

**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, June 1, 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, Sandoval, Nirenberg, Krier and Gallagher

1. The Invocation was delivered by Reverend David G. Read, Rector, St. Luke's Episcopal Church, guest of Councilmember Mike Gallagher, District 10.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.

POINT OF PERSONAL PRIVILEGE

Mayor Taylor recognized the United States Army's 242nd Birthday and called upon Colonel Martha Brooks, Director of Public Affairs for United States Army North. Colonel Brooks noted the birth of the Army on June 14, 1775 and called upon Lieutenant General Jeffrey Buchanan, Commanding General of United States Army North. Lieutenant General Buchanan thanked the City Council for the recognition. The oldest and youngest service members cut a cake honoring the Army's historic anniversary. The City Councilmembers

thanked the Army for their service and wished them a Happy Birthday.

3. Approval of Minutes for the Regular City Council meetings of April 19 - 20, 2017.

Councilmember Warrick moved to approve the Minutes for the Regular City Council meetings of April 19-20, 2017. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

CONSENT AGENDA ITEMS

Items 8A, 8B, 8C, 8D, 9, 11, and 12 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Krier seconded the motion.

Mayor Taylor stated that she would call on citizens during their respective item.

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

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

2017-06-01-0388

- 4.** An Ordinance for the Landa Branch Library Renovation Project authorizing a task order to a Job Order Contract with F.A. Nunnelly Company to provide renovations in the amount of \$527,903.55, a FY 2016 and FY 2017 Deferred Maintenance funded project located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-06-01-0389

- 5.** An Ordinance authorizing the execution of four On-Call Professional Mechanical, Electrical and Plumbing Engineering Services Agreements, with Alderson & Associates, Inc., Encotech Engineering Consultants SA, Inc., H2MG, and Jose I. Guerra, Inc., each in the amount not to exceed \$200,000.00 per year for a term of one year with the option to renew each agreement for three, one-year extensions under the same terms and conditions. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-06-01-0390

6. An Ordinance authorizing the appropriation of funds over a five-year period for delivery of the 180 projects listed under the six propositions in the 2017 - 2022 Bond Program totaling \$850 Million and amending the FY 2017- 2022 Capital Improvements Program to include all projects approved as part of the Bond Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-06-01-0391

7. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 1,706.567 acre tract of land known as the Schuehle Ranch located in Medina County, Texas from the following owners: Lee Ann Auger; Susan Jo Hay; Henry Walter Schuehle, Jr.; and Laura Lee Schuehle, at a cost of \$2,607,421.39. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

2017-06-01-0397

10. An Ordinance approving an Interlocal Agreement between the Port Authority of San Antonio and the City of San Antonio regarding construction permitting. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

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

Items 8A-8D were addressed jointly. City Clerk Vacek read the captions for Items 8A-8D:

8. Consideration of four Ordinances related to public improvements and real property transfers, including an exchange for National Park Service property at the San Antonio Missions National Historical Park in Council District 3: [Lori Houston, Assistant City Manager; Colleen Swain, Director, World Heritage Office]

2017-06-01-0392

- 8A. An Ordinance authorizing the closure, vacation, abandonment and transfer to the National Park Service, an agency of the U.S. Department of the Interior, of 2.1676 acres consisting of the former road alignments of Mission Road, Napier Avenue, Woodhull Drive, and Trawalter Drive located on the current site and within the vicinity of the San Antonio Missions National Historical Park Visitor Center.

2017-06-01-0393

- 8B.** An Ordinance authorizing the transfer or exchange of two unimproved City-owned properties on the current site of the San Antonio Missions National Historical Park Visitor Center and four unimproved City-owned properties adjacent to the park totaling 10.6852 acres to the National Park Service, an agency of the U.S. Department of the Interior.

2017-06-01-0394

- 8C.** An Ordinance authorizing the execution of a Memorandum of Understanding with the National Park Service, an agency of the U.S. Department of the Interior, for 5.5 acres of City-owned property related to maintaining a landscape buffer and the view shed and scenic overlook of the existing church tower and steeple of Mission San José at the San Antonio Missions National Historical Park.

