

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



**FINAL
Meeting Minutes
City Council A Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, May 1, 2014

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. The City Clerk took the Roll Call as follows:

Present: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

Mrs. Vacek announced that Mayor Castro was on City Business and would not be present. In the absence of Mayor Castro, Mayor Pro Tem Medina presided over the meeting.

1. The Invocation was delivered by Reverend Raymond Judd, Trinity University Chaplain Emeritus, guest of Councilmember Ron Nirenberg, District 8.
2. Mayor Castro led the Pledge of Allegiance to the Flag of the United States of America.

POINT OF PERSONAL PRIVILEGE

Mayor Pro Tem Medina recognized Students from the Robotics Team at Texas Military Institute. He noted that they were the only team from a San Antonio School to qualify for competition in the FIRST Robotics FTC (First Tech Challenge) World Championships, held

April 23-26 in St. Louis. Morgan Garbett, the Captain and Co-Founder, presented a demonstration of their robot to the City Council. The City Council commended the TMI Students on their great work.

3. Approval of Minutes for the March 5 - 6, 2014 City Council Meetings.

Councilmember Gallagher moved to approve the Minutes of the March 5-6, 2014 City Council Meetings. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

Aye: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

CONSENT AGENDA ITEMS

Items 7, 10, 19, 20A, and 20B were pulled for Individual Consideration. Councilmember Nirenberg moved to approve the remaining Consent Agenda Items. Councilmember Lopez seconded the motion.

Mayor Pro Tem Medina called upon Ms. Susie Beltran to speak.

Ms. Susie Beltran addressed the City Council in support of the Blanco Road Business Utility Assistance Pilot Program (Item 19). She stated that they had operated the Plaza Restaurant for 25 years and were in need of assistance in paying their utility bills due to the construction work on Blanco Road.

Faris Hodge, Jr. submitted written testimony in support of Items 4-10, 15-20A, 21A, and 21B. He wrote in opposition to Item 11 noting that Board Members should be interviewed on television. He noted that he was against Items 13, 14, and 20B. For 20B, he wrote that he was opposed to businesses receiving tax abatements. He requested that backup information be provided for the City Manager's Report.

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

Aye: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

2014-05-01-0275

4. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,590,000.00: (A) SAT Radio Communications, LTD d/b/a Industrial Communications for SAPD enhanced vehicle chargers, (B) J.R. Ramon & Sons, Inc. for demolition services and (C) Casa Verde Farms for bedding plants. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-05-01-0276

5. An Ordinance authorizing the negotiation and execution of five separate On-Call Civil Engineering Services Agreements with Camacho-Hernandez and Associates, L.L.C., Ford Engineering, Inc., Maestas & Associates, Inc., R.J. Rivera Associates, Inc., and San Antonio Design Group, Inc., each in the amount not to exceed \$750,000.00 per year, to provide as-needed On-Call Civil Engineering Services for Capital Improvement projects throughout the City. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2014-05-01-0277

6. An Ordinance awarding a task order construction contract with D&G Energy Corporation, in an amount not to exceed \$967,312.50, to perform construction work associated with the FY 2014 – FY 2015 Task Order Contract for Traffic Signal Equipment Modifications for projects Program located City wide included within the City Council approved Infrastructure Management. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation and Capital Improvements]

2014-05-01-0279

8. An Ordinance authorizing the submission of a \$12,000.00 grant application to the Texas A&M Forest Service for a Texas Intrastate Fire Mutual Aid System Grant Program grant to fund San Antonio Fire Department training; and authorizing the acceptance of funds, upon award. [Erik J. Walsh, Assistant City Manager; Charles N. Hood, Fire Chief]

2014-05-01-0280

9. An Ordinance authorizing the submission of a grant application in an amount up to \$1,500,000.00 to the State Administrative Agency for grant funds from the 2014 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters; and authorizing the acceptance of the funds, upon award. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

11. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, 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 Alvaro Briseno (District 8) to the Transportation Advisory Board.

B) Appointing Magdalena B. Alvarado (District 5) to the Affirmative Action Advisory Committee.

C) Appointing Jovanna Lopez (District 5) to the SA2020 Commission on Strengthening Family Well-being.

D) Appointing Frank G. Fonseca (District 7) to the Parks and Recreation Board.

E) Appointing Teresa S. Cleghorn (District 7) to the Disability Access Advisory Committee.

F) Appointing Kenneth Cleghorn (District 7) to the City Commission on Veterans Affairs.

G) Reappointing C. Sue Calberg (District 2) to the Linear Creekway Parks Advisory Board.

12. Consideration of the following appointments to boards, commissions and committees, as requested by Mayor Julian Castro: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember Ivy R. Taylor (District 2), Councilmember Rebecca J. Viagran (District 3), Councilmember Shirley Gonzales (District 5), and reappointing Councilmember Diego Bernal (District 1), and Councilmember Rey Saldaña (District 4) to the San Antonio Housing Trust Finance Corporation for the remainder of an unexpired term of office to expire December 9, 2015.

