales. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:10 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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