2017-06-01-0395

- 8D.** An Ordinance authorizing the exchange and acceptance of property located at the northeast quadrant of the intersection of Napier Avenue and Roosevelt Avenue from the National Park Service, an agency of the U.S. Department of the Interior, for the construction of a right turn lane on Napier Avenue.

Colleen Swain presented a power point and stated that staff was requesting approval of four items: 1) Transfer of the former streets of Mission, Napier, Woodhull, and Trawalter to the National Park Service (NPS); 2) Transfer and exchange of six city-owned properties to the NPS; 3) Memorandum of Understanding (MOU) for 5.5 acres to protect the viewshed of Mission San Jose; and 4) Acceptance of NPS property for a right turn lane. She noted that the city properties requested by NPS were critical to their long range master plan and that they would continue to use the properties for park and open space. She added that the right turn lane on Napier Avenue was requested by residents and would improve the traffic flow exiting the national park. She invited Mardi Arce, Superintendent of San Antonio Missions National Historical Park to speak. Ms. Arce spoke of the importance of the project to the NPS and highlighted the visitor center on a map. She noted the need for the turn lane that will help both park visitors and the neighborhood.

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

Jack M. Finger asked if the city was giving away too much land to the Federal Government. He commented on the Birthday of the US Army noting that the military afforded him the ability to speak.

Councilmember Viagran asked if the land in the MOU would be kept as open space. Ms.

Arce replied yes. Councilmember Viagran stated that she pulled said item as it was a big step forward in the process with the World Heritage Plan and working with the neighborhoods. She entered into the record letters of support from the San Antonio River Authority, Los Compadres de San Antonio Missions, South Central Alliance of Neighborhoods, East Pyron-Symphony Lane & Hot Wells Neighborhood Association, Rogelio Martinez, and Mardi Arce.

Councilmember Krier commended Councilmember Viagran for her work on the Missions and thanked the National Park Service for their partnership.

Councilmember Sandoval asked of the bicycle or pedestrian infrastructure included in the turn lane. Ms. Swain replied that there was not enough room for a bike lane but noted that improvements would be made through the Bond Program.

Councilmember Viagran moved to adopt the ordinances for Items 8A, 8B, 8C, and 8D. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 9:

2017-06-01-0396

9. An Ordinance authorizing the acceptance of a grant from the Texas Parks & Wildlife Department in the amount of \$1,750,000.00 in support of Woodlawn Lake and Monterrey Parks, authorizing the Parks and Recreation Director to execute any and all related documents, and appropriating funds. [María D. Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

Xavier Urrutia presented a power point and stated that during the 2015 Texas Legislative Session; State Representatives Trey Martinez Fischer and Justin Rodriguez had championed funds to be included in the Texas Parks and Wildlife Budget for Woodlawn Lake Park and Monterrey Park. He noted that said ordinance would accept the \$1.75 million local park grant and provide the required matching funds identified in the 2014 Bond. He outlined the proposed capital projects within each park: 1) Monterrey Park: Sports fields and general park improvements; and 2) Woodlawn Lake Park: Development of a multi-generational center.

Councilmember Sandoval asked of the cost of the multi-generational center. Mr. Urrutia replied that it was budgeted at \$6.5 million. Councilmember Sandoval expressed her thanks to Representatives Martinez Fischer and Rodriguez for helping secure the funding.

Councilmember Gonzales asked of the total for Monterrey Park. Mr. Urrutia replied that the total was \$725,000. Councilmember Gonzales asked of community input. Mr. Urrutia stated that they would follow the usual process that would include community input.

Councilmember Nirenberg asked if the matching city funds had been allocated to any other projects. Mr. Urrutia confirmed that they had not been allocated and that staff had identified the matching funds through the Bond Program. He added that there was no fiscal impact to any existing parks projects.