B) Appointing Councilmember Rey Saldaña (District 4) to the San Antonio Housing Trust Public Facility Corporation for the remainder of an unexpired term of office to expire December 9, 2015.

2014-05-01-0282

13. An Ordinance scheduling and rescheduling City Council and Council Committee Meetings. [Leticia M. Vacek, City Clerk]

2014-05-01-0283

14. An Ordinance approving the Third Amendment to the WSA Partnership Agreement; and approving an appointment to the WSA Board of Directors. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2014-05-01-0284

15. An Ordinance authorizing the purchase of Aircraft Hull and Liability Insurance from Commerce and Industry Insurance Company, a subsidiary of American International Group, for a one year term beginning May 1, 2014 for a cost of \$133,093.00, from the FY 2014 Liability Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-05-01-0285

16. An Ordinance authorizing the San Antonio Metropolitan Health District to waive the temporary food establishment permit requirement, including fees and required inspections, for local children and youth participating in Lemonade Day on May 4, 2014. [Gloria Hurtado, Assistant City Manager, Dr. Thomas L. Schlenker, Director of Public Health]

2014-05-01-0286

17. An Ordinance approving amendments to the Mission Del Lago TIRZ Development Agreement, the Project and Financing Plan, and the Interlocal Agreements with Participating Taxing Entities; and a Developer Participation Agreement for the reconstruction of streets in the subdivision boundaries to be performed by the Developer, initially funded by the City with up to \$1,700,000.00 in Tax Notes, but paid with projected incremental property tax revenue to carry out the terms of an agreement with the Developer Mission Del Lago, Ltd. to resolve matters in dispute; and authorizing the extension of the TIRZ by two years until September 20, 2027. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-05-01-0013R

18. A Resolution stating Support for the 4% Texas Department of Housing and Community Affairs Housing Tax Credit Program for the Dawson Marie Terrace Apartments, located in Council District 5. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

- 21.** Consideration of the following financial matters related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-05-01-0290

- 21A.** An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2014C (the Series 2014C Bonds)", in an amount not to exceed \$38,260,000 to be sold to the Texas Water Development Board through the Clean Water State Revolving Fund Program; and,

2014-05-01-0291

- 21B.** An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2014D (the Series 2014D Bonds)", in an amount not to exceed \$22,400,000 to be sold to the Texas Water Development Board through the Drinking Water State Revolving Fund Program.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

The City Clerk read the caption for Item 7:

2014-05-01-0278

- 7.** An Ordinance declaring as surplus an unimproved 0.155 acre tract of City owned property located at 221 Stark Street and described as the East part of Lots 5, 6 and 7, Block 3, NCB 2572 in Council District 1 and authorizing its sale to KIPP Cevallos, Inc. for \$10,100.00 and authorizing the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way, located adjacent to NCB 2572, in Council District 1, as requested by KIPP Cevallos, Inc. for a fee of \$5,141.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Eastpoint & Real Estate Services Office]

Councilmember Saldaña recused himself on Item 7 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

Councilmember Bernal moved to adopt the proposed ordinance. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

Abstain: 1 - Saldaña

The City Clerk read the caption for Item 10:

2014-05-01-0281

- 10.** An Ordinance ratifying the submittal of a grant application to the U.S. Department of Transportation for funding in the amount of \$3,750,000.00 for the City's Strategic Transportation Plan; and authorizing the acceptance of the funds, upon award. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Councilmember Krier asked for a brief presentation. Mike Frisbie stated that the grant funds would be used to supplement the funds allocated toward the Comprehensive Multi-Modal Transportation Plan. He noted that it would allow for the plan to be more specific regarding growth corridors, land use, and future bond projects. He confirmed that the funding would not be used for the planning, design, construction, operations or maintenance of the Street Car Project.

Councilmember Lopez asked if the city had a good chance in receiving the funds. Mr. Frisbie replied that the grant provided \$35 Million nationwide and was very competitive and would be awarded in June. Councilmember Lopez thanked staff for applying for the grant and spoke of the importance of air quality.

Councilmember Saldaña asked if said funds would be used to supplement the Transportation Planning Efforts within the Planning and Community Development Department. Mr. Frisbie confirmed that the Transportation Plan would be a component of the Comprehensive Plan that was being headed by Planning and Community Development. Councilmember Saldaña asked if the Plan was being contracted. Mr. Frisbie replied that they anticipated hiring a Consultant Team of businesses to provide necessary expertise.

Councilmember Viagran requested that a briefing on the Comprehensive Plan be provided to the Infrastructure and Growth Council Committee.

Councilmember Gonzales asked of the time frame for the Plan. Mr. Frisbie replied that they would be looking 25 years out and that the total amount of funding was \$6 Million. He indicated that the process to create the plan would take 28 months and cover over 400 square miles. Councilmember Gonzales asked of the consultants that would be utilized. Mr. Frisbie replied that they hoped to utilize mostly local businesses but some nationwide

companies may be necessary due to their expertise.

