

**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

Thursday, October 6, 2016

9:00 AM

Municipal Plaza Building

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

PRESENT: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 3 - Lopez, Medina and Krier

Mrs. Vacek announced that Councilmembers Lopez, Medina, and Krier were attending the Texas Municipal League Conference in Austin. She announced that Councilmember Saldaña had a previous commitment but would be present this afternoon. She noted that Councilmembers Warrick and Viagran were participating via videoconference.

1. The Invocation was delivered by Dr. James Wilcox, Jr., Director, San Antonio Mass Choir, guest of Mayor Ivy R. Taylor.
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 31, 2016 and September 1, 2016.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of August 31, 2016 and September 1, 2016. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Warrick, Viagran, Nirenberg and Gallagher

ABSENT: 5 - Saldaña, Gonzales, Lopez, Medina and Krier

CONSENT AGENDA ITEMS

Items 9, 11, and 13 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Gallagher seconded the motion.

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

Mr. Jack M. Finger spoke against the sale of two properties located at 1434 East Commerce and 323 Idaho (Item 9). He stated that he was opposed to the Multi-Family Housing Revenue Bonds (Item 13).

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

AYE: 6 - Mayor Taylor, Treviño, Warrick, Viagran, Nirenberg and Gallagher

ABSENT: 5 - Saldaña, Gonzales, Lopez, Medina and Krier

2016-10-06-0762

4. An Ordinance accepting the bid from Silsbee Ford to provide the San Antonio Fire Department with five additional compact sport utility vehicles for a total cost of \$94,650.90, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-10-06-0763

5. An Ordinance accepting the bid from Dreamseat, LLC, to provide the San Antonio Fire Department with fire station furniture for various fire facilities for a total cost of \$99,049.14, funded from the General Fund. [Ben Gorzell, Chief Financial Officer;

Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-10-06-0764

6. An Ordinance accepting the offer from Siddons-Martin Emergency Group to provide nine replacement fire engine trucks to the City's Fire Department for a total cost of \$6,275,076.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-10-06-0765

7. An Ordinance accepting the offer from Silsbee Ford to provide two replacement 2017 Ford Transit 350 vehicles to the City's Police Department for a total cost of \$85,988.50, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2016-10-06-0766

8. An Ordinance for the Henry B. Convention Center Parking Project awarding a construction contract to AJ Commercial Services Inc. in the amount of \$1,444,123.60 to construct three parking lots, and appropriating said funds from the Redemption & Capital Reserve Fund. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-10-06-0768

10. An Ordinance authorizing the acceptance of additional grant funds in an amount up to \$72,015.00 from the Office of National Drug Control Policy for the 2015 High Intensity Drug Trafficking Area Initiative grant. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]

2016-10-06-0770

12. An Ordinance authorizing a municipal boundary agreement to release three tracts of real property from the City of San Antonio to the City of Kirby (approximately 93.1 acres or 0.145 square miles) with certain conditions accepting 15 years of revenue sharing. The subject property consist of 36.4 acres along Springfield Road and Buzz Aldrin Road; 32.6 acres bordered by Gibbs Sprawl Road to the North and Seguin Road to South; and 24.1 acres along Binz Engleman Road east of Ackerman Road in east Bexar County, Texas; accepting 15 years of revenue sharing. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 9:

2016-10-06-0767

9. An Ordinance declaring two improved city owned real properties located at 1434 East Commerce Street and 323 Idaho in Council District 2 as surplus and authorizing their sale to Yasaman Azima Living Trust for a combined total of \$120,000.00; authorizing the Sales Agreement; and waiving Inner City Reinvestment and Incentive Policy eligible impact fees and up to \$84,428 in SAWS impact fees. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