Councilmember Sandoval moved to adopt the ordinance for Item 9. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 11:

2017-06-01-0398

- 11.** An Ordinance authorizing agreements with the University of Texas at San Antonio for an amount up to \$45,450.00 and with Erica T. Sosa, PhD, MCHES for an amount up to \$30,105.00 for evaluation services for Metro Health's Medicaid 1115 Waiver Teen Pregnancy Prevention and Baby Café programs for a period ending September 30, 2017. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

Councilmember Gonzales requested a brief presentation. Dr. Colleen Bridger stated that on May 1, 2016, the Centers for Medicare and Medicaid Services approved a 15-month extension of Texas' Medicaid 1115 Waiver. On January 30, 2017, the Texas Health and Human Services Commission (HHSC) requested an additional 21-month extension. She noted that the program evaluation assesses the impact of interventions and is a requirement of HHSC for sustainability. She mentioned that the Teen Pregnancy Prevention Program benefits were associated with the goal of reducing the teen pregnancy rate among females ages 15-19 in San Antonio and Edgewood Independent School Districts. She added that the Baby Café Program benefits were associated with the goal to increase breastfeeding initiation and duration rates of women accessing Baby Café services. She reported that the department had identified two qualified vendors through an informal bid process: 1) Teen Pregnancy Prevention – UTSA Department of Kinesiology, Health & Nutrition; and 2) Baby Café – Erica T. Sosa, PhD, MCHES. She added that the funds were budgeted within Metro Health's 1115 Medicaid Waiver Fund.

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

Jack M. Finger spoke in opposition to the Teen Pregnancy Prevention Program and asked if reductions in pregnancies were due to abortions.

Councilmember Gonzales asked if the funding was contingent on the evaluations. Dr. Bridger replied that they received funding if they accomplished their goals. Councilmember Gonzales spoke of her experience with the Baby Café and expressed her support for both programs.

Councilmember Viagran asked if there had been a decrease in the Baby Café Program due to current events. Dr. Bridger replied that there had not been a decrease in program participation.

Councilmember Sandoval asked of the targets for the program. Dr. Bridger replied that their goal was to provide comprehensive sex education to 2,500 middle and high school students and had accomplished 100%. She added that they would share the results of the evaluations with the City Council.

Councilmember Gonzales moved to adopt the ordinance for Item 11. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 12:

CONTINUED TO JUNE 15, 2017

- 12.** An Ordinance authorizing the execution of a Sports License Agreement with CTX Youth Baseball Association for operation, maintenance and improvements of a sports field complex at Southside Lions Park for an initial five year term with the option to exercise two additional five year renewals. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Councilmember Viagran moved to continue Item 12 to June 15, 2017. Councilmember Warrick seconded the motion. The motion to continue prevailed by the following vote:

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

13. City Manager's Report

AIRPORT CANOPIES

Mrs. Sculley reported that a new customer service enhancement had been completed at the airport in time for summer. She stated that four umbrella-like canopies were installed along a portion of the lower level outer pick-up curb to provide shade for passengers waiting for shuttles. She noted that they would serve as an interim solution while a longer term solution is developed. She added that cold water bottles would be made available to passengers in several locations in the parking garage.

ILLEGAL DUMPING INITIATIVES

Mrs. Sculley reported that the Solid Waste Management Department had received a \$72,000 grant in FY 2017 from the Texas Commission on Environmental Quality through the Alamo Area Council of Governments to reduce illegal dumping by educating residents on free alternatives. She stated that the focus of the grant was a magnet depicting the four locations of the city's free bulky drop-off centers. She noted that the magnets were currently being delivered door-to-door with Solid Waste curbside brush collection notification. She added that delivery was scheduled for completion in two to three months. She mentioned that the education campaign includes neighborhood billboards that will run for eight weeks, focusing on areas with a high concentration of illegal dumping, directing residents to sure free bulky drop-off centers. She stated that in a concurrent program; the Development Services Department was allocated \$100,000 from the Smart Cities Budget for the creation of a pilot program to detect, curb, and enforce illegal dumping throughout the city. She noted that they had partnered with CPS Energy and TCI to deploy 12 cameras to known dumping areas in the community.