Councilmember Gallagher stated that he was pleased that there would be community input and that funds would not be allocated toward the Streetcar Project.

Councilmember Lopez added that it would be important to include discussions from highways down to arterial streets, as well as pedestrian mobility.

Councilmember Lopez moved to adopt the proposed ordinance. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

Aye: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

The City Clerk read the caption for Item 19:

2014-05-01-0287

- 19.** An Ordinance approving the Blanco Road Business Utility Assistance Pilot Program and associated Economic Development Loan Agreement. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Councilmember Bernal requested a presentation. Mike Frisbie presented a Power Point regarding the Blanco Road Business Utility Assistance Pilot Program. He outlined the Blanco Road Project Scope noting that the project totaled \$21.8 Million and was included in the 2007-2012 Bond Program. He reported that the project was on schedule and budget. He explained that prior to project implementation, Blanco Road did not have a Storm Drainage System. He stated that construction began in September 2012 and was scheduled for completion in August 2014. He noted that over 100 businesses were located within the project boundaries and there was limited access with one direction of travel for several months. He indicated that the Pilot Program was designed to assist businesses experiencing a significant downturn during construction. He stated that the Pilot Program would offer eligible businesses an Economic Development Loan to pay a portion of their utility bill. He noted that eligible businesses must be: 1) Located on Blanco one block east and one block west from San Francisco to Edison and from El Monte to Olmos Creek; 2) Independently owned and operated with a single location; 3) Must demonstrate a business downturn of 15% or greater. He mentioned that the Transportation and Capital Improvements (TCI) Department would manage the Pilot Program with assistance from the City's Finance and Legal Departments.

Mr. Frisbie reported that the monthly loan would be equivalent to 75% or less of the business' utility bill. The business would pay 25% or greater of the monthly utility bills. Mr. Frisbie stated that loan funds could only be used for the purpose of paying utility bills. He outlined the Loan Re-Payment Plan in which the city would allow businesses to repay the principal balance of the loan on a payment schedule based on their gross revenue loss. He stated that businesses would not be assessed any interest payments for the deferred portion of the utility bill if paid within the allotted time. He reported that the estimated budget for the Pilot Program was \$225,000 and that 26 businesses could qualify and apply for each of the five months of available loans. He indicated that funds were available due to operational savings achieved by TCI when the Public Works and CIMS Departments were consolidated. He added that the Pilot Program would stimulate and maintain business and commercial activity within the Blanco Road Project Limits.

Councilmember Bernal expressed his support and thanked staff for their work on the Pilot Program. He stated that the Blanco Road Project was on time and budget but the Pilot Program was needed to help keep businesses open that were affected by the project. He mentioned that Blanco Road was a narrow thoroughfare with many small businesses. He added that the Pilot Program could be adjusted and that the Infrastructure and Growth Council Committee would measure the results.

Mayor Pro Tem Medina stated that he was aware of the challenges faced by small business owners and commended Councilmember Bernal for his efforts. He asked of the completion of the Blanco Road Project. Mr. Frisbie responded that the project was scheduled for completion in August. Mayor Pro Tem Medina asked of the amount of loans that businesses would receive. Mr. Frisbie replied that they estimated loans totaling \$8,600 per business. Mayor Pro Tem Medina asked of the involvement of SAWS and CPS Energy. Mr. Frisbie replied that they had been in discussions with SAWS and CPS Energy and that they had programs in place to assist individuals pay their bills.

Councilmember Lopez spoke of the challenges faced by small businesses and asked of assistance that could be provided. Mr. Rene Dominguez replied that as part of the outreach conducted by TCI, businesses were provided with a Survival Guide for Construction. He noted that the Guide included small businesses resources in the community.

Councilmember Nirenberg stated that he did not disagree with the goal but was not sure if the Pilot Program was the right path to take. He asked of the timeline information. Mr. Frisbie explained that the project had an 18-month timeline and that it was on schedule for completion. Councilmember Nirenberg stated that there were other similar projects throughout the city and asked of the use of the loan funds. Mr. Frisbie replied that they could only be used to pay for utilities. Councilmember Nirenberg asked why the city was establishing the Pilot Program instead of the utility companies. Peter Zanoni stated that

they had worked with SAWS and CPS Energy to develop the Pilot Program. He noted that SAWS had a similar program in place to help businesses pay their utility bill. He added that CPS Energy could not provide assistance due to the consistency in their billing and collection process. Councilmember Nirenberg expressed concern that a new policy was being created and did not feel this was the best solution.

Councilmember Krier thanked Councilmember Bernal for looking out for small businesses and stated that he was supportive of the Pilot Program.