John Jacks provided an overview of the Reus-Sterling Property Sale and a map of the location. He stated that the City of San Antonio had issued a Request for Proposals (RFP) for the properties in May 2013. A response was received from Jasmine Engineering; however, the property was designated as Historic by the Historic Design Review Commission in November 2014. He stated that another RFP was issued in February 2016 with Jasmine Engineering again being the only Respondent. He added that in June 2016, the City Council denied the Historic Designation. He explained that the property was proposed for development as Mixed-Use or Office Use and Parking. He stated that it would be sold for \$120,000 and since it was located in the Inner City Reinvestment Infill Policy (ICRIP) Area; was eligible for City and SAWS Impact Fee Waivers. He showed photos of the current state of the property as well as a conceptual drawing. He added that construction would be complete within 48 months.

Councilmember Nirenberg asked if Jasmine Engineering was the only Respondent to both RFPs. Mr. Jacks replied that was correct. Councilmember Nirenberg asked how they would ensure that the property was developed as stated. Mr. Jacks replied that they would enter into a contract for the sale that would require them to demolish the property within six months and commence construction within 24 months.

Councilmember Warrick stated that he had been working on this project since he first came into office and that it would be a catalyst for other development in the area. Councilmember Viagran asked if there were any Design Guidelines for the project. Mr. Jacks replied that they could negotiate Design Guidelines in the contract.

Mayor Taylor stated that she had worked on the project prior to Councilmember Warrick and thanked him for his persistence on its development. She stated that it had been a

lengthy process and looked forward to seeing a better view at the intersection.

Councilmember Warrick moved to adopt the Ordinance for Item 9. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Warrick, Viagran, Nirenberg and Gallagher

ABSENT: 5 - Saldaña, Gonzales, Lopez, Medina and Krier

City Clerk Vacek read the caption for Item 11:

2016-10-06-0769

- 11.** An Ordinance authorizing a local administrative agreement with the law enforcement agencies participating in the Texas Anti-Gang Program. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Treviño stated that he would like to highlight the agreement and asked for a description of the program. Chief McManus stated that the purpose of the program was to bring together Federal, State, and Local Agencies to combat Gang Activity in San Antonio and the surrounding areas. Councilmember Treviño asked when it would be implemented. Chief McManus replied that they were looking for a building at this time but once identified; would operate for an 18-month period. Councilmember Treviño asked how success would be measured. Chief McManus stated that they would compile information on the number of arrests, indictments, etc. over the 18-month period.

Councilmember Viagran asked how many agencies they were partnering with. Chief McManus replied that there were a total of 11 agencies partnering on the program including the Drug Enforcement Agency, Federal Bureau of Investigation, Sheriff's Office, and District Attorney's Office.

Councilmember Treviño moved to adopt the Ordinance for Item 11. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Warrick, Viagran, Nirenberg and Gallagher

ABSENT: 5 - Saldaña, Gonzales, Lopez, Medina and Krier

City Clerk Vacek read the caption for Item 13:

2016-10-06-0771

- 13.** An Ordinance authorizing the San Antonio Housing Trust Finance Corporation to

issue Multi-Family Housing Revenue Bonds for the Acme Road Apartments in Council District 6 in an amount not to exceed \$22 million [Peter Zanon, Deputy City Manager; Bridgett White, Director, Planning and Community Development].

Bridgett White stated that they were requesting authorization to issue up to \$24 Million in Multi-Family Housing Revenue Bonds by the San Antonio Housing Trust Finance Corporation for the Acme Road Multi-Family Housing Development in District 6. She noted that the request was increased from \$22 Million to \$24 Million due to the Finance Corporation not being able to secure a Tax Credit Assistance Program Loan in the amount of \$2 Million. She mentioned that the property was approximately 18 acres and would include 324 Affordable Units. She added that the amortization period was 40 years and that the interest rate would not exceed 7%. Councilmember Gallagher asked why the amount was increased to \$24 Million. Ms. White stated that the Finance Corporation had been unable to secure a \$2 Million Loan and therefore; the Bond Amount was increased to \$24 Million.