YANAGUANA GARDEN AND PLAYGROUND

Mrs. Sculley also reported that the Yanaguana Garden and playground had been recognized as one of the Best Playgrounds in 2017 by "Play Across America." She stated that "Play Across America" was a national blog that connects families through a website and free mobile application that helps them find and share playgrounds wherever they go. She highlighted features of the park and stated that she appreciated the recognition.

AMERICAN PUBLIC WORKS ASSOCIATION 2017 AWARDS

Mrs. Sculley recognized the TCI Department for being recognized by the Texas Chapter Awards Committee of the American Public Works Association. She stated that the awards recognize outstanding individuals and groups that represent the best in the Public Works profession. She noted the five top Public Works Awards received by the City of San

Antonio: 1) Top Public Works Leader of the Year Award, Mike Frisbie; 2) Public Works Project of the Year awarded to three projects (Hemisfair Interior Area Streets, Hemisfair Historic Homes, SA Tomorrow Multimodal Transportation Plan); and 3) Diversity Exemplary Practices Award for the City of San Antonio's 5-Year Diversity Plan. She congratulated TCI on the awards.

POINT OF PERSONAL PRIVILEGE

Mayor Taylor recognized Councilmember Shirley Gonzales who would be celebrating her birthday on June 2nd. The City Council wished Councilmember Gonzales a Happy Birthday.

RECESSED

Mayor Taylor recessed the meeting into Executive Session at 10:27 am to discuss the previous day's 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 including pending or contemplated litigation or settlement offers 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 2:07 pm and announced that no action had been taken in Executive Session. She addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items 14, Z-6, P-2, and Z-9 were pulled for Individual Consideration. Mayor Taylor announced that Item Z-2 was postponed by the applicant and would not be addressed. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Warrick seconded the motion.

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

Jack M. Finger spoke in opposition to the alcohol variances requested in Items 15 and 16 due to their close proximity to schools. He also spoke against the used car lot requested in Item Z-6.

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

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

ABSENT: 1 - Lopez

2017-06-01-0399

- 15.** ALCOHOL VARIANCE # AV2017002 (Council District 5): An Ordinance granting a Variance to City Code 4-6(c)(1, 3, and 4) of the City Code and authorizing the sale of alcoholic beverages on Lot 2, Block 4, NCB 2934, located at 2220 South Flores Street for off-premise consumption within three-hundred (300) feet of the Brooks International Studies Academy, a private education institution.

2017-06-01-0400

- 16.** ALCOHOL VARIANCE # AV2017005 (Council District 1): An Ordinance granting a Variance to City Code 4-6(c)(1, 3, and 4) of the City Code and authorizing the sale of alcoholic beverages on Lots 7 through 10, Block 2, NCB 1725, located at 2030 North Main Street for on-premise consumption within three-hundred (300) feet of Travis High School, a public education institution.

2017-06-01-0401

- Z-1.** ZONING CASE # Z2017126 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on the South 132.5 feet of Lot 3, Block 60, NCB 7210, located at 1030 Fresno 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: S. 132.5 FEET OF LOT 3, BLOCK 60, NCB 7210 TO WIT:

FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

POSTPONED BY APPLICANT

Z-2. 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 18, 2017)

2017-06-01-0402

Z-3. ZONING CASE # Z2017130 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at 5222 Sherri Ann 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: 0.581 ACRES OUT OF NCB 13801 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NA AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-06-01-0403

P-1. PLAN AMENDMENT # 15066 (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 on Lot 6, Block 5, NCB 10879, located in the 3200 and 3300 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff and Planning Commission recommend Approval. (No Associated Zoning Case) (Continued from May 4, 2017)

2017-06-01-0404

- Z-4.** ZONING CASE # Z2017120 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.4238 acres out of NCB 15177, located at 3722 SW Loop 410. 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: 2.7257 ACRES OUT OF NCB 15177 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A WRECKER SERVICE AUTO REPAIR AND AUTO SALES.