Councilmember Gonzales stated that she was a Small Business Owner and understood the challenges faced by small businesses. She asked of the sliding scale for re-payment. Mr. Frisbie replied that the schedule to re-pay the loan was based on the amount of gross revenue lost. He confirmed that they would have to provide pre-construction revenue as well as data from the time they incurred the loss.

Councilmember Gallagher stated that he felt this was a good program and asked what would occur if a business defaulted. Mr. Frisbie replied that if they did not repay the loan within the time frame allocated; they would move into a penalty and interest phase. He noted that if they defaulted completely, they would go through a collections process. Councilmember Gallagher asked how results would be measured. Mr. Frisbie replied that they were refining performance measurements and would review the number of businesses that utilized the program. He added that they would report progress to the Infrastructure and Growth Council Committee. Councilmember Gallagher asked if five months was enough time to pilot the program. Mr. Frisbie replied that they felt it was sufficient.

Councilmember Taylor stated that staff needed to be creative in supporting small businesses but could not support the Pilot Program. She noted that the project was on schedule and that they had gone through an extensive process to select Bond Projects. She added that she believed it set a bad precedent and that there were too many unanswered questions.

Councilmember Viagran stated that as a small business owner, she could empathize with the challenges faced by the small businesses along Blanco Road. She asked of the funds that would be utilized for the Pilot Program. Mr. Frisbie replied that savings in the TCI Department would be utilized; however, the loan funds would be repaid to the city. Councilmember Viagran expressed concern with future funding for the program and noted the need to work with the utility companies.

Councilmember Saldaña noted the narrowness of Blanco Road and asked what could have been done differently. Mr. Frisbie replied that they would not have designed a phase of one lane going one direction for a significant period of time. He noted that they have also changed the process in working with the utility companies to coordinate utility and street

work. Councilmember Saldaña spoke of future Bond Programs and small businesses wanting the same Program provided to them. Mr. Frisbie stated that this was a Pilot Program and that not many other projects would qualify with the same criteria.

Councilmember Bernal stated that the program would help businesses with the arrears portion and some utility bills moving forward. He added that this was a Pilot Program that could be revised and was not setting precedent.

Councilmember Bernal moved to adopt the proposed ordinance. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

Aye: 7 - Bernal, Saldaña, Gonzales, Lopez, Medina, Krier and Gallagher

Nay: 3 - Taylor, Viagran and Nirenberg

Absent: 1 - Mayor Castro

The City Clerk read the caption for Items 20A and 20B:

- 20.** Consideration of the following items relating to an economic development project in the Toyota Supplier Park located in Council District 3: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2014-05-01-0288

- 20A.** A Public Hearing and an Ordinance establishing the Arvin Sango Reinvestment Zone, located near the intersections of Watson Road, Applewhite Road, and 1 Lone Star Pass, on a leased 3.038 acre site in the Toyota Supplier Park located in Council District 3.

2014-05-01-0289

- 20B.** An Ordinance authorizing a 10-year, 100% Tax Abatement Agreement with Arvin Sango, Inc.

Mayor Pro Tem Medina called upon Mr. Jack M. Finger to speak on said item.

Mr. Jack M. Finger stated that he was pleased that the grant funds in Item 10 would not be used for the Streetcar Project. He noted that he was opposed to the Tax Abatement for Arvin Sango, Inc. (Item 20B).

Councilmember Viagran asked for a presentation to highlight the benefits of said items. Rene Dominguez introduced Dan Baughman, Vice-President and Treasurer of Arvin Sango.

Mr. Dominguez highlighted the benefits of the project noting that Arvin Sango, Inc. would support the SA2020 Manufacturing Industry by creating 45 new jobs with an average salary of \$50,000. He reported that they would invest \$16.6 Million over 10 years and construct a 63,000 square foot building. He indicated that the net fiscal impact to the city totaled \$1,246,248 over 20 years. Councilmember Viagran thanked Mr. Baughman for being present and expressed her support.

Councilmember Krier asked of the number of Arvin Sango Employees in San Antonio. Mr. Dominguez replied that this would be a brand new facility and they did not currently have any employees in San Antonio. Councilmember Krier asked of the number of Arvin Sango Facilities. Mr. Dominguez replied that there were five Arvin Sango Plants in the United States and one wholly-owned subsidiary in Canada, with 895 Employees. Councilmember Krier stated that there were many advantages to the project and expressed his support.

Councilmember Viagran moved to adopt the proposed ordinances for Items 20A and 20B. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

Aye: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

22. City Manager's Report

A. Historic Preservation Update

Mrs. Sculley reported that May was National Preservation Month and the Office of Historic Preservation (OHP) was offering numerous events and activities to highlight the role of Historic Preservation in achieving economic, cultural and environmental sustainability. She stated that Historic Preservation has demonstrated a positive impact on economic development efforts in the community. She noted that it was a tool for neighborhood stabilization and community revitalization that was connected to broader strategies of land use, smart growth, sustainability and job creation. She mentioned that to kick off Preservation Month, the OHP was hosting the State of Preservation Reception today at 6 pm, at the Mission Branch Library. She added that the speakers at the event would highlight the importance of preservation to San Antonio and discuss the community's efforts to obtain World Heritage Status for the San Antonio Missions. She provided a list of events that would be held during the month and noted that individuals should visit the OHP Website at www.sanantonio.gov/historic for additional event information.