Councilmember Nirenberg asked if the change was in compliance with the Open Meetings Act. Andy Segovia confirmed that it was compliant with the Open Meetings Act. He stated that there was no change in terms of topic and the amount of money was incremental.

Councilmember Gallagher moved to adopt the Ordinance for Item 13 in the amount of \$24 Million. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Warrick, Viagran, Nirenberg and Gallagher

ABSENT: 5 - Saldaña, Gonzales, Lopez, Medina and Krier

POINT OF PERSONAL PRIVILEGE

Councilmember Viagran recognized Former Councilmember Robert Marbut and his Government Class who were present. She welcomed them to the City Council Meeting.

14. City Manager's Report

Mrs. Sculley reported that two Bond Committee Meetings had been held on Monday and Tuesday of this week; the Parks Committee and the Facilities Committee, respectively. She stated that the Neighborhood Improvements Committee would meet this evening at the Central Library. She mentioned that all of the meetings would be held at 6:00 pm and that free parking and Translation Services would be provided. She added that the meeting dates

and staff-recommended projects were available on the City's Website.

Councilmember Gallagher stated that he was pleased with the turnout thus far and with the positive ideas that had been suggested. Mayor Taylor added that the Bond Committee Meetings were held to gather feedback from the community and was pleased when solutions and suggestions were provided.

POINT OF PERSONAL PRIVILEGE

Mayor Taylor recognized City Clerk, Leticia Vacek who would be celebrating her birthday on October 7th. The City Council wished Mrs. Vacek a Happy Birthday.

RECESSED

Mayor Taylor recessed the meeting at 9:33 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Taylor reconvened the meeting at 2:03 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-5, Z-6, Z-7, and Z-10 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Gallagher seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Mr. Jack M. Finger spoke in opposition to the coffee shop requested in Item Z-6, noting that the neighbors did not support it. He expressed concern with Item Z-10 as it was located over the Edwards Recharge Zone and allowed up to 65% Impervious Cover.

Frank Medina stated that he lived next door to the property located in the 10500 Block of Braun Road (Item Z-8) and was opposed to the rezoning due to flooding issues. He showed photos of the area and expressed concern that the Rezoning Sign did not have a case number or contact information.

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

AYE: 6 - Mayor Taylor, Treviño, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 5 - Warrick, Viagran, Lopez, Medina and Krier

2016-10-06-0772

- Z-1.** ZONING CASE # Z2016216 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the N 80.8 feet of Lot 3, Block 3, NCB 2807, located at 110 Carter 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: N 80.8 FEET OF LOT 3, BLOCK 3, NCB 2807 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-1" LIGHT COMMERCIAL DISTRICT.

2016-10-06-0773

- P-1.** PLAN AMENDMENT # 16061 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road from "Agriculture" and "Parks/Open Space" to "Low Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016214)

2016-10-06-0774

- Z-2.** ZONING CASE # Z2016214 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16061)

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: 7.672 ACRES OUT OF NCB 35132 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

2016-10-06-0775

- P-2.** PLAN AMENDMENT # 16062 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.595 acres of land out of NCB 10675, located at 3860 East IH-10 from "High Density Residential" and "Parks and Open Space" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016219)

2016-10-06-0776

- Z-3.** ZONING CASE # Z2016219 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16062)

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: 7.595 ACRES OUT OF NCB 10675 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT AND "MF-25" MULTI-FAMILY DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

2016-10-06-0777

- Z-4.** ZONING CASE # Z2016218 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD IDZ H AHOD" Residential Single-Family Infill Development Overlay Zone Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for Professional Office on 0.169 acres out of NCB 537, located at 724 North Cherry Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.169 ACRES OUT OF NCB 537 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD IDZ H AHOD" RESIDENTIAL SINGLE-FAMILY INFILL DEVELOPMENT OVERLAY ZONE DIGNOWITY HILL

HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE.