2017-06-01-0405

- Z-5.** ZONING CASE # Z2017133 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229, located at 4826 West Commerce Street and 121 South San Manuel 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 SOUTH 76 FT OF 1, 2, AND LOTS 36, 37, 38, 39, 40, BLOCK 4, NCB 8229 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

2017-06-01-0406

- Z-7.** ZONING CASE # Z2017129 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 1, Block 12, NCB 12362, located at 1222 Babcock 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 1, BLOCK 12, NCB 12362 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR.

2017-06-01-0407

- Z-8.** ZONING CASE # Z2017132 (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD MF-18" Planned Unit Development Limited Density Multi-Family Residential District and "PUD MF-33" Planned Unit Development Multi-Family Residential District to "R-4" Residential Single-Family District on P-57F and P-57, NCB 15823 and Lot 3, Block 1, NCB 17247, located at 6430 Babcock 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: P-57F AND P-57, NCB 15823 AND LOT 3, BLOCK 1, NCB 17247 TO WIT: FROM "PUD MF-18" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND "PUD MF-33" PLANNED UNIT DEVELOPMENT MULTI-FAMILY RESIDENTIAL DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

2017-06-01-0408

- Z-10.** ZONING CASE # Z2017128 (Council District 10): An Ordinance amending the Zoning District Boundary from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on P1-A, P3C, P10, NCB 34963, located at 5425 E. Loop 1604. 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 P1-A, P3C, P10, NCB 34963 TO WIT: FROM "QD S AHOD" QUARRY AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR BLASTING AND ASPHALTIC CONCRETE 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 14:

14. Second Public Hearing regarding the annexation of the Neal Road Area consisting of approximately 5.9 square miles generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road, adjacent to the City limits of San Antonio in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Department of Planning & Community Development]

Mayor Taylor opened the second public hearing regarding the annexation of the Neal Road Area.

Bridgett White provided an overview of the Neal Road Area consisting of approximately 5.9 square miles. She stated that the area had a number of agricultural uses, vacant land, residential uses, and a sparse number of commercial properties. She noted that annexation would provide protection of environmentally sensitive areas and protect economic development investment in the area. She added that property owners received written notification and this was the second of two public hearings required.

There being no citizens registered to speak; Mayor Taylor closed the public hearing. No action was required for Item 14.

CONTINUED TO AUGUST 3, 2017

Z-6. ZONING CASE # Z2017127 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff and Zoning Commission recommend Approval with Conditions.

Melissa Ramirez presented Item Z-6 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; 4) The storage of the appliances is confined to 1,000 square feet in the back of the building of the property and must be screened with a solid screen fence; and 5) Outdoor display is permitted in front of the building, but is limited to no more than 200 square feet. She reported that of 32 notices mailed; one was returned in favor and three in opposition. She added that the applicant was requesting a continuance.

Mayor Taylor called upon the citizens registered to speak.

Primrose Ladduwahetti stated that she was the applicant and would like to request a continuance.

Peter Martino stated that he was supportive of the request.

Salvador Aguilar stated that he lived in the neighborhood and was supportive of the request.

Councilmember Sandoval moved to continue Item Z-6 until August 3, 2017. Councilmember Nirenberg seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Lopez

Items P-2 and Z-9 were addressed jointly.

CONTINUED TO DECEMBER 7, 2017

- P-2** PLAN AMENDMENT CASE # 16086 (Council District 9): 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" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD)

CONTINUED TO DECEMBER 7, 2017

- Z-9.** ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086)

Melissa Ramirez presented Item P-2 and stated that it would amend the North Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-9, she stated that staff and the Zoning Commission recommended approval. She reported that of 15 notices mailed; five were returned in favor and none in opposition.

Councilmember Krier moved to continue Items P-2 and Z-9 until December 7, 2017. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Lopez

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:24 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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