RECESSED

Mayor Pro Tem Medina recessed the meeting at 11:00 am. He announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Pro Tem Medina reconvened the meeting at 2:00 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Mayor Pro Tem Medina announced that Items Z-6 and Z-16 had been postponed by the Applicants and would not be addressed. Councilmember Gallagher moved to approve the following items under Consent Zoning: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-14, P-4, Z-17 and Z-18. Councilmember Nirenberg seconded the motion.

Mayor Pro Tem Medina called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger expressed opposition to the Auto and Light Truck Repair Shop (Item Z-12) noting that staff had recommended denial. He stated that he was against the Used Car Lot (Item Z-19) and that several individuals had spoken in opposition to the request at the Zoning Commission Meeting.

Faris Hodge, Jr. submitted written testimony in support of Items Z-1, Z-6, Z-7, Z-8, Z-9, P-1, Z-10, Z-11, Z-12, Z-13, P-2, Z-14, P-3, Z-15, Z-16, P-4, Z-17, and Z-18. He wrote in opposition to Item Z-19.

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

Aye: 10 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

Absent: 1 - Mayor Castro

2014-05-01-0292

Z-1. ZONING CASE # Z2014115 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District on the east 25 feet of Lot 6 and the west 13.29 feet of Lot 7, Block 5, NCB 1752 located at 415 East Park Avenue. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: THE EAST 25 FEET OF LOT 6 AND THE WEST 13.29 FEET OF LOT 7, BLOCK 5, NCB 1752 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 H AHOD" RESIDENTIAL SINGLE-FAMILY TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0293

Z-2. ZONING CASE # Z2014104 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887 located at 8051 Broadway and 1718 West Lawndale 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: LOTS 38, 44, 45, 47, 48, 49 AND 50, NCB 11880 AND LOT 84, NCB 11887 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0294

Z-3. ZONING CASE # Z2014105 (District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 29 and 30, NCB 12025 located at 202 Birchleaf. 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 29 AND 30, NCB 12025 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0295

- Z-4.** ZONING CASE #Z2014109 S (District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "L S EP-1" Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts on 1.168 acres out of Tract 7A, NCB 10234 located at 3363 East Commerce 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: 1.168 ACRES OUT OF TRACT 7A, NCB 10234 TO WIT: FROM "L EP-1" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL OVERLAY DISTRICT TO "L S EP-1" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR LOFTS PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

POSTPONED BY APPLICANT

- Z-6.** ZONING CASE # Z2014099 (District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on 21.1981 acres out of NCB 10847 located on a portion of the 7200 Block of South WW White Road. Staff and Zoning Commission recommend approval.

2014-05-01-0296

- Z-7.** ZONING CASE # Z2014124 (District 3): An Ordinance amending the Zoning District Boundary from "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Operative Truck Parking to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 37 and 38, Block 12, NCB 10894 located on a portion of the 200 Block of Esma. 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 37 AND 38, BLOCK 12, NCB 10894 TO WIT: FROM "C-3NA CD AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR OPERATIVE TRUCK PARKING TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT

HAZARD OVERLAY DISTRICT.

2014-05-01-0297

- Z-8.** ZONING CASE # Z2014049 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District on Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas located on a portion of the 100 Block of San Juan Road. Staff and Zoning Commission recommend approval. (Continued from April 17, 2014)

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: TRACK 5A, NCB 10914 SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SAN ANTONIO IN VOLUME 10326, PAGE 356 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS TO WIT: FROM "R-4 MC-2 AHOD" RESIDENTIAL SINGLE-FAMILY SOUTH PRESA METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MC-2 AHOD" COMMERCIAL SOUTH PRESA METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0298

- Z-9.** ZONING CASE # Z2014118 (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.569 acres out of Lot 5, Block 2, NCB 17431 located at 3006 Southwest Military Drive. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.569 ACRES OUT OF LOT 5, BLOCK 2, NCB 17431 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0299

- P-1.** PLAN AMENDMENT #14027 (District 5): An Ordinance amending the future land use plan contained in the Lone Star Community Plan, a component of the

Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from Medium Density Residential to Low Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014097)

2014-05-01-0300

- Z-10.** ZONING CASE #Z2014097 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16 located at 302 Clay Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 14027)

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: 0.54 OF AN ACRE OUT OF LOT 1, NCB 15 AND LOT 6, NCB 16 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH SINGLE-FAMILY RESIDENTIAL USES NOT TO EXCEED 25 UNITS PER ACRE.

