

**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, August 4, 2016

9:00 AM

Municipal Plaza Building

The City Council of San Antonio convened in a Regular Council Meeting. City Clerk Leticia Vacek took the Roll Call with 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 Alex Lara, Elevate Ministries, guest of Councilmember Rey Saldaña, District 4.
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 June 1 - 2, 2016 and the Budget Goal Setting Session of June 8, 2016.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of June 1-2, 2016 and the Budget Goal Setting Session of June 8, 2016. 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

POINTS OF PERSONAL PRIVILEGE

Councilmember Saldaña recognized Mr. Todd Arredondo who has raised over \$1,000 to purchase swimming pools for needy families throughout the city. He thanked Mr. Arredondo for his kindness and generosity.

Councilmember Krier recognized his office Interns Chris Fanick and David Alvarez and thanked them for their work. He wished them well in their future endeavors.

Councilmember Treviño recognized his office Interns Diego Silva, Mia Benavides and Clementina Garcia. He also thanked them and wished them well in their future endeavors.

Councilmember Lopez recognized the 2016 Greater Helotes Little League Girls Softball Division Ages 11-13 for competing in the State Championship Tournament. He stated that he hoped they make it to the World Championship and stated they were raising funds for their expenses.

Councilmember Saldaña recognized seven Interns that worked in District 4: Araceli Garcia, Matthew Baiza, Gerald "Bo" Lee, Enrique Herrera, Kylie Rivera, Faith Gonzales, and Jaelyn Barrientes. He thanked them for their service and wished them well in the future.

INDIVIDUAL ITEM FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

2016-08-04-0532

4. An Ordinance confirming the appointment of Andrew Segovia as the City Attorney of the City of San Antonio. [Sheryl Sculley, City Manager]

Sheryl Sculley reported that her recommendation was to confirm the appointment of Andrew Segovia as the City Attorney of the City of San Antonio. She stated that he was one of 31 applicants that applied for the position and highlighted his background and experience. She added that Mr. Segovia was selected after interviewing with three panels and noted Mr. Segovia was excited to return to his hometown of San Antonio.

Mr. Andrew Segovia addressed the City Council and stated that he was honored and humbled to serve as the City Attorney for the City of San Antonio. He commended the

selection process and recognized his family that supported his decision to return to San Antonio. He thanked Acting City Manager Martha Sepeda for her support in the transition and stated that he would continue to rely on her expertise and insight.

Mayor Taylor called the citizens registered to speak.

Blakely Fernandez stated that she served on one of the interview panels and was pleased to support the appointment of Andrew Segovia as City Attorney. She noted that he was a great attorney and looked forward to him serving the City of San Antonio.

Nazirite Ruben Flores Perez expressed support for the appointment of Andrew Segovia as the City Attorney and wished him and his family well.

Councilmember Viagran stated that she was pleased with the selection and process of Mr. Segovia. She thanked Martha Sepeda for her great work. She also thanked Mr. Segovia for his professionalism and looked forward to working with him. Councilmember Krier commended Martha Sepeda for her great work and leadership. He expressed support for the appointment of Andrew Segovia as City Attorney and stated that he was convinced that Mr. Segovia was the kind of attorney that would determine how to get things done. Councilmember Warrick thanked Andrew Segovia for accepting the challenge of becoming the City Attorney. He also thanked Martha Sepeda for her tireless service. Councilmember Saldaña stated that he was thrilled at Mr. Segovia's passion in moving back home. He noted Mr. Segovia's resume and background and stated that his return to San Antonio was a great benefit to the city. He thanked Martha Sepeda for her work and patience with the City Council.

Councilmember Treviño congratulated Andrew Segovia and also thanked Martha Sepeda for her tireless efforts. Councilmember Nirenberg stated that he looked forward to working with Mr. Segovia and wished him luck in this new adventure. He also thanked Martha Sepeda for her work during the transition. Councilmember Medina extended his congratulations to Mr. Segovia and thanked Martha Sepeda for her service to the city. Mayor Taylor expressed her gratitude to Martha Sepeda and stated that she was looking forward to working with Mr. Segovia. She expressed confidence with his background and welcomed him back to San Antonio.

Councilmember Viagran moved to adopt the Ordinance for Item 4 confirming the appointment of Andrew Segovia as the City Attorney of the City of San Antonio. Councilmember Lopez 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

CONSENT AGENDA ITEMS

Items 10, 13, 20, 21, 23, and 28 were pulled for Individual Consideration. Councilmember Medina moved to approve the remaining Consent Agenda Items. Councilmember Warrick seconded the motion.

Mayor Taylor called the citizens registered to speak.

Jack M. Finger spoke against the grant application for Immunizations and Vaccines for Children (Item 19) and asked why they were asking for funds to address a disease related to sexual contact.

Araceli Garcia thanked Habitat for Humanity for the home she has lived in for the last 7 years. She requested that HUD Funding be approved for Habitat for Humanity (Item 27).

Rhett Smith spoke of the political season and his run for the 35th Congressional District. He congratulated Andrew Segovia for his appointment as the City Attorney. He also commended Mayor Taylor for the Inner Faith Outreach she has initiated.

Faris Hodge, Jr. submitted written testimony in favor of Items 5-8, and 26-29.

