

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, September 15, 2016**

**9:00 AM**

**Municipal Plaza Building**

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The City Council of San Antonio convened in a Regular Council Meeting. City Clerk Leticia Vacek took the Roll Call and noted the following Councilmembers present:

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

1. The Invocation was delivered by Pastor Adam Knight, Coker United Methodist Church, guest of Councilmember Joe Krier, District 9.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of August 17 - 18, 2016.

Councilmember Gallagher moved to approve the Minutes of the Regular City Council Meetings of August 17-18, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Medina

**POINTS OF PERSONAL PRIVILEGE**

Mayor Taylor and Councilmember Gallagher recognized George Small in honor of his 104th Birthday. They presented him with a Certificate of Congratulations in honor of this great milestone.

Councilmember Gallagher recognized the Honor Flight San Antonio de Valero and participating Veterans. He thanked them for their work in bringing aging and terminally ill Veterans to their corresponding War Memorial in Washington, D.C.

Councilmember Krier announced that San Antonio will host the 2017 America's Competitiveness Exchange in April 2017 as selected by the U.S. Department of Commerce. He noted that the purpose was to facilitate Global Trade and Relations in the Americas.

**CONSENT AGENDA ITEMS**

No Items were pulled from the Consent Agenda. Councilmember Warrick moved to approve all of the Consent Agenda Items. Councilmember Lopez seconded the motion.

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

Mr. Jack M. Finger spoke in opposition to the Loan Agreement between the City of San Antonio and St. Mary's University (Items 11A and 11B). He asked why the city was involved in a loan to a Private University and asked if they would be required to pay it back.

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

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

**2016-09-15-0700**

5. An Ordinance authorizing contracts with Java Connections, LLC dba Laptops Anytime, Research Technology International Co., Inc. dba Public Information Kiosk, mk Solutions, Inc., and Bibliotheca, LLC to provide Library Material Dispensing Equipment at Potranco and Schaefer Branch Libraries for a cost of \$275,756.00, funded from the Library Capital Budget and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2016-09-15-0701**

6. An Ordinance authorizing acceptance of grant funds up to \$1,000,000.00 from the Texas Department of Transportation for a Comprehensive Selective Traffic Enforcement Program grant; and authorizing a cash matching contribution up to \$265,000.00 and an in-kind matching contribution up to \$228,527.00. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]
7. Consideration of the following items relating to the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115(a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program." [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]

**2016-09-15-0702**

- 7A. An Ordinance authorizing an agreement with the University of Texas Health Science Center at San Antonio on behalf of its School of Dentistry to provide community-based rotations for dental students focusing on the delivery of dental sealants and fluoride varnish in a school-based setting in an amount up to \$100,000.00, for the period of October 1, 2016 through September 30, 2017, with the option to renew for an additional one-year period.

**2016-09-15-0703**

- 7B. An Ordinance authorizing an agreement with the University of Texas Health Science Center at San Antonio on behalf of its School of Dentistry to provide comprehensive oral health services in an amount up to \$40,000.00 for the period of October 1, 2016 through September 30, 2017 with the option to renew for two one-year periods.

**2016-09-15-0704**

- 7C. An Ordinance authorizing an agreement with the Witte Museum to provide funding for collaboration in assessing childhood health behavior and bio-metric data through the "H-E-B Body Adventure" interactive exhibit for a total amount not to exceed \$83,333.33 for the period of October 1, 2016 through September 30, 2017 with the option to renew for two one-year periods.

**2016-09-15-0705**

- 7D. An Ordinance authorizing an agreement with the YMCA of Greater San Antonio for the YMCA to administer diabetes prevention programs in an amount up to \$395,000.00 for the period of October 1, 2016 through September 30, 2017 with the option to renew for an additional one-year period.

**2016-09-15-0706**

8. An Ordinance authorizing the submission of an application to the Texas 1033 Surplus Property Program to enable the San Antonio Police Department to receive property dispersed to law enforcement agencies by the U.S. Department of Defense. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]

**2016-09-15-0707**

9. An Ordinance authorizing the first one-year renewal of two professional services agreements for standby landfill compliance, environmental remediation and consulting services with Drash Consultants, LLC, and Stearns, Conrad, and Schmidt, Consulting Engineers, Inc., dba SCS Engineers, in an amount not to exceed \$165,000.00 for each firm during the term of the renewal, for various closed City landfills and other environmental compliance projects citywide, funded by the Solid Waste Operating and Maintenance Fund and through allocations from specific project funds at the time work is required. [Peter Zanoni, Deputy City Manager, David W. McCary, Director, Solid Waste Management]

