

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



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 3, 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 noting the following Councilmembers present:

PRESENT: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

1. The Invocation was delivered by Pastor Eliezer Bonilla, Abundant Life Church, guest of Councilmember Rebecca J. Viagran, District 3.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Special City Council Meeting of May 25, 2017 and the Regular City Council Meetings of May 31 - June 1, 2017.

Councilmember Gonzales moved to approve the Minutes for the Special City Council Meeting of May 25, 2017 and the Regular City Council Meetings of May 31-June 1, 2017. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

POINTS OF PERSONAL PRIVILEGE

Councilmember Perry recognized the City's Professional Engineers in honor of Professional Engineers' Day which was observed on August 2, 2017. He thanked them for their great work.

Councilmember Sandoval recognized Dr. Cantu of the UT Health Science Center School of Nursing who leads a Youth Leadership Air Quality Academy. She noted that last week, youth from Girl Zone participated in the Academy and were present today. Dr. Cantu thanked the City Council for the recognition and introduced two participants who read their civic engagement statements to the City Council. The City Council welcomed the participants to the City Council Meeting.

Councilmember Gonzales recognized the District 5 Interns that worked in her office over the summer and thanked them for their work. Mayor Nirenberg and the City Council thanked all of the interns from all of the Council Offices.

Mayor Nirenberg recognized Captain Dominador Soriano, 101-year-old Filipino Veteran that passed away on Monday. He highlighted Captain Soriano's military service noting that he had been recognized by the City Council in 2016 for being the oldest surviving Filipino Veteran. He asked everyone to observe a moment of silence in honor of Captain Soriano.

INDIVIDUAL ITEM FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

2017-08-03-0521

4. An Ordinance adopting the \$19,515,760.00 FY 2018 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program; authorizing a staff complement of 44 positions; and authorizing contracts to execute program budgets. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Councilmember Pelaez recused himself from Item 4 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Peter Zanon introduced Veronica R. Soto, Director of the Neighborhood and Housing Services Department. He presented a power point noting that staff was recommending adoption of the FY 2018 Budget for four Housing and Urban Development (HUD) Federal Grants totaling \$19.5 million to include: 1) Community Development Block Grant (CDBG); 2) Home Investment Partnerships Program (HOME); 3) Housing Opportunities for Persons with AIDS (HOPWA); and 4) HEARTH Emergency Solutions Grant (ESG). He stated that HUD Grants equaled 15% of the City's Total FY 2017 Grant Budget and highlighted eligible activities for CDBG, HOME, ESG, and HOPWA Grants. He mentioned that if the Federal Budgets were zeroed out; there would be a significant impact to the FY 2019 City Budget. He reported the allocations within each of the grants and noted that the budget authorized 44 positions totaling \$3.4 million. He spoke of the public hearings and noted that the City Council Housing Committee had approved the budget for full Council consideration on May 31, 2017. He added that staff recommended approval.

Mayor Nirenberg called upon the citizens registered to speak.

Cynthia Martinez stated that she was grateful for the funds for the community and that she was one of the first residents to have her home renovated.

Erica Contreras stated that she was a former resident of Wheatley Courts and now a resident of East Meadows. She thanked the City Council for the funding they received and noted that she was proud of her home and neighborhood.

Natalie Griffith stated that she had received over 500 letters of support for Habitat for Humanity from residents throughout the City of San Antonio.

Councilmember Treviño welcomed Ms. Soto to the City of San Antonio and asked of the total allocation for single-family rehabilitation. Mr. Zanon replied that there was a total of \$6.5 million which included prior year balances. He noted that part of the challenge was finding qualified contractors to perform work at a reasonable price. Councilmember Treviño spoke of the potential for pilot projects to co-exist with these projects such as high reflective roofs and noted the importance of making the greatest impact with the funds allocated.