2016-10-06-0780

Z-8. ZONING CASE # Z2016220 (Council District 7): An Ordinance amending the Zoning District Boundary from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun 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: 4.698 ACRES OUT OF NCB 34470 AND NCB 34471 TO WIT: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "C-2" COMMERCIAL DISTRICT.

2016-10-06-0781

Z-9. ZONING CASE # Z2016235 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 12, NCB 18102 and Lot 1, Block 13, NCB 18103, located at the intersection of Crystal Run and Wurzbach 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 5, BLOCK 12, NCB 18102 AND LOT 1, BLOCK 13, NCB 18103 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2016-10-06-0778

Z-5. ZONING CASE # Z2016215 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay

District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.757 acres out of NCB 8205, located in the 300 Block of SW 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: 1.757 ACRES OUT OF NCB 8205 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A FUNERAL HOME.

Catherine Hernandez presented Item Z-5 and stated that staff and the Zoning Commission recommended approval. She reported that of 13 notices mailed; one was returned in favor and none in opposition. She stated that the Applicant was present and would like to amend his request.

Sergio Brava, Applicant, requested that the property be zoned as C-2 with a Conditional Use for a Funeral Home. Ms. Hernandez noted that a C-2 Zoning Designation would prohibit bars in the future.

Councilmember Gallagher moved to approve Z-5 with a Zoning Designation of C-2 with a Conditional Use for a Funeral Home. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 5 - Warrick, Viagran, Lopez, Medina and Krier

CONTINUED UNTIL NOVEMBER 3, 2016

Z-6. ZONING CASE # Z2016073 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 7, Block 41, NCB 3640, located at 2602 Leal Street. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from September 1, 2016)

Catherine Hernandez presented Item Z-6 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 23 notices mailed; none were returned in favor and 4 in opposition. She stated that the Applicant was requesting a

continuance until November 3, 2016.

Mayor Taylor called upon the citizens registered to speak.

Roger Jimenez stated that they were requesting the re-zoning to open a small Coffee Shop in the neighborhood. He noted that the business would improve the neighborhood which had two vacant lots and an abandoned home.

Fidencio Villa spoke in opposition to the re-zoning and stated that he would prefer for the property to remain Residential. He stated that the Applicant had not spoken to the neighbors.

Bertha I. Hernandez stated that she lived at 2619 Leal Street and was opposed to the re-zoning. She noted that there were already many restaurants in the area and expressed concern with an altercation that occurred between the Applicant and a neighbor.

Melecio Villa spoke in opposition to the re-zoning noting that there were already too many businesses and a great amount of traffic in the area. He requested that the property remain zoned Residential.

Moses Garcia stated that he owned the property across the street and was opposed to the re-zoning. He noted that he did not want a business in the neighborhood and that many in the area were also opposed.

Suzette Valles stated that she had gathered signatures from people in their neighborhood in opposition to the re-zoning. She noted that they did not want a Commercial Business in their Residential Area.

David Valles stated that he lived at 2611 Leal Street and was opposed to the re-zoning. He requested that the property remain zoned Residential.

Antoinette Valles stated that she was opposed to the re-zoning due to the inconvenience that it would have on their neighborhood.

Anthony Valles stated that he was opposed to the re-zoning due to the increase in traffic and decrease in parking.

Councilmember Gonzales stated that she was awaiting a Site Plan from the Property Owner and more information about the plans for the property.