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

2016-08-04-0533

5. An Ordinance accepting the offer from Amigos Library Services for the purchase and installation of the 3M/Bibliotheca Radio Frequency Identification Data equipment at Schaefer and Potranco Branch Libraries for a total cost of \$98,286.00, funded from the Capital Project Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-08-04-0534

6. An Ordinance accepting the offer from Cowboy Chrysler Dodge Jeep Ram to provide eight replacement first responder vehicles to the City's Fire Department for a total cost of \$423,714.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-08-04-0535

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$510,456.75: (A) Premier Courts Limited Company for Plexipave sport court resurfacing, (B) American Air Conditioning & Heating Co. for preventive maintenance and repair services of HVAC systems, (C) Aquatic Landscapes & Design for maintenance of the filtration system at the Japanese Tea Garden, (D) Enterprise Holdings LLC for SWMD equipment rental, (E) Biocycle, Inc. for medical waste disposal services, and (F) Bentley Systems, Inc. for Bentley Enterprise license subscriptions. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-08-04-0536

8. An Ordinance authorizing the expansion of the administrative building at Northeast Service Center, awarding a construction contract to Breda Construction, Inc. in an amount of \$525,595.00, an FY 2016 Solid Waste Operating Fund Project, located in City Council District 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-04-0537

9. An Ordinance for the Houston Street Lights Replacement Project authorizing a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$185,419.06, for the retrofitting of 75 street lights to LED lighting along Houston Street, a FY 2016 Tax Notes funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-04-0539

11. An Ordinance for the San Pedro Springs Swimming Pool Project, authorizing a task order for a Job Order Contract to F.A. Nunnally to provide swimming pool resurfacing and painting in the amount of \$379,568.03, a FY 2016 Parks and Recreation General Fund operating budget project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2016-08-04-0540

12. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on an approximate 549-acre tract of land known as the Laurel Canyon Ranch located in Medina County, Texas from Laurel C Ranch, L.P., at a cost of \$967,273.98. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

2016-08-04-0542

14. An Ordinance authorizing the Renewal, Amendment and Extension of a Lease Agreement for District 6 Council Office located at 8373 Culebra Rd, Ste. 202. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

2016-08-04-0543

15. An Ordinance authorizing an amendment to the San Antonio Women's Chamber of Commerce lease in Hemisfair. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

2016-08-04-0544

16. An Ordinance authorizing La Villita leases agreements with the Alamodeus LLC d/b/a Capistrano Soap Company and Bobby J. and Claudia I. Brown d/b/a Villa Tesoros, effective August 15, 2016 through June 30, 2021, in Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-08-04-0545

17. An Ordinance authorizing a 20 year Lease Agreement with Graham Media Group, San Antonio, Inc. d/b/a KSAT-12 Television Station to allow the relocation of communications equipment that supports the City's Public Safety Radio System at the property located at 1408 N. St. Mary's Street at a cost of \$180,000.00 for the initial year of the Lease Agreement. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

2016-08-04-0546

18. An Ordinance authorizing a 20 year Lease Agreement at a total cost of \$2,000 with the San Antonio Museum of Art. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

2016-08-04-0547

19. An Ordinance ratifying the submission of a grant application and authorizing the acceptance of additional funds upon award in an amount totaling \$559,514.00 from the Centers for Disease Control and Prevention, for the Immunization and Vaccines for Children Grant bringing the total amount of the grant to \$2,960,123.00 for the ongoing Immunization Project of the San Antonio Metropolitan Health District and extending the grant term through March 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Vincent R. Nathan, Interim Director of Health]

22. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Reappointing Nick R. Dominguez (District 4), Teal L. Hausman (District 4), Shane M. Davis (District 4), Jimmy L. Hoyt (District 4), and Lazar A. Hausman (District 4) to the Tax Increment Reinvestment Zone No. 19 - Hallie Heights.
- B) Reappointing Nick R. Dominguez (District 4), Teal L. Hausman (District 4), Shane M. Davis (District 4), Jimmy L. Hoyt (District 4), Laura I. Hausman (District 4), and Lazar A. Hausman (District 4) to the Tax Increment Reinvestment Zone No. 21 - Heathers Cove.
- C) Reappointing Nick R. Dominguez (District 4), Teal L. Hausman (District 4), Shane M. Davis (District 4), Jimmy L. Hoyt (District 4), Romelia Escamilla (District 4), and Lazar A. Hausman (District 4) to the Tax Increment Reinvestment Zone No. 25 - Hunters Pond.
- D) Reappointing Steven K. Sano (District 1), Roberto Flores (District 1), and Suzanne B. Scott (District 1) to the Tax Increment Reinvestment Zone No. 31 - Midtown.
- E) Appointing Gabriel Farias (District 3) to the Tax Increment Reinvestment Zone No. 32 - Mission Drive-In.
- F) Appointing Samuel De Los Santos (District 3) and Esmeralda Castillo (District 3) to the San Antonio Youth Commission.
- G) Appointing Adelita Cavada to the Fire Fighters' and Police Officers' Civil Service Commission for the remainder of an unexpired term of office to expire December 19, 2018.