Councilmember Saldaña asked of the impact of CDBG and HOME Funds. Ms. Soto spoke of the great impact that these funds have in the community and provided positive examples of same. Councilmember Saldaña stated that it was important to increase the stock of affordable housing but also help people keep their homes. Ms. Soto indicated that she was working with staff to improve processes and noted the challenges to contractors due to these being small projects.

Councilmember Gonzales asked of the potential of homes to complete. Mr. Zaroni replied that they complete 25 homes annually and the issue was getting more contractors and inspectors to put the money into production. Councilmember Gonzales expressed concern with restrictions noting challenges with titles, insurance, and back taxes. Ms. Soto stated that she would be working with community partners to help address said issues. Councilmember Gonzales requested a compilation of the affordable housing that is needed as well as what is being done by the city, nonprofits, and the private sector.

Councilmember Brockhouse expressed concern with the high cost of \$80,000 per home rehabilitation. Mr. Zaroni stated that in some cases; the entire home needs to be brought up to code. Councilmember Brockhouse stated that he was supportive of identifying more funds for single-family rehabilitation and reaching out to the remodeling community for their assistance.

Councilmember Courage stated that he supports the grant funds being awarded and expressed concern with the affordability of homes. He added that they needed more participation from the private sector and development of a plan to help incentivize public/private partnerships on home development.

Councilmember Shaw stated that he was excited about the grants and would like to look at long-term homeownership to include parameters and education for the community. He asked that the term “affordability” be defined as it means different things to different people.

Councilmember Perry asked if there had been any reductions to staff or administration. Mr. Zaroni replied that they had not recommended any reductions in the FY 2018 Budget. Councilmember Perry asked that they look at potential reductions due to the large decrease in funding. Mrs. Sculley stated that they could discuss same during the budget process.

Councilmember Viagran spoke of the great need for affordable housing and the opportunity to bring in faith-based entities to help with minor rehabilitation and repair. She asked of the impact of appraisals. Mr. Zaroni replied that appraisals were based on the sale of homes in the neighborhood and regulated by State Law.

Mayor Nirenberg spoke of the shortage of affordable housing and recognized COPS/Metro for bringing the issue forward. He asked of the process that could be implemented to ensure that CDBG Funding is not utilized on homes that should be covered by insurance. Mr. Zaroni stated that was something they could include as part of the application process. Mayor Nirenberg spoke of the importance of having funds deployed more quickly.

Councilmember Viagran moved to adopt the Ordinance for Item 4. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage and Perry

ABSTAIN: 1 - Pelaez

CONSENT AGENDA ITEMS

Item 16 was pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

There were no citizens registered to speak on the Consent Agenda other than for Item 16.

Councilmember Viagran highlighted the single family housing that would be built in District 3 (Item 15) and thanked the TIRZ Board, Developers, and city staff for their work.

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

AYE: 10 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 1 - Shaw

2017-08-03-0522

5. An Ordinance for the \$15.2 million Redland Road North Project authorizing a SAWS requested and funded change order in the amount not to exceed \$257,133.56 payable to J3 Company, LLC to relocate SAWS water lines not initially determined to be in conflict with the road project, located in Council District 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-08-03-0523

6. An Ordinance accepting the lowest responsive qualified bid including two additive alternates and awarding a construction contract in the amount of \$119,344.00 to Cal-Tex Interior, Incorporated to perform the site work and foundation installation in connection with the Zarzamora – IH-35 Gateway Project located in Council District 4. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2017-08-03-0524

7. An Ordinance accepting the lowest responsive bid and awarding a 2017-2018 Task Order Contract for Storm Water Projects to Pronto Sandblasting and Coating and Oil Field Services Company., Inc., for the construction of storm water infrastructure projects citywide in an amount not to exceed \$3,799,726.00. [Peter Zanoni, Deputy

City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-08-03-0525

8. An Ordinance for the 36th Street Phase IIIB: Billy Mitchell to General Hudnell Project, an \$8,078,661.00 2012-2017 General Obligation Bond and federally funded project, authorizing a change order in the increased amount of \$139,515.00 payable to Shannon Monk for sanitary sewer work, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-08-03-0526