2014-05-01-0304

- P-2.** PLAN AMENDMENT #14031 (District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 29.575 acres out of NCB 11379, located at 259 South Acme Road, from Civic Center to Suburban Tier. Staff recommends approval and Planning Commission recommend approval. (Associated Zoning Case # Z2014114)

2014-05-01-0305

- Z-14.** ZONING CASE # Z2014114 (District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 29.575 acres out of NCB 11379 located at 259 South Acme Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment # 14031)

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: 29.575 ACRES OUT OF NCB 11379 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT, "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

POSTPONED BY APPLICANT

Z-16. ZONING CASE # Z2014038 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-2NA ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 located on a portion of the 19000 Block of Redland Road. Staff and Zoning Commission recommended approval. (Continued from April 3, 2014)

2014-05-01-0308

P-4. PLAN AMENDMENT #14028 (District 10): An Ordinance amending the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road from Neighborhood Commercial land use to High Density Residential land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014107)

2014-05-01-0309

Z-17. ZONING CASE # Z2014107 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, NCB 11898 located at 1779 Nacogdoches Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14028)

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, NCB 11898 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "MF-40 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-05-01-0310

Z-18. ZONING CASE #Z2014117 (District 10): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.65 of an acre out of Tract 12, Block A, NCB 8695 located at 301 Rainbow Drive. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.65 OF AN ACRE OUT OF TRACT 12, BLOCK A, NCB 8695 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-6 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING ITEMS CONCLUDED

INDIVIDUAL ZONING ITEMS

CONTINUED UNTIL JUNE 5, 2014

Z-5. ZONING CASE #Z2013130 CD S (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2" Commercial District, "O-2" High-Rise Office District, "C-3R" General Commercial Restrictive Alcohol Sales District, "C-3" General Commercial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Communication Tower and "I-1" General Industrial District to "RE" Residential Estate District, "R-20" Residential Single-Family District, "NP-15" Neighborhood Preservation District, "NP-10" Neighborhood Preservation District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "O-1" Office District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted), "C-1 CD" Light Commercial District with a Conditional Use for Plumbing Fixtures – Retail, "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales, "C-1 CD" Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor, "C-1 CD" Light Commercial District with a Conditional Use for

Limousine Service – Dispatch And Office Use Only No Servicing Of Vehicles Onsite, “C-1 CD” Light Commercial District with a Conditional Use for Self Service Storage, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal and “C-2 S” Commercial District with a Specific Use Authorization for a Carwash on approximately 341 acres located in the Comanche Community and Lower Southeast Side neighborhoods; generally bound by Roland Avenue and Salado Creek to the west, Rigsby Avenue to the north, South WW White Road to the east, and the intersection of Roland Avenue and South WW White Road to the south. Staff and Zoning Commission recommend approval.

Councilmember Viagran moved to continue Item Z-5 until June 5, 2014. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

Absent: 2 - Mayor Castro and Krier

2014-05-01-0301

Z-11. ZONING CASE # Z2014110 CD (District 5): 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 a Conditional Use for a Professional Office on Lot 16, Block 5, NCB 10605 located at 202 Adolph. 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 16, BLOCK 5, NCB 10605 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 A PROFESSIONAL OFFICE PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-11 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) There shall be no exterior display or sign with the exception that a nameplate, not exceeding three square feet in area, may be

permitted when attached to the front of the main structure. 2) No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood. 3) Business or office hours of operation shall not be permitted before 7:00 am or after 6:00 pm. 4) A Type A landscape buffer shall be maintained where the subject property abuts residential zoning or uses; however, the buffer width shall be reduced to 5 feet. 5) All on-site lighting shall be directed onto the site, away from any surrounding residential uses or zoning. 6) Use of the parking lot shall be limited to the business or office hours of operation. 7) The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed. 8) The parking area shall comply with all applicable provisions of Section 35-526 of the Unified Development Code. He reported that of 22 notices sent, one was returned in favor and one was received in opposition.

Councilmember Gonzales moved to approve Item Z-11 with the conditions above as read by Mr. Jacks. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

Absent: 2 - Mayor Castro and Krier

2014-05-01-0302

Z-12. ZONING CASE # Z2014052 CD (District 5): An Ordinance amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 11, 12 and 13, Block 21, NCB 2630 located at 920 Big Foot. 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: LOTS 11, 12 AND 13, BLOCK 21, NCB 2630 TO WIT: FROM "C-1 CD AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO PARKING AND/OR STORAGE-SHORT TERM RELATED TO AUTO AND LIGHT TRUCK REPAIR TO "C-1 CD AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-12 and stated that staff recommended denial and the Zoning Commission recommended approval. He reported that of 40 notices mailed; two were returned in opposition and none were received in favor. He noted that the Palm Heights Neighborhood Association was in favor of the request.

Mayor Pro Tem Medina called upon the individuals registered to speak.