2016-08-04-0551

24. An Ordinance approving Agreements with Edlen Electrical Exhibition Services of Texas, Inc. and Freeman Expositions, Inc. DBA Freeman Decorating Services, Inc., to provide temporary electrical and plumbing services for events for Convention Sports Facilities from October 1, 2016, through September 30, 2021 with an option

to renew the contract for one additional five year term. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention and Sports Facilities]

2016-08-04-0552

25. An Ordinance authorizing a mutual aid agreement with governmental entities within the Alamo Area Council of Governments region for coordination of emergency response services during a disaster. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

2016-08-04-0553

26. An Ordinance authorizing the extension of line-of-duty injury leave for San Antonio Fire Department Fire Engineer Rene Arriola. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2016-08-04-0554

27. An Ordinance adopting the FY 2017 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program; authorizing a staff complement of 45 positions; and authorizing a Substantial Amendment to the FY 2013 – FY 2015 Annual Action Plans and Budgets to allow for city-wide application of the Owner Occupied Rehabilitation and Homebuyer Incentive Programs. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

2016-08-04-0025R

29. A Resolution of No Objection for Mission DGAP, SLP of Westover Senior P3, LP's application to the Texas Department of Housing and Community Affairs for 4% Housing Tax Credits for the development of Brookwood Senior Apartments, a 197 unit multi-family rental housing development, located at the northwest corner of Richland Hills Road and Ingram Road in Council District 6. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2016-08-04-0538

10. An Ordinance for the 36th Street and Bangor Intersection Project, a 2012-2017 Bond-funded project, accepting the lowest responsive bid and awarding a construction award in the amount of \$745,988.62 to E-Z Bel located in Council District 7. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Medina noted that said project was a District 7 Project and not a District 6 Project. Razi Hosseini presented a map of the location and stated that the project would help improve the entrance to St. Mary's University. He noted that the improvements would include widening the street, installing a left turn lane, traffic signals, and curb and sidewalk construction. He added that the project was scheduled for completion in March 2017. Councilmember Medina stated that they had waited a long time for the project to be implemented and looked forward to its completion.

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

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

ABSENT: 1 - Saldaña

City Clerk Vacek read the caption for Item 13:

2016-08-04-0541

13. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on an approximate 1,713 acre tract of land known as the Bludworth Ranch located in Uvalde County, Texas from Jess Clark and Deborah Ward at a cost of \$2,339,409.96. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

Mayor Taylor called Nazirite Ruben Flores Perez to speak.

Mr. Nazirite Ruben Flores Perez expressed his support for the acquisition and spoke of the importance of protecting the Aquifer. He noted concerns with fluoride in the water supply.

Councilmember Nirenberg highlighted the acquisition and asked for additional information. Xavier Urrutia stated that there would be a cumulative of 142,000 acres protected and that this property was noteworthy because it was in the Sabinal River Watershed.

Councilmember Nirenberg thanked the voters and stated that he was pleased to continue to preserve the water supply.

Councilmember Nirenberg moved to adopt the Ordinance for Item 13. Councilmember Gallagher 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 20:

2016-08-04-0548

20. An Ordinance authorizing the submission of a grant application in an amount up to \$265,924.00 to the U.S. Department of Justice to support the Child Welfare Strategic Alliance Program; and authorizing an interlocal agreement with Bexar County regarding the distribution of grant funds and the designation of Bexar County as the grant fiscal agent. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Viagran highlighted the program and asked of the entities that would work on the program. Chief McManus replied that they would work with the Bexar County Sheriff's Office, District Attorney's Office, and Housing and Human Services Department, as well as the Texas Department of Family and Protective Services, Christus Santa Rosa Hospital, and ChildSafe. Councilmember Viagran asked of the focus of the program. Chief McManus stated that the program had been in place since 2005 and funded two Detectives from the San Antonio Police Department assigned to ChildSafe. He noted that they were able to focus on Child Abuse, Sexual Abuse, and Assault Cases that came into ChildSafe. Councilmember Viagran expressed her support and stated that it was important to highlight this for the community.

Councilmember Viagran moved to adopt the Ordinance for Item 20. 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 21:

2016-08-04-0549

21. An Ordinance authorizing the submission of a grant application in an amount up to \$2,052,085.00 to the Office of National Drug Control Policy for a High Intensity

Drug Trafficking Area grant to fund the San Antonio HIDTA Initiative for the grant period January 1, 2017, through December 31, 2018; authorizing the acceptance of funds, upon award; and establishing a budget and personnel complement. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

Councilmember Viagran highlighted the program and stated that it was important to highlight because of the tie between drug trafficking and violence. Chief McManus stated that they would be working with the High Intensity Drug Trafficking Areas (HIDTA) Task Force, Drug Enforcement Agency, Department of Public Safety, and Homeland Security Investigations. He noted that they investigate drug trafficking in the San Antonio Metropolitan Area and ensure that each entity does not interfere with each other's investigations. Councilmember Viagran stated that she was pleased with the collaboration among the various entities to address violence and drug trafficking.

Councilmember Viagran moved to adopt the Ordinance for Item 21. 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 23:

2016-08-04-0550

23. An Ordinance approving the concept design of the gas station at the San Antonio International Airport. [Carlos R. Contreras, Assistant City Manager; Noel T. Jones, Director, Aviation]

Councilmember Krier asked for an overview of the project. Mr. Jones replied that the City Council had authorized a 20-year Lease and Concession Agreement with Northwest Petroleum, LP on May 12, 2016 subject to City Council approving the Design Concept. He noted that Aviation Staff and Northwest Petroleum have worked together since the meeting to increase landscaping, add foliage, add crepe myrtles to mirror current landscaping along Airport Boulevard, and protect the nighttime lighting of the Monument Sign. He provided photos of the area from various angles and stated that staff recommended approval. Councilmember Krier thanked Councilmember Treviño for highlighting the issue when it was initially presented to the City Council. Councilmember Gallagher expressed his support for the Gas Station and stated that he was pleased with the concept of tying it into the Cell Phone Waiting Lot.