9. An Ordinance authorizing an amendment to a lease agreement with M7 Aerospace, LLC to add 31,737 square feet of ramp space and 3,078 square feet for additional vehicle space to the premises located at 1440 John Cape Road at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2017-08-03-0527

10. An Ordinance authorizing an amendment to a lease agreement with the United States Postal Service to revise the rental rate setting process for the 103,586 square feet of ground space at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2017-08-03-0528

11. An Ordinance authorizing the execution of a contract and acceptance of funds from the Bexar County Medical Society Alliance in the amount of \$2,500.00 to be used for HPV Vaccinations and Cancer awareness education during "Back to School" Immunization Drives starting August 2017. [Erik Walsh, Deputy City Manager; Dr. Colleen Bridger, MPH, PhD, Director of Health]

2017-08-03-0529

12. An Ordinance ratifying the acceptance of funds and the execution of grant documents for the CHOICES childhood obesity prevention grant with Harvard University School of Public Health in the amount of \$50,000.00 for 12 months beginning July 1, 2017, and authorizing a personnel complement. [Erik Walsh, Deputy City Manager; Colleen Bridger, MPH, PhD, Director of Health]
13. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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) Reappointing Andrew M. Anguiano (District 3) to the Port Authority of San Antonio.

B) Appointing Councilmember Clayton Perry (Mayoral) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor.

C) Reappointing R. Joy McGhee (District 3) to the Zoning Commission.

D) Reappointing Yadhira Lozano (District 3) to the San Antonio Arts Commission.

14. Consideration of the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the remainder of unexpired terms of office concurrent with their respective terms of office unless otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember Rey Saldaña (District 4), Councilmember Shirley Gonzales (District 5), Councilmember Greg Brockhouse (District 6), and Councilmember Ana E. Sandoval (District 7) to the Alamo Area Metropolitan Planning Organization (MPO).

B) Appointing Councilmember William “Cruz” Shaw (District 2) to the San Antonio Housing Trust Finance Corporation and to the San Antonio Housing Trust Public Facility Corporation for the remainder of an unexpired term of office to expire December 9, 2017.

2017-08-03-0530

15. An Ordinance approving a 380 Grant Agreement in an amount not to exceed \$1,300,000.00 for public infrastructure located within the Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32 near 5019 Roosevelt Avenue, for the Loma Mesa Development, a 139 unit market rate, single family home subdivision, as approved by the TIRZ Board. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, AICP, Director, Neighborhood and Housing Services]

2017-08-03-0532

17. An Ordinance authorizing the execution of three On-Call Cost Estimating Service Agreements, with AG/CM Inc., Sunland Group and Jasmine Engineering each in the amount not to exceed \$200,000.00 per year to provide as-needed on-call cost estimating services for capital improvement projects for a one year term with the

option to renew each agreement for up to three, one year extensions under the same terms and conditions. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 16:

2017-08-03-0531

- 16.** An Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds in an amount not to exceed \$35 million for the development of the Trails at Leon Creek Apartments in Council District 7 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Peter Zaroni, Deputy City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Sandoval requested a brief presentation. Peter Zaroni presented and stated that they were requesting authorization for the San Antonio Housing Trust Finance Corporation to issue \$35 million in multi-family housing revenue bonds for the Trails at Leon Creek Project. He noted that the Trails at Leon Creek was located at 7615 Bandera Road and would provide 296 affordable units constructed by Pedcor. He provided an overview of the budget totaling \$58.5 million and highlighted features of the project. He outlined the project schedule in which leasing would be complete July 2020. He reported that the Texas Department of Transportation (TxDOT) was conducting a congestion mitigation study for Bandera Road with early recommendations expected in the fall of 2017. He presented a schedule of public engagement and noted that staff recommended approval.

Mayor Nirenberg called on the citizens registered to speak.

Fred Rangel spoke in opposition to the project noting concerns that they were not made aware of the project until June.