**2016-09-15-0708**

10. An Ordinance approving the Inner City Reinvestment Infill Policy rate to the fee-in-lieu of on-site detention assessment for the San Antonio Stock Show & Rodeo's 24.7 acre asphalt parking lot project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
11. Consideration of the following in connection with the Financing of Certain Educational and Housing Facilities for St. Mary's University: [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Mayor Taylor recessed the City of San Antonio City Council Meeting and convened the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation to consider the following:

**EFC 2016-09-15-0002R**

- 11A. A Resolution of the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation approving and authorizing the execution of a Loan Agreement by and among the City of San Antonio, Texas Education Facilities Corporation, St. Mary's University of San Antonio, Texas, and Banc of America Public Capital Corp. (an affiliate of Bank of America, N.A.) for the purpose of providing a loan of up to \$25,000,000 to finance certain educational facilities and housing facilities for the University; and approving and authorizing the execution of all other instruments and procedures related thereto.

President Taylor adjourned the meeting of the Board of Directors of the City of San Antonio, Texas Education Facilities and reconvened the San Antonio City Council Meeting.

**2016-09-15-0029R**

- 11B.** A Resolution by the City Council of the City of San Antonio, Texas regarding approval, for purposes of Section 147(f) of the Internal Revenue Code, of a tax-exempt Loan Agreement by and among the City of San Antonio, Texas Education Facilities Corporation, St. Mary's University of San Antonio, Texas, and Banc of America Public Capital Corp. (an affiliate of Bank of America, N.A.)

**CONSENT ITEMS CONCLUDED**

**ACTION ITEMS FOR STAFF BRIEFING**

- 4.** Consideration of the following ordinances related to the Fiscal Year 2017 Operating and Capital Budget and Tax Year 2016: [Sheryl Sculley, City Manager; John Woodruff, Director, Management and Budget]

NOTE: Items A, B, C and D must be voted on individually and in the following order as required by state statute and City Charter.

City Clerk Vacek read the caption for Item 4A:

**2016-09-15-0693**

- 4A.** An Ordinance adopting the Annual Consolidated Operating and Capital Budgets for the City of San Antonio Fiscal Year 2017 that begins October 1; approving projects included in the FY 2017 to FY 2021 Five-Year Infrastructure Management Plan; approving the FY 2017 to FY 2022 Six-Year Capital Improvements Program for the City of San Antonio; approving certain contracts; providing for a one-time annuity increase for retirees and their beneficiaries and a revision to the City's contribution rate in connection with the Texas Municipal Retirement System; authorizing personnel complements; appropriating funds; and amending related ordinances.

City Manager Sculley presented an overview of the FY 2017 Proposed Budget and a list of Updated Expenditure Requests for Potential Budget Amendments as discussed during yesterday's work session. She stated that with the recommendations; the FY 2017 Proposed Budget remained balanced.

Mayor Taylor called upon the citizens registered to speak.

Robert Cruz, Minerva Cruz, and Mike Phillips representing COPS/Metro Alliance spoke in favor of increasing the Entry Level Wage for City Employees and making Project Quest a line item in the City's Budget.

Jackie Gorman representing SAGE addressed the Council and thanked them for the allocations included in the budget for SAGE that would assist them with matching grant funds and revitalize important corridors on the East Side.

Nazirite Ruben Flores Perez addressed the Council and stated that he was pleased with the increase in the Entry Level Wage for City Employees. He requested that Retirees receive an increase greater than 1%.

Jack M. Finger stated that although the Property Tax Rate was not being increased; tax bills would still increase due to higher valuations. He expressed concern that Streetcars were included in the SA Tomorrow Plan and with the increase in the Entry Level Wage for City Employees.

Mayor Taylor thanked everyone for their work on the Budget. She stated that they had struck a great balance and focused on key priorities. She highlighted funding for Street Maintenance, Police Officers, and Innovations to better support employees.

Councilmember Gallagher thanked everyone for their work and commended Councilmembers Warrick and Treviño on revising their requests. He added that he was supportive of the benefits that would be provided to City Council Aides.

Councilmember Viagran stated that this was a transformative budget and thanked the City Manager for working with the City Council and listening to their needs. She noted that she was pleased with the acceleration of the SA Tomorrow Plan Implementation and highlighted the funding for Street Maintenance, Sidewalks, Public Safety, and Employee Benefits.