Councilmember Medina also expressed his support and stated that he was pleased to improve the customer experience. Councilmember Treviño stated that the Airport was very

important to the city and was pleased with the minor improvements made to the design that will have a major impact.

Councilmember Treviño moved to adopt the Ordinance for Item 23. 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 28:

2016-08-04-0024R

28. A Resolution of No Objection for RELEE Preservation Associates, L.P.'s application to the Texas Department of Housing and Community Affairs for 4% Housing Tax Credits programs for the acquisition, rehabilitation and refinancing of a 72 unit multi-family rental housing development, located at 111 W. Travis Street in Council District 1. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Bridgett White stated that the Resolution of No Objection for Non-Competitive 4% Housing Tax Credits was being requested from the Texas Department of Housing and Community Affairs (TDHCA) for the Robert E. Lee Apartments located at 111 W. Travis Street. She noted that the owner was submitting an application to the State for Housing Tax Credits. She indicated that there was no City Financing associated with the project and that it had been presented to the Housing Council Committee on June 22, 2016. She added that the 4% Credit Equity was valued at \$2.5 Million and that all 72 units would be affordable.

Councilmember Treviño stated that he was in support of the proposal for 72 units located in the heart of Downtown where this type of housing was needed.

Councilmember Viagran asked what would happen to the current residents. Ms. White replied that the residents in the building would not be displaced. Councilmember Viagran asked if the item would have to be approved by the Historic Design and Review Commission (HDRC) due to the name change. Ms. White stated that the owner was open to changing the name and that the process would occur in partnership with the Office of Historic Preservation. Councilmember Viagran expressed concern for the residents and the potential rent increase. Lori Houston stated that staff had been working with the Planning Department and Developer and they were committed to not displacing any of the residents.

Councilmember Saldaña asked if the rental rates would remain the same. Mrs. Houston stated that they were required to meet the affordability rate in order to receive the

Affordable Tax Credit. She added that the State was required to monitor compliance with the application they submit. Councilmember Saldaña asked of an extra layer of assurance. Mrs. Houston replied that they requested a Relocation Plan for residents that would have to move out of their unit while it was been upgraded.

Councilmember Warrick asked if the rent could be increased. Ms. White stated that that if it was an affordable unit, the rates have to be affordable for those at 60% or below the Area Median Income (AMI). Mrs. Houston added that they would monitor the project to ensure that no residents were forced to relocate. Councilmember Warrick asked of the process to rename the building. Mrs. Houston stated that they would work with the Office of Historic Preservation and the Conservation Society to ensure that the Historic Character is maintained. She noted that since it was not owned by the City of San Antonio; the renaming process did not apply.

Mayor Taylor stated that although it was important to protect the availability of affordable housing stock in the Inner City; the facility was in great need of improvements that may not be made if the Resolution of No Objection is not approved. She noted that because many of the residents were below 60% of AMI; they may not be able to continue to reside there. She expressed concern with allowing a very visible building in the middle of Downtown to continue to deteriorate. She noted that low-income housing was a challenge for the community and hoped to continue discussions at the September Housing Summit.

Councilmember Viagran asked why the item was being presented to the City Council. Mrs. Houston replied that the State of Texas requires the local jurisdiction to approve a Resolution supporting an Application for a 4% Tax Credit. She stated that the Resolution would allow the City of San Antonio to continue working with the Developer as an Affordable Housing Partner. Councilmember Viagran expressed concern with Disabled and Senior Citizens that may not be able to continue to live at the facility.

Councilmember Medina asked of the difference between a Resolution of No Objection and a Resolution of Support. Ms. White replied that the State requires a Resolution of No Objection meaning the city is not opposed to what they are proposing. Councilmember Lopez confirmed that a Resolution of No Objection was all that was required for a 4% Non-Competitive Tax Credit.

Councilmember Nirenberg stated that he drove by this building almost every day and it was a deteriorating facility with a distressed landlord. He expressed support and noted that staff should ensure that they are meeting their commitments.

Councilmember Saldaña asked why the Developer would not elect to turn the property over

to the private market. Mrs. Houston stated that they had owned the building for over 20 years and wanted to continue operating as an Affordable Housing Project. Councilmember Warrick added that 60% of the AMI was \$26,100 for one person and \$37,260 for a family of four and that information made it an easier decision to move forward with this type of project. Mayor Taylor noted that they need to continue these conversations in the future to try to identify solutions and options.

Councilmember Treviño moved to approve the Resolution for Item 28. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

NAY: 1 - Viagran

ABSENT: 1 - Gonzales

30. City Manager's Report

- A. Financial Update
- B. Transportation and Capital Improvements Update
- C. Fiber Installation Update

A. Mrs. Sculley announced that all three of the major ratings agencies have reaffirmed the City of San Antonio's "AAA" Bond Rating for the seventh straight year. She stated that San Antonio was the only city of over 1 million residents with a "AAA" Rating from the ratings agencies. She noted that the "AAA" rating allows the city to access the lowest possible interest rates in the market, which puts more tax dollars toward projects like streets and sidewalks. She reported that on Tuesday, the City sold \$331 Million in General Obligation Bonds, Certificates of Obligation, and Tax Notes. She noted that the sale included the refinancing of old debt; resulting in \$26 Million net present value savings. She added that they also completed the last issuance of \$54 Million in debt for projects in the 2012 Bond Program.