Chelsey Dawson spoke against the project and stated that she had received 3,100 signatures of residents also opposed to the project.

Steven Maldonado stated that he was in full support of the project noting the great need for affordable housing.

Seth Ruiz stated that he was not opposed to affordable housing but was opposed to the

project due to the lack of public input, traffic congestion, and increased students in schools.

James Boyle stated that he was in support of the project and helping people in need.

Mayor Nirenberg exited the meeting at this time and Mayor Pro Tem Perry presided.

Teresa Barajas stated that she was in favor of affordable housing and supportive of the development.

Laquita Garcia stated that she was a hardworking member of the community and in support of the project.

Phillip Manna stated that he had lived in Districts 7 and 8 for 44 years and was in support of the development.

Keli Rosa Cabunoc stated that she was in support of the development noting the great need for affordable housing.

Cuauhtli Reyna stated that he was in support of the development.

Joleen Garcia stated that she was supportive of the project and noted that she had benefited from affordable housing.

Michele Dalbis-Robledo spoke against the development noting concerns that it was not located on a transit corridor and there was no concentration of businesses in the area.

Councilmember Sandoval stated that she had been working the development since before being elected and had signed the petition to stop forward action until neighborhoods were informed and issues surrounding neighborhoods were addressed by the City Council. She spoke of the great need of affordable housing and asked staff to show the slide outlining the Public Engagement Process. Mike Shannon spoke of the process of notification to residents within 200 feet of the proposed item. Councilmember Sandoval requested that staff revisit the requirement so that members of the Planning Group are also notified when there is a Plan Amendment. She asked of the campaign disclosure form. Andy Segovia stated that they would work in terms of future projects to ensure that they are included as part of the process. Councilmember Sandoval submitted a letter of support from Suzanne M. Sneed, President of the Eckert Crossing Association; a letter of neutrality from Tami Reed; and a letter of opposition from Andrew Schmucker.

Councilmember Courage asked if the City of San Antonio had anything to do with the placement of the project. Mr. Zanoni replied that they did not. Councilmember Courage

asked of mitigating foot traffic across Bandera Road. A representative from TxDOT stated that they had been conducting a study for the last year and a half and would begin the public input process this fall.

Councilmember Brockhouse asked how developers were screened. Mr. Jim Plummer, Attorney for the Housing Trust, stated that they conduct a thorough check of the company and had found Pedcor to be extremely experienced with a good reputation in the industry. Councilmember Brockhouse commended Councilmember Sandoval for her work on the project. He noted concerns with traffic congestion and stated that he would like to ensure that the issues on Bandera Road are addressed with TxDOT.

Councilmember Pelaez stated that he had the opportunity to visit other affordable housing sites built by Pedcor and was very pleased with the aesthetics. He spoke of the many opportunities for citizens to be involved in the project and commended Councilmember Sandoval for her thoroughness on the project.

Councilmember Viagran spoke of the great need for affordable housing throughout the city. She thanked Councilmember Sandoval for reaching out to the community and taking extra steps in the process.

Councilmember Gonzales stated that she served on the San Antonio Housing Trust and was familiar with the project. However, she asked of the potential for Bus Rapid Transit (BRT) on Bandera Road. Mr. Zanon stated that one of TxDOT's initial options was to expand lands on Bandera Road so there could be potential for a BRT Lane.

Councilmember Saldaña stated that he appreciated Councilmember Sandoval's work on the project. He spoke of the challenges with affordable housing in the past and commended the City Council for moving forward with the project.

Councilmember Sandoval asked for clarification regarding school capacity. Mr. Zanon replied that they met with a representative from the Northside Independent School District and there was capacity in the schools in the area. Councilmember Sandoval asked how the concessions would be enforced. Mr. Zanon replied that they would be included in the documents that form the partnership between the Housing Trust and Pedcor.

Councilmember Treviño stated that he also served on the San Antonio Housing Trust and appreciated their work to align with the Comprehensive Plan. He commended Councilmember Sandoval for her work on the project.