Councilmember Saldaña also thanked everyone for their work on the budget and stated that he was pleased with the benefits provided for Council Aides. He asked of the amount included for their vehicle allowance. John Peterek replied that five Full-Time Equivalents (FTEs) would each receive up to \$100 per month. Councilmember Saldaña commended COPS/Metro for their work in the community.

Councilmember Warrick thanked everyone for their work on the budget and stated that it served the people very well. Councilmember Gonzales also thanked everyone for their work on the budget. She stated that she was pleased with the increase in the Entry Level Wage and the additional lighting in District 5. She recognized Project Quest for their work in the

community over the past 25 years.

Councilmember Medina added his thanks to all of the budget staff for working with the City Council on the budget. He stated that he was pleased with the increase in the Entry Level Wage and new benefits for City Employees. He thanked COPS/Metro for working with the city on the budget.

Councilmember Nirenberg stated that he was pleased that there would not be a Property Tax Increase and commended City Staff for their work on the budget. He expressed support for the acceleration of the SA Tomorrow Plan and the funds allocated for a Non-Attainment Study. He highlighted the increase in the Entry Level Wage for City Employees and the funding restored for Delegate Agencies in the Community Safety Net Category. He expressed concern that the budget did not include a Contingency Fund and the Public Safety Budget would increase to more than 66% of the General Fund within four years.

Councilmember Krier stated that he was pleased with the basic services included in the budget such as Police, Fire, Streets, Drainage, Parks, and Libraries. He highlighted the work of Project Quest and noted support for the benefits that would be provided to Council Aides. He stated that he was opposed to the funding in the budget for SA Tomorrow.

Councilmember Treviño stated that he was supportive of the budget and thanked everyone for their work. Councilmember Lopez recognized COPS/Metro and stated that the budget reflected the values of the community.

Councilmember Saldaña recused himself from voting on the funding in the Budget for Communities in Schools, San Antonio Humane Society, and the San Antonio Education Partnership by exiting the Council Chambers and noting that he had submitted the recusal forms with the City Clerk.

Councilmember Lopez moved to approve the funding in the Budget for Communities in Schools, San Antonio Humane Society, and the San Antonio Education Partnership. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

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

**ABSTAIN:** 1 - Saldaña

Councilmember Medina recused himself from voting on the funding in the Budget for the Alamo Community College District by exiting the Council Chambers and noting that he had

submitted the recusal forms with the City Clerk.

Councilmember Lopez moved to approve the funding in the Budget for the Alamo Community College District. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSTAIN:** 1 - Medina

Councilmember Nirenberg recused himself from voting on the funding in the Budget for BioMed SA and the Hispanic Chamber of Commerce by exiting the Council Chambers and noting that he had submitted the recusal forms with the City Clerk.

Councilmember Lopez moved to approve the funding in the Budget for BioMed SA and the Hispanic Chamber of Commerce. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

**ABSTAIN:** 1 - Nirenberg

Councilmember Lopez moved to approve the balance of the Budget as amended today. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 4B:

**2016-09-15-0694**

**4B.** An Ordinance ratifying the adoption of the FY 2017 Budget that will require raising more revenue from property taxes that in the FY 2016 Budget.

Councilmember Lopez moved to ratify the adoption of the Budget. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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



City Clerk Vacek read the caption for Item 4C:

**2016-09-15-0695**

- 4C.** An Ordinance setting the Ad Valorem Tax Rate for Maintenance and Operation of the City of San Antonio at 34.677 cents per \$100.00 of taxable valuation for the Tax Year beginning on January 1, 2016, and ending on December 31, 2016.

Councilmember Lopez moved that property taxes be increased by the adoption of a Maintenance & Operation Tax Rate of 34.677 cents per \$100 of taxable valuation, which is effectively a 6.48 percent increase in the tax rate. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 4D:

**2016-09-15-0696**

- 4D.** An Ordinance setting the Ad Valorem Tax Rate to pay the Principal and Interest on the Funded Debt of the City of San Antonio at 21.150 cents per \$100.00 of taxable valuation for the Tax Year beginning on January 1, 2016, and ending on December 31, 2016.