B. Mrs. Sculley provided a status on the 2016 Infrastructure Management Program (IMP). She stated that the IMP was a rolling five-year program of Infrastructure Projects targeting maintenance and improvements for streets, sidewalks, and drainage. She noted that the IMP includes signal and intersection improvements, bicycle facilities, and pedestrian safety improvements. She reported that this year's IMP prioritizes over 1,200 Infrastructure Projects totaling \$88 Million funded through General Fund, Advanced Transportation District (ATD) Funds, and Storm Water Utility Fee. She stated that by the end of FY 2016;

the city will have improved nearly 280 miles of streets and constructed over 30 miles of sidewalks. In addition, she noted that the 2012 Bond Program was on time and within budget. She added that of the 140 Bond Projects; 77 were complete, 51 under construction, and 12 under design.

Mrs. Sculley reported that the Convention Center Expansion Team and Private Sector Partners were recently recognized with a National Award of Merit from the Design-Build Institute of America. She stated that the prestigious award recognizes Design-Build Projects and Teams that demonstrate Best Practices and Innovative Ways of incorporating Design, Modern Technology, and Flexibility.

C. Mrs. Sculley reported that on July 22nd she appointed a Fiber Deployment Team managed by the TCI Department and led by Assistant Capital Programs Manager Marcus Hammer to ensure all on-going Fiber Network Deployment Initiatives are managed in accordance with City Standards. She stated that they would ensure that installation was done with minimal disruptions to streets, parks, utilities, and other core city functions. She noted that the City's Fiber Deployment Team would be actively engaged in all aspects of deployment to include construction oversight and community and stakeholder communications. She reported that Google Fiber, AT&T and the Zayo Group have a total of 110 crews working in the Right-of-Way across the city with the number to increase to 200 crews over the next few years. She mentioned that the Fiber Deployment Team has developed a Communication Plan to ensure adequate notifications prior to the start of construction. She added that they have placed a temporary hold on future Google Prefabricated Shelter Construction until the Communication Plan is fully implemented. She stated that they have an assigned hotline to respond to all Fiber Deployment-Related Inquiries which can be reached at 207-5741.

Councilmember Warrick congratulated staff on the AAA Bond Rating but stated that he would like to challenge staff to do more with less during the upcoming budget process. Councilmember Krier spoke of issues with the installation of fiber lines in his district and asked that staff work closely with the Fiber Companies to ensure minimum disruptions to the neighborhoods. Councilmember Gallagher stated that fiber installation had also been an issue in District 10 and spoke of the importance of ensuring that everybody is aware of the process. Councilmember Medina stated that he was pleased with the AAA Bond Rating and the Fiber Deployment Team that was created. He acknowledged two interns that worked in District 7; Celeste Dominguez and Julia Medellin, and thanked them for their great work. Mayor Taylor congratulated staff on the AAA Bond Rating and stated that she was pleased with the implementation of a Fiber Deployment Team. She stated that eight interns had worked in her office over the summer and recognized two that were present: Marissa Elder and Katherine Howell. She thanked all of the interns for their great work.

RECESSED

Mayor Taylor recessed the meeting at 11:12 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

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

CONSENT ZONING ITEMS

Zoning Items P-1, Z-1, Z-3, Z-4, Z-6, P-5, Z-10, Z-14, Z-18, Z-21, and Z-28 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called Jack M. Finger to speak.

Mr. Jack M. Finger expressed opposition to the Alcohol Variances requested in Items 31, 32, and 33 due to their close proximity to schools. He spoke against the Retail Center in Item Z-1 noting that there was opposition from the neighborhood. He stated that he was opposed to the Bar requested in Item Z-3 and noted that the King William Neighborhood Association was in opposition.

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

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

ABSENT: 1 - Warrick

2016-08-04-0555

- 31.** ALCOHOL VARIANCE #AV2016005 (Council District 1): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(d)(1), and 4-6(d)(6) of the City Code and authorizing the sale of alcoholic beverages on Lot 5 and South Irregular 67.44 feet of Lot 4, Block 1, NCB 477 located at 1017 North Flores Street for on-premise consumption within three-hundred (300) feet of Stephen F. Austin Academy, a public education institution.

2016-08-04-0556

- 32.** ALCOHOL VARIANCE #AV2016006 (Council District 2): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(d)(1), and 4-6(d)(6) of the City Code and authorizing

the sale of alcoholic beverages on Lot 8, Block 2, NCB 11901 located at 4530 Walzem Road for on-premise consumption within three-hundred (300) feet of Walzem Elementary School, a public education institution.

2016-08-04-0557

- 33.** ALCOHOL VARIANCE #AV2016007 (Council District 10): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(d)(1), and 4-6(d)(6) of the City Code and authorizing the sale of alcoholic beverages on Lot 19, NCB 12103 located at 3131 Nacogdoches Road for on-premise consumption within three-hundred (300) feet of MacArthur High School, a public education institution.