Mayor Pro Tem Perry stated that there were a number of affordable housing apartment complexes in District 10 that were built over 30 years ago. He asked that developers look at

updating older properties instead of developing new areas.

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

AYE: 10 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ABSENT: 1 - Mayor Nirenberg

18. City Manager's Report

AMBASSADOR PROGRAM

Mrs. Sculley reported on the Summer Ambassador Program noting that one of the goals of the Ambassador Program was to encourage college students to remain in or return to San Antonio to live and work following their graduation from school. She mentioned that 126 students were placed in internships with private employers, non-profit organizations, and local government entities. She thanked them for their work and wished them well as they return to school.

BOND SALE

Mrs. Sculley reported that all three of the major rating agencies have reaffirmed the City of San Antonio's "AAA" Bond Rating for the 8th straight year. She stated that San Antonio remains the only major city with a population greater than one million to have a "AAA" Bond Rating from any one of the major rating agencies. She noted that the rating agencies highlighted the city's strong management, financial policies & practices, budgetary performance & flexibility, diverse revenues, and strong economy. She reported that the past Tuesday, the city sold a total of \$180 million in General Improvement Bonds, Certificates of Obligation, and Tax Notes of which \$100 million in General Improvement Bonds represent the first issuance of the voter-approved 2017 Bond Program. She thanked the financial team for keeping San Antonio one of the best financially managed cities in the country.

EASTPOINT TRAINING

Lastly, Mrs. Sculley reported that last Wednesday, the Eastpoint Office welcomed 55 residents to the 3rd Annual Neighborhood Leadership Academy. She noted that the 55 Leaders represent Neighborhood Associations in the Eastside Promise Zone and World Heritage Area. She mentioned that at the first session held on July 26th, participants received a welcome from Councilmembers Viagran and Shaw, toured City Council Chambers, and learned about the Council-Manager form of government. She stated that the aim of the Neighborhood Leadership Academy was to bring together established and emerging leaders

from Neighborhood Associations to engage with them on how the city works and enhance their leadership and advocacy to be part of solutions to sustaining a healthy neighborhood. She noted that since launching the program in 2015; 61 Neighborhood Leaders have graduated from the program. She thanked the Eastpoint Office for creating and leading this important community engagement program.

RECESSED

Mayor Pro Tem Perry recessed the meeting at 1:00 pm and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Nirenberg reconvened the meeting at 2:05 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-2, Z-5, Z-9, Z-10, P-2, Z-11, Z-15, Z-17, P-4, Z-18, and Z-21 were pulled for Individual Consideration. Mayor Nirenberg announced that Items P-3 and Z-16 were postponed by the applicant and would not be addressed. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Brockhouse seconded the motion.

There were no citizens registered to speak on the Consent Zoning Items.

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

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

2017-08-03-0533

Z-1. ZONING CASE # Z2017159 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District to "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lots 3 thru 7, Block A, NCB 2556, located at 1108 South Flores 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 3-7, BLOCK A, NCB 2556 TO WIT: FROM "C-3NA HS RIO-7D AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES HISTORIC SIGNIFICANT RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY TO "IDZ HS RIO-7D AHOD" INFILL DEVELOPMENT ZONE HISTORIC SIGNIFICANT RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-18" LIMITED DENSITY MULTI-FAMILY DISTRICT.

2017-08-03-0535

Z-3. ZONING CASE # Z2017162 CD (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 CD H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with Conditional Use for a Commercial Parking Lot on Lot 8 and the East 4.07 Feet of Lot 7, NCB 934, located at 401 Pereida 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 8 AND THE EAST 4.07 FEET OF LOT 7, NCB 934 TO WIT: FROM "RM-4 H HE AHOD" RESIDENTIAL MIXED KING WILLIAM HISTORIC EXCEPTIONAL AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 CD H HE AHOD" RESIDENTIAL MIXED KING WILLIAM HISTORIC EXCEPTIONAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A COMMERCIAL PARKING LOT.