Alejo Ramos noted that he lived next door to the property and was opposed to the request. He expressed concern with flooding caused by caliche that was placed on the property.

Manuel DeLeon stated that he lived across the street from the property and was opposed to the request. He expressed concern with the Auto Repairs that would be allowed and noted issues with traffic in the area.

Councilmember Gonzales moved to adopt the proposed ordinance for Item Z-12. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

Aye: 9 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

Absent: 2 - Mayor Castro and Krier

2014-05-01-0303

Z-13. ZONING CASE # Z2014126 CD (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 9 and 10, Block 2, NCB 8086 located at 1720 Castroville Road. Staff and Zoning Commission recommend approval, with conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 9 AND 10, BLOCK 2, NCB 8086 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-13 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) There shall be no storage of junk vehicles; 2) Vehicles must be licensed; and 3) Outdoor speakers and amplification systems shall be prohibited. He reported that of 30 notices mailed; one was returned in opposition and one was received in favor.

Councilmember Gonzales moved to adopt the proposed ordinance for Item Z-13 with the conditions read by Mr. Jacks. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

Aye: 8 - Bernal, Taylor, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

Absent: 3 - Mayor Castro, Viagran and Krier

2014-05-01-0306

P-3. PLAN AMENDMENT #13047 (District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 48.842 acre tract of land out of Lot 10, NCB 34449, located in the 6000 Block of Leslie Road, from Suburban Tier land use to Civic Center land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2013195)

2014-05-01-0307

Z-15. ZONING CASE # Z2013195 (District 6): An Ordinance amending the Zoning District Boundary from "DR" Development Reserve to "I-1" General Industrial District on Lot 10, NCB 34449 located on a portion of the 6000 block of Leslie Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 13047)

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, NCB 34449 TO WIT: FROM "DR" DEVELOPMENT RESERVE TO "I-1" GENERAL INDUSTRIAL DISTRICT.

John Jacks presented Item P-3 and stated that it would amend the future land use plan contained in the West/Southwest Sector Plan. He noted that staff and the Planning Commission recommended approval.

For Item Z-15, he reported that staff and the Zoning Commission recommended approval. He stated that of nine notices mailed; none were returned in opposition and one was

received in favor. He added that the Bridgewood Homeowner's Association was opposed to the request.

Mayor Pro Tem Medina called upon the individuals registered to speak:

Dan Elizondo, Resident of the Bridgewood Neighborhood expressed opposition to the proposed requests. He stated that this was spot zoning and that they would experience negative effects from the Service Center.

Sam Drury, Resident of the Bridgewood Neighborhood also expressed opposition to the proposed requests. He asked why the city wanted to place the Service Center so far out and noted concerns with vapor, debris, and traffic.

Eliezer Quiroz, Resident of the Bridgewood Neighborhood stated that he was against the proposed requests. He expressed concern with the loss of property values and noted that many individuals in the Military live in the area.

Joe Sullivan, President of the Bridgewood Neighborhood Association stated that they were opposed to the proposed zoning request. He spoke of the concessions they would like if the zoning was approved and noted that they had received letters of support from Senator Uresti, State Representative Cortez, County Judge Nelson Wolff, and Bexar County Commissioner Paul Elizondo.

Nancy Hernandez, Resident of the Bridgewood Neighborhood spoke in opposition to the proposed request. She stated that their neighborhood would be negatively affected by the Service Center and noted issues with health and safety.

Stephanie Needham, Resident of the Bridgewood Neighborhood stated that she was opposed to the proposed requests. She spoke of concerns with flooding, traffic, and safety issues and noted the impact to 2,300 homes.

Misty Lopez, Resident of the Bridgewood Neighborhood noted concerns with the health and safety of her young children. She spoke of the issues with gas leaks, pollution, and noise and expressed concern that she would be forced to move from her home.

Cassandra Pena, Resident of the Bridgewood Neighborhood spoke in opposition to the proposed requests and noted the negative impact to their quality of life. She stated that they lived only 200 feet outside of the city limits and the city should respect them as neighbors.

Elizabeth Drury, Resident of the Bridgewood Neighborhood spoke in opposition to the proposed requests. She stated that there would be many negative effects on their

neighborhood including a loss of property values.

Elda Miranda, Resident of the Bridgewood Neighborhood stated that she was opposed to the proposed requests.

Edna Molina, Resident of the Bridgewood Neighborhood expressed opposition to the proposed requests. She spoke of the impacts due to increased traffic, congestion and safety concerns.

Carissa Razzo, Resident of the Bridgewood Neighborhood spoke in opposition to the proposed requests. She stated that the majority of the residents in their neighborhood were also in opposition and did not feel that the Service Center should be placed in a residential area.