2016-08-04-0558

- P-2.** PLAN AMENDMENT # 16047 (Council District 1): An Ordinance amending the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 44 & 45, Block 9, NCB 3110, located at 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue from "Low Density Residential" to "Medium Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016172)

2016-08-04-0559

- Z-2.** ZONING CASE # Z2016172 (Council District 1): An Ordinance amending the Zoning District Boundary from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four (4) Residential Units on Lots 44 & 45, Block 9, NCB 3110, located at 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16047)

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 44 & 45, BLOCK 9, NCB 3110 TO WIT: FROM "RM-4 NCD-5 AHOD" MIXED RESIDENTIAL BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-5 AHOD" INFILL DEVELOPMENT ZONE BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT FOR FOUR (4) RESIDENTIAL UNITS.

2016-08-04-0562

- Z-5.** ZONING CASE # Z2016165 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 H HS AHOD" General Commercial King William Historic Historic Significant Airport Hazard Overlay District to "C-3 H HS IDZ AHOD" General Commercial King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.1117 acres out of NCB 744 and "C-3 NR H HS IDZ AHOD" General Commercial Noise Restrictive King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.094 acres out of NCB 744, located at 1009 S. Alamo Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 3 & W 5.1 FT OF LOT 2, BLOCK 3, NCB 744 TO WIT: FROM "C-3 H HS AHOD" GENERAL COMMERCIAL KING WILLIAM HISTORIC HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 H HS IDZ AHOD" GENERAL COMMERCIAL KING WILLIAM HISTORIC HISTORIC SIGNIFICANT INFILL DEVELOPMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3NR H HS IDZ AHOD" GENERAL COMMERCIAL NOISE RESTRICTIVE KING WILLIAM HISTORIC HISTORIC SIGNIFICANT INFILL DEVELOPMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0564

- P-3.** PLAN AMENDMENT # 16027 (Council District 2): An Ordinance amending the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.65 acres out of NCB 531 located at 901 North Pine, 914 North Olive, and 918 and North Olive from "Public/Institutional" and "Low Density Residential" to "Low Density Mixed-Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016091)

2016-08-04-0565

- Z-7.** ZONING CASE # Z2016091 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive

Streets. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16027)

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: 1.65 ACRES OF LAND OUT OF NCB 531 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR SINGLE-FAMILY HOMES, LIVE/WORK UNITS NOT TO EXCEED 16 UNITS/ACRE AND USES PERMITTED IN "NC" NEIGHBORHOOD COMMERCIAL DISTRICT.

2016-08-04-0566

P-4. PLAN AMENDMENT # 16044 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.201 acres out of NCB 10596, located in the 1400 Block of Springfield Road at East Binz-Engleman Road from "Low Density Residential" to "Business Park." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016157)

2016-08-04-0567

Z-8. ZONING CASE # Z2016157 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 15.201 acres out of NCB 10596, located in the 1400 Block of Springfield Road at Binz-Engleman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16044)

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: 15.201 ACRES OF LAND OUT OF NCB 10596 TO WIT: FROM "MF-33 AHOD" MULTI FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0568

Z-9. ZONING CASE # Z2016162 (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 "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with four (4) Single Family Residential Units on 0.33 acres out of NCB 549, located at 814 Burnet 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: 0.33 ACRES OUT OF NCB 549 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH FOUR (4) SINGLE FAMILY RESIDENTIAL UNITS.

2016-08-04-0571

Z-11. ZONING CASE # Z2016160 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 11-G, Block 47, NCB 11077, located at 3551 Commercial 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: LOT 11-G, BLOCK 47, NCB 11077 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0572

Z-12. ZONING CASE # Z2016181 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 11, Block 67, NCB 3335, located at 542 E. Highland 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: LOT 11, BLOCK, 67, NCB 3335 TO WIT: FROM "R-4

AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR PROFESSIONAL OFFICE.

2016-08-04-0573

Z-13. ZONING CASE # Z2016148 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.891 acres out of NCB 15602, and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 3.540 acres out of NCB 15602, and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of NCB 15602, located in the 6400 Block of 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: 23.183 ACRES OUT OF CB 15602 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON 4.891 ACRES AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON 3.540 ACRES OUT OF CB 15602 AND "MF-40 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT ON 14.752 ACRES OUT OF CB 15602.

2016-08-04-0574

Z-15. ZONING CASE # Z2016161 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981, located at 1507 and 1511 West 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 CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 27 & 28, BLOCK 59, NCB 7981 TO WIT: FROM "C-1 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0575

Z-16. ZONING CASE # Z2016164 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District and "D HS AHOD" Downtown Historic Significant Airport Hazard Overlay District on Lots 1 thru 9 and the South 33.28 Feet of Lot 10, Block 78, NCB 249 and Lot 1, NCB 247, located at 231 and 301 North Medina 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 1 THRU 9 & S. 33.28 FT OF 10, BLOCK 78, NCB 249 AND LOT 1, NCB 247 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-2 HS AHOD" HEAVY INDUSTRIAL HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT TO "D AHOD" DOWNTOWN AIRPORT HAZARD OVERLAY DISTRICT AND "D HS AHOD" DOWNTOWN HISTORIC SIGNIFICANT AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0576

Z-17. ZONING CASE # Z2016171 S (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Convenience Store (With Gasoline and Carwash) on Lot 30, Block 8, NCB 8084 and "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 50 Feet of Lot 9-C, Block 8, NCB 8084, located at 2207 El Jardin & 2131 El Jardin. 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 30 AND THE NORTH 50 FEET OF LOT 9-C, BLOCK 8, NCB 8084 TO WIT: FROM "C-3 R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOL SALES AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY

DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR CONVENIENCE STORE (WITH GASOLINE AND CARWASH) ON LOT 30, BLOCK 8, NCB 8084 AND "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON THE NORTH 50 FEET OF LOT 9-C, BLOCK 8, NCB 8084.