2017-08-03-0536

Z-4. ZONING CASE # Z2017113 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District for 4 single-family dwelling units on Lot 10, Block 7, NCB 1729, located at 823 Ogden 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 10, BLOCK 7, NCB 1729 TO WIT: FROM "MF-33 HL AHOD" MULTI-FAMILY HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ HL AHOD" INFILL DEVELOPMENT ZONE HISTORIC

LANDMARK AIRPORT HAZARD OVERLAY DISTRICT FOR FOUR (4) SINGLE-FAMILY DWELLING UNITS.

2017-08-03-0538

- P-1.** PLAN AMENDMENT CASE # 17054 (Council District 1) An Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" and "Community Commercial" to "Community Commercial" on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017171)

2017-08-03-0539

- Z-6.** ZONING CASE # Z2017171 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot to "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17054)

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 AND THE SOUTH 62.5 FEET OF LOTS 14 THROUGH 18, BLOCK 9, NCB 2802 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A NON-COMMERCIAL PARKING LOT TO "C-2 IDZ AHOD" COMMERCIAL INFILL DEVELOPMENT ZONE OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

2017-08-03-0540

- Z-7.** ZONING CASE # Z2017139 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 Two Dwelling Units on Lot 24, NCB 3599, located at 614 West Elmira 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 24, NCB 3599 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 A CONDITIONAL USE FOR TWO DWELLING UNITS.

2017-08-03-0541

Z-8. ZONING CASE # Z2017168 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.071 acres out of NCB 11888, located at 136, 140 and a portion of 146 West Sunset 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: 1.071 ACRES OUT OF NCB 11888 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-40 AHOD" MULTI-FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-08-03-0542

Z-12. ZONING CASE # Z2017158 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5 and Lot 4 Except the 50 FT Ingress-Egress Easement, Block 1, NCB 15249, located at 8830 Southwest 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: LOT 5 AND LOT 4 EXCLUDING THE 50-FOOT INGRESS-EGRESS EASEMENT, BLOCK 1, NCB 15249 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2017-08-03-0543

Z-13. ZONING CASE # Z2017174 S (Council District 5): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 3.717 acres out of NCB 3694, located at 836 Cupples 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: 3.717 ACRES OUT OF NCB 3694 TO WIT: FROM "O-2 AHOD" HIGH RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOSPITAL.

2017-08-03-0544

Z-14. ZONING CASE # Z2017160 CD (Council District 6): 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 a Funeral Home/Undertaking Parlor on 6.611 acres out of NCB 34400, located in the 1500 Block of West 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: 6.611 ACRES OUT OF NCB 34400 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 A FUNERAL HOME/UNDERTAKING PARLOR.

POSTPONED BY APPLICANT

P-3. PLAN AMENDMENT CASE # 17044 (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 "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017135) (Continued from June 15,

2017)

POSTPONED BY APPLICANT

- Z-16.** ZONING CASE # Z2017135 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17044) (Continued from June 15, 2017)

2017-08-03-0547

- P-5.** PLAN AMENDMENT CASE # 17055 (Council District 9): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Community Commercial" to "Medium Density Residential" on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017172)

2017-08-03-0548

- Z-19.** ZONING CASE # Z2017172 (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17055)

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 22, 23, AND 24, BLOCK 3, NCB 11719 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-5 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

2017-08-03-0549

- P-6.** PLAN AMENDMENT CASE # 17056 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" and "Business Park" to "Light Industrial" on 4.266 acres out of NCB

15678, located at the 12900-13000 Block of Wetmore Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017173)

2017-08-03-0550

Z-20. ZONING CASE # Z2017173 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.266 acres out of NCB 15678, located in the 12900-13000 Block of Wetmore Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17056)

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 13 AND 14, BLOCK 25, NCB 2085 TO WIT: FROM "I-1 HL AHOD" GENERAL INDUSTRIAL HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ HL AHOD" INFILL DEVELOPMENT ZONE HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND BAR/TAVERN AND PARTY HOUSE/RECEPTION HALL/MEETING FACILITY.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2017-08-03-0534