Councilmember Gonzales moved to continue Item Z-6 until November 3, 2016. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 5 - Warrick, Viagran, Lopez, Medina and Krier

2016-10-06-0779

Z-7. ZONING CASE # Z2016212 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club on Lot 1, Block 2, NCB 2563; Lot 28, Block 4, NCB 2563; Lots 4, 5, 6, 17, 18 and 19, Block 3, NCB 2567; Lot 3, Block 3, NCB 2567; Lot 16, Block 3, NCB 2567; Lots 2 and 15, Block 3, NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 2, NCB 2563; LOT 28, BLOCK 4, NCB 2563; LOTS 4, 5, 6, 17, 18 AND 19, BLOCK 3, NCB 2567; LOT 3, BLOCK 3, NCB 2567; LOT 16, BLOCK 3, NCB 2567; LOTS 2 AND 15, BLOCK 3, NCB 2567 TO WIT: FROM "I-1 HS AHOD" GENERAL INDUSTRIAL HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT AND "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN MF-50 MULTI-FAMILY DISTRICT AND "C-2" COMMERCIAL DISTRICT TO "I-1 HS

AHOD" GENERAL INDUSTRIAL HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT AND "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN MF-50 MULTI-FAMILY DISTRICT AND "C-2" COMMERCIAL DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-65", "C-2", AND A BAR AND/OR TAVERN, A MICROBREWERY, AN EXTENDED STAY HOTEL OR MOTEL, FITNESS CENTER WITH OUTDOOR USES PERMITTED, A BOWLING ALLEY, CONVENIENCE STORE WITH A CARWASH, A PARTY HOUSE, RECEPTION HALL, MEETING FACILITY, OFFICE WAREHOUSE (WITH FLEX SPACE), A BILLIARD/POOL HALL (ALCOHOL INCLUDED), AND A SOCIAL CLUB AND "IDZ HS AHOD" INFILL DEVELOPMENT ZONE HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-65", "C-2", AND A BAR AND/OR TAVERN, A MICROBREWERY, AN EXTENDED STAY HOTEL OR MOTEL, FITNESS CENTER WITH OUTDOOR USES PERMITTED, A BOWLING ALLEY, CONVENIENCE STORE WITH A CARWASH, A PARTY HOUSE, RECEPTION HALL, MEETING FACILITY, OFFICE WAREHOUSE (WITH FLEX SPACE), A BILLIARD/POOL HALL (ALCOHOL INCLUDED), AND A SOCIAL CLUB ON 4.931 ACRES OUT OF NCB 2563 AND NCB 2567, LOCATED AT 1334 SOUTH FLORES STREET AND 205-223 EAST CEVALLOS STREET.

Catherine Hernandez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. She reported that of 35 notices mailed; one was returned in favor and none in opposition.

Mayor Taylor called upon Mr. Ken Brown to speak.

Mr. Ken Brown stated that he represented the Applicant and they would like to amend their site plan to provide that no single bar and/or tavern would be larger than 5,000 square feet of covered air conditioned space.

Councilmember Gonzales moved to approve Item Z-7 with the Amended Site Plan stated. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 5 - Warrick, Viagran, Lopez, Medina and Krier

2016-10-06-0782

Z-10. ZONING CASE # Z2016176 ERZD (Council District 8): An Ordinance amending

the Zoning District Boundary from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith 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: 3.979 ACRES OUT OF NCB 17403 AND 3.738 ACRES OUT OF NCB 17403 TO WIT: FROM "C-2 MLOD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT & "C-2 MLOD ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "MXD MLOD" MIXED USE CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "MXD MLOD ERZD" MIXED USE CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT ON 3.979 ACRES OUT OF NCB 17403 AND "PUD MF-18 MLOD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "PUD MF-18 MLOD ERZD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT ON 3.738 ACRES OUT OF NCB 17403.

Catherine Hernandez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval. She reported that of 24 notices mailed; 3 were returned in favor and none in opposition.

Councilmember Nirenberg recognized Dr. Hassan for working on the Declaration of Restrictive Covenants and stated that a Letter of Support was received from the Oakland Heights Owner's Association.

Councilmember Nirenberg moved to approve Item Z-10. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

AYE: 6 - Mayor Taylor, Treviño, Saldaña, Gonzales, Nirenberg and Gallagher

ABSENT: 5 - Warrick, Viagran, Lopez, Medina and Krier

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:33 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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