2016-08-04-0578

Z-19. ZONING CASE # Z2016156 (Council District 7): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 27.53 acres out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and 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: 27.53 ACRES OF LAND OUT OF NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, AND NCB 18103 TO WIT: FROM "BP AHOD" BUSINESS PARK AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0579

Z-20. ZONING CASE # Z2016166 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with a Conditional Use for Rock Crushing on Lots P-4 & P-66, NCB 18560, located in the 6800 Block of Low Bid Lane. 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: P-4 & P-66, NCB 18560 TO WIT: FROM "NP-10 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "L CD AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR ROCK CRUSHING.

2016-08-04-0581

- P-6.** PLAN AMENDMENT # 16049 (Council District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10 from "Rural Estate Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016178)

2016-08-04-0582

- Z-22.** ZONING CASE # Z2016178 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16049)

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: 0.704 ACRES OUT OF NCB 18338 TO WIT: FROM "R-6 GC-1 MSAO-1 MLOD" RESIDENTIAL SINGLE-FAMILY HILL COUNTRY GATEWAY CORRIDOR MILITARY SOUND ATTENUATION OVERLAY MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 CD GC-1 MSAO-1 MLOD" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR MILITARY SOUND ATTENUATION MILITARY LIGHTING OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE).

2016-08-04-0583

- Z-23.** ZONING CASE # Z2016154 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on P-1E, P-13 & P-13B, NCB 14867 located at 12134 Bandera 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: P-1E, P-13 & P-13B, NCB 14867 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2" COMMERCIAL DISTRICT.

2016-08-04-0584

Z-24. ZONING CASE # Z2016111 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD-1 ERZD" Office Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 12, Block 18, NCB 14728, located at 12100 Pebble Lane #2. 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 12, BLOCK 18, NCB 14728 TO WIT: FROM "R-6 MLOD-1 ERZD" SINGLE-FAMILY RESIDENTIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "O-1 MLOD-1 ERZD" OFFICE CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2016-08-04-0585

P-7. PLAN AMENDMENT #16045 (Council District 9): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 8, 9, and 10, Block 2, NCB 17261, located at 849 West Rhapsody Drive from "Business Park" to "Light Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016163)

2016-08-04-0586

Z-25. ZONING CASE # Z2016163 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 8, 9, 10, Block 2, NCB 17261, located at 849 Rhapsody Drive. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16045)

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, 9, & 10, BLOCK 2, NCB 17261 TO WIT: FROM

"C-3 NA AHOD" GENERAL COMMERCIAL NON ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-08-04-0587

Z-26. ZONING CASE # Z2016128 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 a Wireless Communication System on 0.076 acres out of NCB 16331, located at 239 North Loop 1604 West. 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: 0.076 ACRES OUT OF NCB 16331 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 A WIRELESS COMMUNICATION SYSTEM.

2016-08-04-0588

Z-27. ZONING CASE # Z2016179 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.355 acres out of NCB 8644, located at 11810 and 11814 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: 2.355 ACRES OF LAND OUT OF NCB 8644 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Mayor Taylor addressed Items P-1 and Z-1 jointly:

DENIED

P-1. PLAN AMENDMENT # 16034 (Council District 1): An Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street from "Neighborhood Commercial" to "Community Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016127)

DENIED

Z-1. ZONING CASE # Z2016127 (Council District 1): An Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 16034).

Catherine Hernandez presented Item P-1 and stated that it would amend the Near Northwest Community Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-1, she stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 41 notices mailed; none were returned in favor and 12 were received in opposition. She noted that due to opposition exceeding 20%; the case would require 9 votes for approval.

Mayor Taylor called the citizens registered to speak.

Richard Acosta, President of the Los Angeles Heights Neighborhood Association, spoke against the rezoning. He expressed concern with the violence at the location and asked how they could pass an Ordinance that would permanently prohibit beer sales in the future.

Vicky Araujo spoke against the Plan Amendment and Rezoning noting that there were already seven liquor licenses within a seven-mile radius. She stated that she had received letters of opposition from many organizations and residents in the surrounding

neighborhood. She spoke of the numerous violations that have occurred on the property and the encroachment into the neighborhood.

Lucy Alcala stated that she lived in front of the property and spoke against the rezoning. She expressed concern with the altercations and violence that have occurred noting that they have affected her health and well-being.

Rita Martinez addressed the Council against the Plan Amendment and Rezoning. She stated that she was a Licensed Clinical Social Worker and spoke of the negative effects of crime and stress. She added that there were already many bars in the area.

Councilmember Treviño thanked everyone that spoke today and moved to deny Items P-1 and Z-1. Councilmember Warrick seconded the motion.

Councilmember Medina commended Councilmember Treviño for his work on the issue and recognized the hard work that had occurred on the Northwest Community Plan.

The motion to deny Items P-1 and Z-1 prevailed by the following vote:

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

2016-08-04-0560

Z-3. ZONING CASE # Z2016145 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo 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 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 FT OF 9 & 10, BLOCK C, NCB 2563 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NA AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2NR" COMMERCIAL NOISE

RESTRICTIVE DISTRICT AND A BAR WITH NO OUTSIDE AMPLIFICATION SYSTEM.