Z-2. ZONING CASE # Z2017167 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Triplex to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 4, Block 8, NCB 760, located at 412 Warren Street. Staff recommends Denial. Zoning Commission recommends Approval with a Condition.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4, BLOCK 8, NCB 760 TO WIT: FROM "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A TRIPLEX TO "R-4 CD AHOD" RESIDENTIAL

SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AN ASSISTED LIVING FACILITY WITH UP TO 16 RESIDENTS.

Melissa Ramirez presented Item Z-2 and stated that staff recommended denial while the Zoning Commission recommended approval with the conditions that there be no more than 10 residents. She reported that of 30 notices mailed; 6 were returned in favor and none in opposition. She added that the Five Points Neighborhood Association was in support of the request.

Mayor Nirenberg called upon Yolanda Moore Hernandez to speak.

Ms. Yolanda Moore Hernandez spoke in opposition to the request noting that there were already too many affordable housing units in the area.

Councilmember Treviño stated that the community recognized the need for senior care and the Neighborhood Association voted unanimously to support the zoning request with 10 residents.

Councilmember Treviño moved to approve Item Z-2 with the condition that there only be 10 residents. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

2017-08-03-0537

Z-5. ZONING CASE # Z2017157 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 Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby 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 19, BLOCK 5, NCB 1997 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 FOURPLEX.

Melissa Ramirez presented Item Z-5 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 24 notices mailed; none were returned in favor or in opposition.

Councilmember Treviño moved to approve Item Z-5. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

CONTINUED TO SEPTEMBER 7, 2017

Z-9. ZONING CASE # Z2017111 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval. Zoning Commission recommendation forwarded as a Denial due to lack of a motion.

Melissa Ramirez presented Item Z-9 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 35 notices mailed; 14 were returned in favor and 9 in opposition. She added that the Dignowity Hill Neighborhood Association was in support of the request.

Mayor Nirenberg called upon Lulu Francois to speak.

Ms. Lulu Francois spoke in opposition to the request noting concerns that the property was meant to be an investment for the homeowners. She stated that the other homes in the area were single-family residences and expressed concern with the lack of communication with the neighborhood.

Councilmember Shaw moved to continue Item Z-9 until September 7, 2017. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

DENIED

Z-10. ZONING CASE # Z2017175 CD (Council District 3): 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 a Conditional Use for a Duplex on Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff and Zoning Commission recommend Denial.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission recommended denial. She reported that of 31 notices mailed; one returned in favor and 5 in opposition.

Mayor Nirenberg called upon Alfred Esparza to speak.

Mr. Alfred Esparza spoke in support in the request noting that he had spent \$40,000 on renovations to the property.

Councilmember Viagran stated that there had been numerous code issues and changes made without work permits.

Councilmember Viagran moved to deny Item Z-10. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Items P-2 and Z-11 were addressed jointly.

CONTINUED TO SEPTEMBER 7, 2017

P-2. PLAN AMENDMENT CASE # 17014 (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 “Low-Density Residential” to “Community Commercial” on 1.6142 acres out of NCB 3815 and NCB 3819 and to “Neighborhood Commercial” on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2017049)

CONTINUED TO SEPTEMBER 7, 2017

Z-11. ZONING CASE # Z2017049 (Council District 3): 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 1.6142 acres out of NCB 3815 and NCB 3819 and to “O-1 AHOD” Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff and

Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17014)

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

For Item Z-11, she stated that staff and the Zoning Commission recommended approval. She reported that of 43 notices mailed; one was returned in favor and 7 in opposition. She noted that the Highland Park Neighborhood Association was opposed to the request.

Councilmember Viagran moved to continue Items P-2 and Z-11 until September 7, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

2017-08-03-0545

Z-15. 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. (Continued from June 1, 2017)

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 33, NCB 17946 TO WIT: 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.

Melissa Ramirez presented Item Z-15 and stated that staff and the Zoning Commission recommended approval with conditions. She reported that of 32 notices mailed; one was returned in favor and two in opposition.

Mayor Nirenberg called upon the citizens registered to speak.

Peter Martino spoke in support of the request and stated that the applicants had reached out to the neighbors. He noted that the applicants had a good work ethic and provided a great service to the community.

Susan Hetherington Lloyd stated that she and her sister owned 3 ½ acres directly north of the subject property and were opposed to the request. She expressed concern that the business was not an appropriate use within the Huebner Leon Creek Community Plan.

Primrose Ladduwahetti stated that she was the applicant and owned the small business with her husband. She noted that they needed the additional space to store their inventory. She added that they would enclose the area with a 6-foot high wooden privacy space and had reached out to their neighbors to address their concerns.

Salvador Aguilar stated that he was a neighbor of the property owners and supportive of their request.

Councilmember Sandoval thanked everyone that spoke and asked of the notification process. Catherine Hernandez replied that they send a courtesy notice if an item is continued for more than 60 days but this case was less than that. Councilmember Sandoval stated that her team had met with the property owner and neighbors and felt that they came to the best solution for all of the parties involved.

Councilmember Sandoval moved to approve Item Z-15 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. Councilmember Brockhouse seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

2017-08-03-0546

Z-17. ZONING CASE # Z2017086 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales to "MPCD S GC-1 MLOD-1 AHOD ERZD"

Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales (to amend the site plan) on Lot 10, Block 6, NCB 14747, located at 5610 North Loop 1604 West. 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 10, BLOCK 6, NCB 14747 TO WIT: FROM "MPCD S GC-1 MLOD-1 AHOD ERZD" MASTER PLANNED COMMUNITY HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR MOTOR VEHICLE SALES TO "MPCD S GC-1 MLOD-1 AHOD ERZD" MASTER PLANNED COMMUNITY HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR MOTOR VEHICLE SALES.

Melissa Ramirez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval with the condition that the parking garage façade facing the Loop 1604 access road be required to install and include solid, concrete, spandrel panels to a minimum height of 42” above finished floor. She reported that of 9 notices mailed; one was returned in favor and none in opposition. She added that the applicant had submitted an amended site plan.

Councilmember Pelaez moved to approve Item Z-17 with SAWS recommendations and the condition that the parking garage façade facing the Loop 1604 access road be required to install and include metallic, solid, or perforated spandrel panels only where indicated on the approved zoning site plan rather than the open cable system proposed for the remaining three facades to a minimum height of 42” above the finished floor. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Items P-4 and Z-18 were addressed jointly.

CONTINUED TO AUGUST 17, 2017

P-4. PLAN AMENDMENT CASE # 17048 (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 "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147)

CONTINUED TO AUGUST 17, 2017

Z-18. ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048)

Melissa Ramirez presented Item P-4 and stated that it would amend the North Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-18, she stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; 3 were returned in favor and 4 in opposition. She noted that the Friends of Friedrich Park were opposed to the request.

Mayor Nirenberg called upon Lloyd Soyars to speak.

Mr. Lloyd Soyars stated that he was supportive of the request noting that the homes would be built of good quality.

Councilmember Pelaez moved to continue Items P-4 and Z-18 until August 17, 2017. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

CONTINUED TO AUGUST 17, 2017

Z-21. ZONING CASE # Z2017149 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff and Zoning Commission recommend Approval with Conditions.

Melissa Ramirez presented Item Z-21 and stated that staff and the Zoning Commission

recommended approval with the following conditions: 1) No use of outdoor amplification speakers; 2) Any outdoor vacuums be located at least 50 feet from neighboring residential uses; and 3) Outdoor lighting must be directed away from neighboring residential uses. She reported that of 33 notices mailed; one was returned in favor and one in opposition.

Councilmember Perry moved to continue Item Z-21 until August 17, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:51 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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