Councilmember Lopez moved that taxes be increased by the adoption of a Debt Service Tax Rate of 21.150 cents per \$100 of taxable valuation, which is effectively a 6.48 percent increase in the tax rate. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 4E:

**2016-09-15-0697**

- 4E.** An Ordinance establishing new fees and amending fees as included within the Fiscal Year 2017 Budget within the General Fund and within the Restricted Funds of Airport Operating and Maintenance; Development Services; Parking; and Public Education & Government; and amending the City Code of San Antonio, Texas to reflect such changes.

Councilmember Lopez moved to approve the Fee Ordinance (Item 4E). Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 4F:

**2016-09-15-0698**

**4F.** An Ordinance carrying forward certain Funds; amending prior appropriations; appropriating Funds for requirements in City projects and departments; and appropriating funds.

Councilmember Lopez moved to approve the Closing Ordinance (Item 4F). Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 4G:

**2016-09-15-0699**

**4G.** An Ordinance amending Chapter 12, "Vacant Buildings" of the City Code to expand the boundaries of the Vacant Building Registration Program; establish penalties for violations; and provide for publication. [Lori Houston, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

Councilmember Lopez moved to approve the Ordinance Amending Chapter 12, "Vacant Buildings" of the City Code (Item 4G). Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized Councilmember Rey Saldaña who would be celebrating his birthday on September 19th. The City Council wished Councilmember Saldaña a Happy Birthday.

**EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 10:20 am to continue the

previous day's Executive Session on the following:

A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).

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

D. Discuss legal issues related to ad valorem real property taxes, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 2:05 pm and announced that no action was taken in Executive Session. She addressed the Consent Zoning Items. Mrs. Vacek announced that Councilmember Krier was attending a business meeting in Austin and would not be present for Zoning.

### **CONSENT ZONING ITEMS**

Zoning Items P-1, Z-2, P-2, Z-3, Z-6, and Z-8 were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

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

Mr. Jack M. Finger addressed the City Council in opposition to Items P-1 and Z-2 and asked how many more junk yards were needed in District 2.

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

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Saldaña, Lopez and Krier

**2016-09-15-0709**

- Z-1.** ZONING CASE # Z2016204 S (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Childcare Daycare Center on Lot 2, Block 4, NCB 13346, located at 806 Cobble 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: LOT 2, BLOCK 4, NCB 13346 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 S AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR CHILDCARE DAYCARE CENTER.

**2016-09-15-0712**

- Z-4.** ZONING CASE # Z2016202 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.409 acres out of NCB 10879, located in the 7900 Block of Inner Circle 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: 24.409 ACRES OUT OF NCB 10879 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-09-15-0713**

- Z-5.** ZONING CASE # Z2016203 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District on the E 55 feet of Lot 2, Block B, NCB 11026, located at 2514 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

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CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: E. 55 FT OF LOT 2, BLOCK B, NCB 11026 TO WIT: FROM "C-1 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-09-15-0715**

**P-3.** PLAN AMENDMENT # 16060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 33, Block 2, NCB 8416, located at 150 Babcock Road from "Urban Low-Density Residential" to "Neighborhood Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016207)

**2016-09-15-0716**

**Z-7.** ZONING CASE # Z2016207 (Council District 7): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 33, Block 2, NCB 8416, located at 150 Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16060)

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, BLOCK 2, NCB 8416 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-09-15-0718**

**Z-9.** ZONING CASE # Z2016187 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laundry - Limited To Max of Five Employees on 0.0287 acres out of NCB 17608, located at 19141 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.0287 ACRES OUT OF NCB 17608 TO WIT: FROM "C-2 MLOD ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY

EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S MLOD ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR LAUNDRY-LIMITED TO MAX OF FIVE EMPLOYEES.

**2016-09-15-0719**

**Z-10.** ZONING CASE # Z2016209 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 42 and 43, Block 1, NCB 14952, located in the 5900 Block of Randolph Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 42 & 43, BLOCK 1, NCB 14952 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2016-09-15-0720**

**Z-11.** ZONING CASE # Z2016185 ERZD (Council District 10): An Ordinance amending the Zoning District Boundary from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District and "R-20" Residential Single-Family District to "PUD R-20" Planned Unit Development Residential Single-Family District and "PUD R-20 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 5.99 Acres out of NCB 17194, located at 15832 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.99 ACRES OUT OF NCB 17194 TO WIT: FROM "NP-10 ERZD" NEIGHBORHOOD PRESERVATION EDWARDS RECHARGE ZONE DISTRICT AND "R-20" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "PUD R-20" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY DISTRICT AND "PUD R-20 ERZD" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY EDWARDS RECHARGE ZONE DISTRICT.

**2016-09-15-0721**

**Z-12.** ZONING CASE # Z2016211 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 4.51 acres out of NCB 16587, located in the 14500 Block of Toepperwein 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: 4.51 ACRES OUT OF NCB 16587 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

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

Items P-1 and Z-2 were addressed jointly.

**2016-09-15-0710**

**P-1.** PLAN AMENDMENT # 16058 (Council District 2): An Ordinance amending the future land use plan contained in the IH 10 E Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 8.351 acres out of NCB 17322, located at 5834 IH 10 East from "Community Commercial" to "Industrial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016205 S)

**2016-09-15-0711**

**Z-2.** ZONING CASE # Z2016205 S (Council District 2): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler on 8.351 acres out of NCB 17332, located at 5834 IH 10 East. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16058)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

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COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 8.351 ACRES OUT OF NCB 17322 TO WIT: FROM "BP AHOD" BUSINESS PARK AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-2 S AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A USED AUTO PARTS RECYCLER.

Catherine Hernandez presented Item P-1 and stated that it would amend the future Land Use Plan contained in the IH-10 E Corridor Perimeter Plan. She stated that staff recommended denial while the Planning Commission recommended approval.

For Item Z-2, she noted that staff recommended denial while the Zoning Commission recommended approval. She reported that of 4 notices mailed; none were returned in favor or opposition.

Councilmember Warrick moved to approve Items P-1 and Z-2. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Saldaña, Lopez and Krier

Items P-2 and Z-3 were addressed jointly.

**CONTINUED UNTIL NOVEMBER 17, 2016**

**P-2.** PLAN AMENDMENT #15066 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 36.69 acres of land being Lot 6, Block 5, NCB 10879 located in the 3200 and 3300 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015250) (Continued from February 18, 2016)

**CONTINUED UNTIL NOVEMBER 17, 2016**

**Z-3.** ZONING CASE # Z2015250 (Council District 3): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" General Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 5, NCB 10879, generally located in the 3200 and 3300 Block of Goliad Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated



## Plan Amendment 15066)

Catherine Hernandez presented Item P-2 and stated that it would amend the future Land Use Plan contained in the Stinson Airport Vicinity Land Use Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-3, she stated that staff and the Zoning Commission recommended approval. She reported that of 8 notices mailed; one was returned in favor and none in opposition.

Councilmember Viagran moved to continue Items P-2 and Z-3 until November 17, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Saldaña, Lopez and Krier

**2016-09-15-0714**

**Z-6.** ZONING CASE # Z2016105 (Council District 5): 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 Lot 39 and 40, Block 3, NCB 8277, located at 134 Colby Street. Staff and Zoning Commission recommend Denial. (Continued from August 4, 2016)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 30 AND LOT 40, BLOCK 3, NCB 8277 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-5 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended denial. She reported that of 44 notices mailed; one was returned in favor and none in opposition.

Mayor Taylor called upon the citizens registered to speak.

Alex Dominguez spoke in support of the rezoning and stated that they would like to restore the property to its original Multi-Family Zoning.

Richard R. Hernandez spoke in support of the rezoning noting that a blanket rezoning of the property had occurred in 2003 without the owner's knowledge. He requested that the property be rezoned to Multi-Family as it was when the property was purchased.

Councilmember Gonzales moved to approve the rezoning for Item Z-6. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Medina, Nirenberg and Gallagher

**ABSENT:** 3 - Saldaña, Lopez and Krier

**2016-09-15-0717**

**Z-8.** ZONING CASE # Z2016210 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 29, Block 2, NCB 11612, located in the 2000 Block of Babcock Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 29, BLOCK 2, NCB 11612 TO WIT: FROM "O-2 AHOD" HIGH-RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-8 and stated that staff and the Zoning Commission recommended approval. She reported that of 12 notices mailed; none were returned in favor and two in opposition.

Mayor Taylor called upon Mr. Roland Rojas to speak.

Mr. Roland Rojas stated that he was in favor of the rezoning as long as they utilized a higher fence painted on both sides.

Councilmember Nirenberg stated that the applicant would seek a variance for an 8-foot masonry fence.

Councilmember Nirenberg moved to approve Item Z-8 authorizing an 8-foot fence along the boundary of the property. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Mayor Taylor, Treviño, Warrick, Viagran, Medina, Nirenberg and Gallagher

**ABSENT:** 4 - Saldaña, Gonzales, Lopez and Krier

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 2:17 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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