Councilmember Lopez thanked everyone that spoke on said items. He asked Debbie Racca-Sittre, Assistant TCI Director to provide a brief presentation. Ms. Racca-Sittre stated that she had been working with the Bridgewood Homeowner's Association since September 2013 and they had made a lot of progress. She noted that the Service Center would be utilized by the Building and Equipment Services (BES), Solid Waste, and TCI Departments. She showed photos of an existing Service Center and stated that air quality would be improved since vehicles would not have to travel as far to provide services. She spoke of the process that was utilized to select the site noting that many were rejected due to size and topography. She mentioned that they had hired a consultant to help identify solutions to the neighborhood's concerns. She indicated that various meetings had been held with the Bridgewood Community and that several residents had taken a tour of the Callaghan Service Center. She highlighted several concessions that had been made but noted that they would not be able to provide Garbage Collection Services to the Bridgewood Community. Councilmember Lopez thanked staff for their work and asked of the coordination with Bexar County. Ms. Racca-Sittre stated that they had worked with the County Engineer and were unable to identify any property that met all of the city's needs. Councilmember Lopez stated that it had been a long process and was pleased with the concessions that had been made.

Mayor Pro Tem Medina spoke of the tremendous amount of growth that has occurred in the area and stated that the Service Center would not be a dumping ground. He noted that Councilmember Lopez had done all he could to find the best solution for the community.

Councilmember Gallagher stated that the Northeast Service Center was located in District 10 and had been a very good neighbor for the community. He mentioned that the neighborhood utilized the Administration Building to host community meetings and it had enhanced the area.

Councilmember Lopez moved to adopt the proposed ordinances for Items P-3 and Z-15. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

Aye: 8 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina and Gallagher

Absent: 3 - Mayor Castro, Nirenberg and Krier

2014-05-01-0311

Z-19. ZONING CASE # Z2014091CD (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 12 and 13, Block 1, NCB 14947 located at 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard). Staff recommends approval. The Zoning Commission twice held a public hearing and was unable to reach a majority vote; such action shall be deemed a recommendation of denial. (Continued from April 17, 2014)

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 12 AND 13, BLOCK 1, NCB 14947 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks presented Item Z-19 and stated that staff recommended approval while the Zoning Commission recommended denial. He reported that of 30 notices mailed; none were received in opposition and 14 were returned in favor.

Mayor Pro Tem Medina called upon the individuals registered to speak.

Joe Logue stated that he was the property owner and spoke of his request to operate two businesses on his property. He noted that his request was consistent with the neighborhood and did not affect the health, safety or welfare of anyone. He added that he had implemented the Zoning Commission Recommendations and that a Conditional Use Agreement had been signed by the Royal Ridge Neighborhood Association.

Bobby Yountz stated that he was the President of Garden Homes I, a section of the Royal Ridge Neighborhood Association. He expressed opposition to the Used Car Lot noting that there were too many Used Car Lots in the area. He stated that he was supportive of the Bakery.

Delia Reed stated that she was a Resident of the Royal Ridge Neighborhood and was supportive of the zoning request. She noted that Royal Ridge consisted of nine different Homeowner Associations and that many residents had not heard about the zoning case. She mentioned that the property was previously operated as a bar and believed the new business would be better for the neighborhood.

Jack Stevens stated that he was the Vice-President of the Royal Ridge Neighborhood Association which had nine smaller associates. He noted that he had been living in the area for 22 years and was supportive of the Bakery. He expressed concern with the loss of property values and stated that he was not supportive of another Used Car Lot in the area.

Bob Robbins stated that he was a long time resident of the Royal Ridge Neighborhood and was opposed to the request. He noted that he did not feel that the two lots could accommodate the two businesses and asked of the enforcement of the Unified Development Code.

Mrs. Vacek noted that seven written testimonies were received in opposition to the request from the following individuals: Gary Harmon, Jr., Howard Davidson, June Davidson, Loretta Camp, Henry Hadigian, Selma Hadigian, and Robert Mays, Jr.

Councilmember Gallagher thanked the neighborhood leaders that came to speak and asked staff to clarify the extent of the property. Mr. Jacks stated that the Applicant had amended their application to reduce the requested area. He noted that the front half of the property was being requested to change to C-2NA CD. Councilmember Gallagher stated that they had many meetings regarding the zoning request and had worked with Mr. Logue on his request. He mentioned that Mr. Logue spoke with 89 residents in the area and 84 were in favor of the Bakery. He added that 62 of the 89 were also in support of the Used Car Lot.

Councilmember Gallagher moved to adopt the proposed ordinance for Item Z-19 with the amended field notes and the following conditions: 1) Limit the number of vehicles on the lot to 12 vehicles for sale; 2) Hours of operation from 10:00 am to 2:00 pm Monday through Saturday; and 3) The use of Banners, Flags, Inflatables, and Loud Speakers are prohibited. Councilmember Bernal seconded the motion. The motion prevailed by the following vote:

Aye: 8 - Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina and Gallagher

Absent: 3 - Mayor Castro, Nirenberg and Krier

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Medina adjourned the meeting at 3:50 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK