

**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, May 4, 2017

9:00 AM

Municipal Plaza Building

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The City Council convened in a Regular City Council Meeting. City Clerk Leticia Vacek took the Roll Call noting the following Councilmembers present:

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

1. The Invocation was delivered by Reverend George Ramirez, 1853 Coffee, guest of Councilmember Cris Medina, District 7.
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 March 29-30, 2017.

Councilmember Warrick moved to approve the minutes for the Regular City Council meetings of March 29-30, 2017. 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

**POINTS OF PERSONAL PRIVILEGE**

Councilmember Lopez recognized the partnership with the San Antonio Food Bank (Items 7A, 7B, and 7C) and called upon Executive Director, Eric Cooper. Mr. Cooper thanked the City Council for their continued support of the Food Bank. The City Council commended the San Antonio Food Bank for their great work.

Councilmember Lopez recognized the Potranco Branch Library for receiving the Outstanding Achievement in Local Government Innovation Award and the Wayne Williams Library Project of the Year Award from the Texas Library Association. Dale McNeill thanked the City Council for the recognition and noted the great partnership with the YMCA.

Councilmember Treviño highlighted the “May the 4th Be With You” Event that would be held at the San Antonio Public Library at 6:00 pm. He stated that it was Star Wars Themed and that the characters present today in the Council Chambers would be in attendance. Mayor Taylor wished him good luck on the event. She also wished her mom a Happy Birthday.

**CONSENT AGENDA ITEMS**

Items 9, 10, 11, 13, 14, and 16 were pulled for individual consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor noted that she would call upon the citizens registered to speak during their respective items.

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

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

**2017-05-04-0289**

4. An Ordinance amending the existing contract with Bio-Rad Laboratories to provide Human Immunodeficiency Virus (HIV) laboratory testing supplies and rental of the BioPlex 2200 testing platform for the San Antonio Metro Health District, and extending the current contract to December 31, 2021. [Ben Gorzell, Chief Financial

Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-05-04-0290**

5. An Ordinance accepting the offer from GT Distributors, Inc. to provide the San Antonio Police Department SWAT Regional Response Team with 21 night vision monoculars and related accessories for a total cost of \$86,583.31, funded from the 2016 State Homeland Security Program Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-05-04-0291**

6. An Ordinance accepting the offer from Texas Bus Sales, Inc. to provide the Aviation Department with two Shuttle Buses with ADA Lifts for a total cost of \$131,493.50, funded from the Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

7. Consideration of the following items related to property leased by the San Antonio Food Bank at the Southwest Business & Technology Park, located at State Highway 151 and Enrique Barrera Parkway, in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-05-04-0292**

- 7A. An Ordinance declaring as surplus a 23.30 acre unimproved tract of land in the Southwest Business & Technology Park located at State Highway 151 and Enrique Barrera Parkway in City Council District 6 and authorizing its sale to the San Antonio Food Bank for \$250,000.00.

**2017-05-04-0293**

- 7B. An Ordinance terminating a 20 year lease agreement with the San Antonio Food Bank for the use of an approximate 23.55 acre tract of land for use as an urban farm project in Council District 6.

**2017-05-04-0294**

- 7C. An Ordinance authorizing a \$250,000.00 agreement with the San Antonio Food Bank to provide for the distribution of meals and food to families and individuals living in San Antonio in need of food assistance.

**2017-05-04-0295**

8. An Ordinance authorizing the closure, vacation and abandonment of a 0.2834 acre unimproved portion of June Avenue located between Dignowity Avenue and Runnels Avenue in Council District 2 as requested by University Health System for a

fee of \$9,742.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-05-04-0299**

12. An Ordinance implementing an Aeronautical Use Promotion Program to promote awareness of the available airport facilities and services at Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-05-04-0300**

15. 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. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Taylor address Item 13 at this time. City Clerk Vacek read the caption for Item 13:

**2017-05-04-0022R**

13. A Resolution supporting SB179 and HB306, of the 85th Texas Legislature Regular Session, known as "David's Law." [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Jeff Coyle explained that David's Law was a pair of companion bills brought to the Legislature by Senator Menendez and Representative Minjarez. He stated that Councilmember Medina had submitted a Council Consideration Request (CCR) for a Resolution to support the Legislation. He noted that the bills were introduced due to several tragedies involving cyber bullying in the community; most notably, David Molak who took his life after being harassed online. He added that the bills would help modernize state law to prevent and address the issue. Councilmember Medina expressed his support and recognized David's Parents, Matt and Maurine Molak. Mr. Molak stated that they were grateful to the City Council for considering the Resolution and noted the great efforts in the Legislature.

Councilmember Gonzales offered her condolences for their loss and expressed her support for the Resolution. Councilmember Viagran also expressed her condolences and asked how the bills would be enforced. Chief McManus replied that they would follow up once it was reported and would have the ability to take action.

Councilmember Krier commended the Molaks for their courage and stated that these were essential bills. Councilmember Nirenberg acknowledged the Molaks for being present and expressed his support for the Resolution. Mayor Taylor thanked the Molaks for attending the meeting and working to ensure that no other family suffers the kind of loss they did. She added that she looked forward to a successful passage of the bill in the Legislature.

Councilmember Medina moved to approve the Resolution. 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 14:

**2017-05-04-0023R**

**14.** A Resolution declaring San Antonio a “Hidden Heroes” city. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Councilmember Gallagher stated that it was important that men and women in the military have a strong support system in place when they return from active duty; especially if they are wounded. He noted that the selfless caregivers who are parents, spouses, siblings, and friends could not be thanked enough and that the Resolution would honor the community’s “Hidden Heroes.”

Karen Rolirad thanked the City Council for the Resolution. She introduced Ms. Delgado and Ms. Alvarado, Elizabeth Dole Fellows that are caregivers to prominent wounded warriors who told their personal stories.

The City Council thanked Ms. Delgado and Ms. Alvarado for sharing their stories and Councilmember Gallagher for bringing the item forward.

Councilmember Gallagher moved to approve the Resolution. Councilmember Medina 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 16:

**2017-05-04-0024R**

**16.** A Resolution initiating landmark designation for 28 historic Eastside churches and

providing a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

Shanon Miller presented a power point outlining the Resolution to initiate landmark designation for 28 Historic Eastside Churches. She stated that staff also recommended a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. She mentioned that the properties were identified based on age, architectural, and cultural merit. She stated that a public information meeting was held on March 7, 2017 for property owners and congregations. She presented photos of some of the recommended churches as well as Eastside Churches that were already designated. She added that the Historic and Design Review Commission recommended that the City Council initiate the historic designation process.

Mayor Taylor called upon the citizens registered to speak.

Reverend Paul Wilkinson of the New Light Baptist Church spoke in support of the designation and noted that the church would be celebrating 147 years old this year. He noted the great impact that landmark designation would have to help preserve the history of San Antonio and District 2.

Reverend Stanley Sparrow of the Greater Corinth Baptist Church also spoke in support of the designation. He stated that they had been in existence for 112 years and were thankful for the designation.

Councilmember Warrick stated that it was a great day for Eastside Churches and noted that other churches could be added to the list in the future.

Councilmember Krier stated that Reverend Claude Black had been one of his good friends and mentor and he would be proud of the designation. Councilmember Treviño expressed his support and stated that it was important to highlight the things that made San Antonio so special. Councilmember Saldaña thanked all that were present and stated that this was a very important issue.

Mayor Taylor expressed her support and mentioned that the Greater Corinth Baptist Church is where she sat behind her now-husband Rodney. She added that it was fascinating that the people who had so little built so much.

Councilmember Warrick moved to approve the Resolution with the removal of 301 Yucca Street and 803 S. Pine Street. Councilmember Viagran 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

City Clerk Vacek read the caption for Item 9:

**2017-05-04-0296**

9. An Ordinance amending Chapter 6 of the City Code of San Antonio, Texas, to establish a five year waiting period after a street has been renamed or a memorial designation added before a subsequent request for a street name change or memorial designation is filed. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Michael Shannon presented a power point regarding the amendments to Chapter 6 of the City Code. He stated that a Council Consideration Request (CCR) was sponsored by Councilmember Lopez to include a 5-year waiting period after changing the name of a street to include memorial designations. He explained the current process for initiating street name changes and noted that it required an application, fee, notifications, and approval by the City Council. He mentioned that consecutive name changes to the same street were not addressed in the current Code and could cause inconvenience, confusion, and added costs.

Mayor Taylor called upon the citizens registered to speak.

Michael Cooremans, Juan Aguirre, and Richard Ramirez representing the Save Old Hwy 90 Alliance addressed the City Council in opposition to the amendment. Mr. Cooremans noted concerns that so many were opposed to the initial name change for Old Highway 90 and that the process was circumvented.

George Alejos, Henry Rodriguez, and Nikki Kuhns representing LULAC Concilio Zapatista 43-83 spoke in opposition to the amendment. Mr. Alejos expressed concern that the City Council did not listen to the majority that did not want Old Highway 90 changed to Enrique Barrera Parkway. Ms. Kuhns added that the Planning Commission had voted to restore the name of Old Highway 90 and noted concern that not one person affected by the name change was in favor of same. Mr. Rodriguez stated that this item was important to many people and would like for the new District 6 Councilmember to address the issue.

Jack M. Finger spoke in opposition to the Code Amendment.

Eiginio Rodriguez stated that he was a Retired Firefighter and opposed to the Code Amendment. He noted that he did not feel that there would be any emergency response issues due to the current use of GPS.

Javier Gutierrez stated that he had owned a business on Old Highway 90 for 51 years and was opposed to the Code Amendment.

Rhett Smith stated that he was opposed to the Code Amendment.

Betty Eckert spoke in opposition to the Code Amendment noting concern that citizen rights were being taken away.

Mrs. Vacek announced that 13 written testimonies were received in opposition to Item 9.

Councilmember Lopez stated that there would always be multiple views on an issue and that it was important that the process was followed.

Councilmember Nirenberg asked for a summary of the amendments. Mr. Shannon replied that if a street name change was approved; said amendment would provide for a five-year wait for any new applications to change the name again. Councilmember Nirenberg stated that while he respected the process followed by Councilmember Lopez and the citizens; he could not support the Code Amendment due to the fact that it would change the overall process.

Councilmember Gallagher asked if the City Council could request a name change within the five-year period. Mr. Shannon replied that the City Council could request to modify the Code in the future.

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

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

**NAY:** 1 - Nirenberg

City Clerk Vacek read the caption for Item 10:

**2017-05-04-0297**

**10.** An Ordinance amending and restating Chapter 28, Signs, of the City Code of San



Antonio, Texas, providing for publication and continuing all civil and criminal fine and fees in effect and amending Chapter 16, Section 16-293, Signage, to remove inconsistent sign language. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Michael Shannon presented a power point regarding the proposed amendments to Chapters 16 and 28 of the City Code. He stated that a CCR had been sponsored by Councilmember Gallagher to amend Chapter 28 (Signs) of the City Code to achieve the following goals: 1) Look at new technology or products; 2) Have a revised Code that addresses today's industry and demand, is flexible, and provides clarity in intent. He noted that 21 stakeholder meetings were held and outlined many of the Code Issues identified. He spoke to the key changes to increase the buffer from residential homes and added that no changes were recommended to heights, sizes, historic, urban, or scenic corridor requirements. He mentioned that Chapter 16 related to Garage Sale Signs would be revised to clarify the temporary signs that could be used. He added that the revisions would be effective 60 days after adoption in order to educate the community.

Mayor Taylor called upon the citizens registered to speak.

June Katchtik thanked city staff for their work but stated that she could not support the Ordinance. She stated that she agreed with the revisions related to on-premise signs but expressed concern with the effect of billboards to neighborhoods, urban corridors, and governmental action revisions.

Kathleen Trenchard expressed concern with the impact that billboards would have on urban corridors and the flexibility they would have to move them from one location to another.

Cosima Colvin read a letter from the Tier One Neighborhood Coalition noting concerns with the minimum buffer setback that was too weak. Additionally, they recommend that newly added Sections 3 and 4 be eliminated and that signage exceptions continue to be dealt with as variance issues.

Larry Gottsman addressed the City Council in support of the amendments. He stated that he had worked on the Committee that reviewed the revisions and was pleased with the stakeholder meetings and input that was provided.

Tim Anderson with Clear Channel Outdoor stated that he was supportive of the amendments. He commended city staff for their great work and noted the compromises that were made.

Chuck Saxer representing Northside Neighborhoods for Organized Development noted that they were supportive of the recommendations made by June Katchtik to protect neighborhoods.

Bianca Maldonado, President of the Monticello Park Neighborhood Association, stated that they were also supportive of June Katchtik's recommendations to protect urban corridors. She added that there should be a two-for-one buffer which aligned with the San Antonio Comprehensive Plan.

Councilmember Gallagher thanked everyone for their work and stated that this had not been an easy process. He noted that not everyone would be completely satisfied with the recommendations but this was a good compromise.

Councilmember Treviño also thanked everyone for their work and asked of the urban corridors. Mr. Shannon replied that they were not changing any rules for urban corridors but if there was an issue of eminent domain and a significant hardship with the terrain or highway was proven; they could move the billboard elsewhere. He noted that city staff would review hardships and that applicants could appeal their decision to the Zoning Board of Adjustment if they were not satisfied. Councilmember Treviño noted the importance of communication and asked that information regarding plan reviews be provided to the Council Office and affected neighborhoods.

Councilmember Krier expressed his support for the amendments and stated that he was grateful for the compromises that had been made. He read a letter of support from Dr. Richard Harding whose home was affected by a bright light in District 9.

Councilmember Viagran asked of the difference between on-premise and off-premise signs. Mr. Shannon explained that on-premise signs were located on the business property while off-premise signs were not on property and the most common example was a billboard. Councilmember Viagran stated that the concern was with signs coming up in areas that residents may not be aware of and she would like to know more about the effect to the south.

Councilmember Nirenberg asked of the notification process that would be considered by the Neighborhoods and Livability Council Committee. Mr. Shannon replied that they had developed a tool that would allow a person to log-on and see what was being applied for in their neighborhood from the Development Services Department. Councilmember Nirenberg asked of discussion regarding urban corridors as they relate to SA Tomorrow. Mr. Shannon replied that they would continue discussions with the Planning Department and recommendations could be made to eliminate billboards in urban corridors.

Mayor Taylor thanked everyone for their work and stated that she looked forward to continued engagement on the topic.

Councilmember Gallagher moved to adopt the Ordinance for Item 10. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

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

**ABSTAIN:** 1 - Viagran

Mayor Taylor exited the meeting and Mayor Pro Tem Viagran presided. City Clerk Vacek read the caption for Item 11:

**2017-05-04-0298**

- 11.** An Ordinance amending Chapter 10 Building-Related Codes of the City Code of San Antonio, Texas by requiring the withholding of certificates of occupancies for one year to commercial businesses that previously had their certificates revoked at least twice. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Michael Shannon presented a power point regarding the proposed amendment to Chapter 10 of the City Code. He stated that Councilmember Warrick had sponsored a CCR to protect neighborhoods from businesses with code violations. He noted that these businesses can have their Certificate of Occupancy (C of O) revoked as they negatively affect the health, safety, and quality of life of surrounding neighborhoods. He indicated that clear language would be added to the Code to allow withholding a C of O for one year to a business with history of having their C of O revoked at least twice in the past.

Councilmember Warrick recognized Rose Hill and Marie Stout of the Government Hill Neighborhood Association. Ms. Hill stated that she was the President of the Association and was supportive of the amendment. She spoke of a recycling facility that was operating irresponsibly and kept moving from one location to another. Ms. Stout stated that she was the oldest of the group that had started Government Hill and they had worked very hard to clean up the area. Councilmember Warrick thanked them for being present and asked of the recycling facility that was still in operation. Mr. Shannon replied that they were still in litigation and working with the owner on a timeline to clean-up the facility.

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

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

**ABSENT:** 1 - Mayor Taylor

17. City Manager's Report  
A. State Legislative Update

**BUSINESS RETENTION AND EXPANSION**

Mrs. Sculley reported information on a recent business and expansion visit with Standard Aero, a nationally recognized aerospace company located in San Antonio. She stated that Business Retention and Expansion (BRE) was a critical aspect of the city's economic development strategy and a key component of the partnership with the San Antonio Economic Development Foundation (EDF). She mentioned that the BRE Program offers an impressive network that connects local companies with the appropriate resources they need in an effective way. She stated that Standard Aero was founded in 1911 and was one of the industry's largest independent maintenance, repair, and overhaul providers. She stated that Standard Aero was considering an expansion at Port San Antonio with preliminary discussions regarding the addition of over 300 new full-time jobs. She added that through the sustained efforts of city staff and the EDF; the BRE Program would continue to enhance the city's global competitiveness by serving as a catalyst to grow existing companies in the city.

**ALL-AMERICA CITY**

Mrs. Sculley reported that the National Civic League (NCL) had announced that San Antonio was one of 27 finalists for the 2017 All-America City Award. She stated that the annual award recognizes communities that have worked together to tackle community-wide challenges and achieve uncommon results. She highlighted the criteria to be considered for the award and noted that this year's All-America City Award recognizes communities that have made measurable progress for low-income children on the key drivers of Early Reading Success. She mentioned that in 2012 and 2016, the city was designated an All-America City for developing plans of action ensure all children were reading on grade level by Third Grade. She noted that the city's 2017 application builds on the strategies and collaboration developed and highlights three focus areas to improve child success: 1) School Readiness; 2) School Attendance; and 3) Grade-Level Reading. She indicated that community partners include the United Way and that the 27 finalists would present their applications at the 2017 NCL's All-America City Awards Event in Denver, Colorado in June.

**VITA**

Mrs. Sculley provided an update on the Volunteer Income Tax Assistance (VITA) Program. She stated that VITA was sponsored by the Internal Revenue Service and run locally by a partnership of over 30 organizations. She noted that the VITA San Antonio Coalition provides free tax preparation services to individuals or families earning less than \$60,000 annually. She reported that this year, VITA served 31,036 taxpayers returning \$54 Million in total refunds and \$21 Million in earned income tax credits. She thanked the many volunteers and staff that make the program successful each year.

**STATE LEGISLATIVE UPDATE**

Jeff Coyle presented an update of the 85th State Legislative Session noting that 26 days remained in the regular session. He stated that House Committees had 5 days to report house bills. He reported that the House had passed SB 4 regarding Sanctuary Cities after 18 hours of debate. He noted that the Senate concurred with House amendments which include that a Police Officer may ask about Immigration Status for persons arrested or detained. Additionally, that officials could be removed if the policy of the City was determined to conflict with state law. However, the practicalities had not been determined. He outlined the status of bills related to City Priorities on Revenue Caps, Annexation, Protection of Military, Economic Competitiveness, Alamo Funding, and Transportation. He added that the Texas House and Senate had filed Resolutions to recognize the City's Tricentennial.

Councilmember Saldaña stated that there were pieces of SB 4 that need to be legally challenged and asked of feedback from other cities. Mr. Coyle stated that there were questions about the constitutionality of the bill but the city's consultants indicated that the time to challenge would be when it was implemented. Councilmember Krier asked that the City Attorney's Office legally analyze the bills related to Annexation, Bathrooms, and Sanctuary Cities.

**RECESSED**

Mayor Pro Tem Viagran recessed the meeting at 12:56 pm and announced that the meeting would resume at 2:00 pm for Zoning.

**RECONVENED**

Mayor Pro Tem Gallagher reconvened the meeting at 2:03 pm and addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items Z-5, Z-7, P-1, Z-9, and Z-13 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Lopez seconded the motion.

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

Jack M. Finger spoke in opposition to the used car lot requested in Item Z-5 noting that staff and the Zoning Commission recommended denial. He noted opposition to the cell phone tower requested in Item Z-13 noting that three neighborhood associations were also in opposition.

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

**AYE:** 9 - Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Viagran

**2017-05-04-0301**

**Z-1** ZONING CASE # Z2017088 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-33 IDZ H AHOD" Multi-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District on Lots 11, 12, and 13, Block 2, NCB 1706, located at 2419 McCullough 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: LOTS 11, 12, AND 13, BLOCK 2, NCB 1706 TO WIT: FROM "MF-33 H AHOD" MULTI-FAMILY RESIDENTIAL MONTE VISTA HISTORIC DISTRICT AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 IDZ H AHOD" MULTI-FAMILY INFILL DEVELOPMENT OVERLAY ZONE MONTE VISTA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0302**

**Z-2** ZONING CASE # Z2017099 (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 "MF-33" Multi-Family District on 1.300 acres out of NCB 6789, located at 739 through 747 East Locust Street and 314-318 W. Grayson. Staff and Zoning Commission recommend Approval.

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: 1.300 ACRES OUT OF NCB 6789 AND NCB 3029 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 "MF-33" MULTI-FAMILY DISTRICT.

**2017-05-04-0303**

**Z-3** ZONING CASE # Z2017102 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lot 11, Block 13, NCB 7212 and Lot 12, Block 13, NCB 7212 save and except a 0.003 acre tract of land out of NCB 7212, as recorded in Volume 3233, Page 1608 of the deed and plat records of Bexar County, located at 2401 Blanco 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 11, BLOCK 13, NCB 7212 AND LOT 12, BLOCK 13, NCB 7212 SAVE AND EXCEPT A 0.003 ACRE TRACT OF LAND OUT OF NCB 7212, AS RECORDED IN VOLUME 3233, PAGE 1608 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0304**

**Z-4** ZONING CASE # Z2017137 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern and Party House/Reception Hall/Meeting Facility on Lots 13 and 14, Block 25, NCB 2085, located at 1602 and 1612 N. Zarzamora Street. Staff recommends Approval. Zoning Commission recommendation pending the May 2, 2017 Hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

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

**2017-05-04-0305**

**Z-6** ZONING CASE # Z2017085 (Council District 2): 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 the West 96 Feet of 13 ARB A-25, Block N PT 20, NCB 485, located at 216 Oleander 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: THE WEST 96 FEET OF 13 ARB A-25, BLOCK N PT 20, NCB 485 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0307**

**Z-8** ZONING CASE # Z2017097 (Council District 2): An Ordinance amending the Zoning District Boundary from "AE-1 AHOD" Arts & Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, and a Bar on Lots 8 and 9, Block 4, NCB 600, located at 1634 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: LOTS 8 AND 9, BLOCK 4, NCB 600 TO WIT: FROM "AE-1 AHOD" ARTS & ENTERTAINMENT AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, "MF-40" MULTI-FAMILY DISTRICT, AND A BAR.



**2017-05-04-0308**

**P-2** PLAN AMENDMENT # 17045 (Council District 5): An Ordinance amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017138)

**2017-05-04-0309**

**Z-10** ZONING CASE # Z2017138 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District on Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending the May 2, 2017 Hearing. (Associated Plan Amendment PA 17045)

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 1 THROUGH 10, BLOCK 15, NCB 8911 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 NA AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0310**

**Z-11** ZONING CASE # Z2017091 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 20, Block 16, NCB 16526, located at 2338 Pinn 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 20, BLOCK 16, NCB 16526 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0311**

**P-3** PLAN AMENDMENT # 17030 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" and "Suburban Tier" to "Mixed Use Center" on 85.34 acres out of NCB 18288, located at 7000 Potranco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017100)

**2017-05-04-0312**

**Z-12** ZONING CASE # Z2017100 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "TOD AHOD" Transit Oriented Development Airport Hazard Overlay District on 85.34 acres out of NCB 18288, located in the 7000 Block of Potranco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17030)

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: 85.34 ACRES OUT OF NCB 18288 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT, "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT, "C-3 NA S AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MINI-WAREHOUSE AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "TOD AHOD" TRANSIT ORIENTED DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT.

**2017-05-04-0314**

**Z-14** ZONING CASE # Z2017093 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted) on 0.6228 acres out of NCB 17251, located at 14606 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: 0.6228 ACRES OUT OF NCB 17251 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR ANIMAL AND PET SERVICES (OUTDOOR TRAINING, BOARDING, RUNS, PENS OR PADDOCKS PERMITTED).

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION****CONTINUED UNTIL MAY 18, 2017**

**Z-5** ZONING CASE # Z2017066 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff and Zoning Commission recommend Denial. (Continued from April 20, 2017)

Melissa Ramirez presented Item Z-5 and stated that staff and the Zoning Commission recommended denial. She reported that of 42 notices mailed; one was returned in favor and one in opposition. She added that the applicant had requested a continuance.

Councilmember Warrick moved to continue Item Z-5 until May 18, 2017. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Viagran

**2017-05-04-0306**

**Z-7** ZONING CASE # Z2017096 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with three (3) single-family dwellings on the North 53 Feet of Lots 1, 2, and 3, NCB 1339, located at 314 St. Charles Street. 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: THE NORTH 53 FEET OF LOTS 1, 2, AND 3, NCB 1339 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH FOUR SINGLE-FAMILY DWELLINGS.

Melissa Ramirez presented Item Z-7 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 34 notices mailed; none were returned in favor or opposition. She noted that the Dignowity Hill Neighborhood Association was in support of the request.

Mayor Pro Tem Gallagher called upon Mr. John M. Gallegos to speak.

John M. Gallegos spoke in opposition to the request noting that he owned the property next door. He expressed concern with the three two-story structures being requested that were too intense for the area.

Councilmember Warrick asked of the staff recommendation. Catherine Hernandez replied that staff recommended denial based on the current uses and the establishment of single-family homes in the area. She confirmed that the Dignowity Hill Neighborhood Association was in favor of the request and had asked the applicant to amend their original request from four units to three.

Councilmember Warrick moved to approve Item Z-7. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Viagran

Items P-1 and Z-9 were addressed jointly.

**CONTINUED UNTIL JUNE 1, 2017**

**P-1** PLAN AMENDMENT # 15066 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 6, Block 5, NCB 10879, located in the 3200 and 3300 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015250)

**CONTINUED UNTIL JUNE 1, 2017**

**Z-9** 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)

Melissa Ramirez presented Item P-1 and stated that it would amend the Stinson Airport Vicinity Land Use Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-9, she reported that staff and the Zoning Commission recommended approval. She reported that of 8 notices mailed; one was returned in favor and none in opposition. She added that the applicant was requesting a continuance.

Councilmember Lopez moved to continue Items P-1 and Z-9 until June 1, 2017. Councilmember Medina seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Viagran

**2017-05-04-0313**

**Z-13** ZONING CASE # Z2017078 S ERZD (Council District 8): An Ordinance amending

the Zoning District Boundary from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.083 acres out of NCB 15825, located in the 5000 block of Beckwith Boulevard. 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: 0.083 ACRES OUT OF NCB 15825 TO WIT: FROM "C-2 MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM.

Melissa Ramirez presented Item Z-13 and stated that staff and the Zoning Commission recommended approval with the condition that lighting should consist of strobe lights during the day and red lights at night. She stated that SAWS recommendations include impervious cover limitation of 65%, no liquid fuel generators, and no outdoor storage or use of chemicals. She reported that of 4 notices mailed; none were returned in favor or opposition.

Mayor Taylor announced that Patty Oviot could not find parking but wanted to express her opposition to Item Z-13.

Councilmember Nirenberg stated that his staff had received confirmation that the Woodland Park and Oakland Heights Homeowners Associations were not opposed to the zoning request.

Councilmember Nirenberg moved to approve Item Z-13 with the staff and SAWS conditions read by Ms. Ramirez. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Viagran

**ADJOURNMENT**

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

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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