Catherine Hernandez presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. She reported that of 29 notices mailed; none were returned in favor and 6 were received in opposition. She noted that the King William Neighborhood Association was not in support.

Mayor Taylor called the citizens that registered to speak.

Walter Wilson stated that they had met with the Developer and that the neighborhood would be willing to support a C-2 Designation with a Noise Restriction.

Sergio Vides stated that he was excited about the development and improvements however; he also suggested implementation of noise restriction.

Naema Vides stated that she lived behind the property in question and was also excited for growth and change in the neighborhood. However, she noted that they were concerned with the noise and asked that a Noise Restriction be included if the rezoning.

Sylvia Trevino addressed the Council in opposition to the rezoning noting that she was deeply concerned with amplified music, other outdoor noises, and the existing parking situation due to the Salvation Army customers parking in front of their home. She asked if EMS Assistance would be delayed due to the current parking situation.

Cherise Bell, Executive Director of the King William Association addressed the Council regarding the additional noise this rezoning would yield. She referenced a Noise Diagram showing the decibel levels and asked that outdoor amplified noise be restricted.

Councilmember Treviño thanked everyone that spoke today and moved to approve Item Z-3 with an Outdoor Noise Restriction. 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

2016-08-04-0561

Z-4. ZONING CASE # Z2016152 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.2266 acres out of NCB

7264, located at 2512 Blanco Road. Staff and Zoning Commission recommend Approval with conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.2266 ACRES OUT OF NCB 7264 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 CD AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO SALES.

Catherine Hernandez presented Item Z-4 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Vehicular access to the property from Blanco Road only; 2) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses; 3) Buffer yard along eastern property line; and 4) No temporary signage.

Councilmember Treviño moved to approve Item Z-4 with the conditions read by Ms. Hernandez. 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

2016-08-04-0563

Z-6. ZONING CASE # Z2016177 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 9, NCB 10046, located at 506 Jackson-Keller Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 9, NCB 10046 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AN OFFICE.

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Business hours of operation shall be limited from 9:00 am to 6:00 pm, Monday through Friday; and 2) No more than 3 parking spaces shall be located on the lot. She reported that of 20 notices mailed; one was returned in favor and none in opposition.

Councilmember Treviño moved to approve Item Z-6 with the two conditions read by Ms. Hernandez. 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

Mayor Taylor addressed Items P-5 and Z-10 jointly:

2016-08-04-0569

P-5. PLAN AMENDMENT #16043 (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 of Lots 1, 2, 3, Block 29, NCB 10911, located in the 4000 Block of Goliad Road from "Low Density Residential" to "Community Commercial". Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2016155)

2016-08-04-0570

Z-10. ZONING CASE # Z2016155 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, Block 29, NCB 10911, located in the 4000 Block of Goliad Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16043)

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, 2, 3, BLOCK 29, NCB 10911 TO WIT: FROM "R-4 AHOD" SINGLE FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-5 and stated that it would amend the Stinson Airport Vicinity Land Use Plan. She noted that staff and the Planning Commission recommended denial.

For Item Z-10, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 17 notices mailed; 3 were returned in favor and none in opposition.

Councilmember Viagran stated that the original application was for a C-2 Designation but they had amended it to C-1. She submitted 19 signatures in support of the rezoning.

Councilmember Viagran moved to approve Items P-5 and Z-10 with a C-1 Designation. 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

CONTINUED UNTIL SEPTEMBER 15, 2016

Z-14. 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 June 2, 2016)

Catherine Hernandez presented Item Z-14 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 44 notices mailed; none were returned in favor or opposition.

Councilmember Gonzales moved to continue Item Z-14 until September 15, 2016. 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

2016-08-04-0577

Z-18. ZONING CASE # Z2016173 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "C-2" Commercial District and a Microbrewery on Lots 1 & 2, Block 4, NCB 2583, located at 302 E. La Chapelle. 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 1 & 2, BLOCK 4, NCB 2583 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND A MICROBREWERY.

Catherine Hernandez presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. She reported that of 32 notices mailed; 2 were returned in favor and 11 received in opposition. She stated that 14 notices were received in opposition from individuals outside of 200 feet while 2 notices were received in support from individuals outside of 200 feet. She added that due to opposition exceeding 20%; the case would require 9 votes for approval.

Mayor Taylor called the citizens registered to speak.

Bill Fitzgibbons stated that he owned four properties on Lone Star Boulevard and was supportive of the request. He noted that it would be an asset to the community and welcomed this type of development in the Lone Star Area.

Ann Fitzgibbons also expressed her support and stated that the Microbrewery would fit well with the Lone Star Community Plan.

Ramona Rivera showed a video in opposition to the request. She expressed concern with the lack of emergency access and with the location of the bar within a neighborhood.

Nathaniel Rivera stated that he was an Eighth Grade Student at Basis Central and opposed to the request. He expressed concern with parking, traffic, and safety for children in the neighborhood.

Boyan Kalusevic stated that he was the Owner of a Distilling and Brewing Company in the area and was in support of the rezoning. He spoke of the work they have accomplished to clean up the neighborhood and noted that this would be a good contribution for the community.

Jason Meredith addressed the City Council in support of the rezoning and stated that brewing craft beer was an Art. He noted that there would be no live music onsite and a limited amount of tables.

Jennifer Smith addressed the City Council in support of the rezoning. She stated that she

was excited with what they would bring to the neighborhood and their plans to promote bikers and walkers.

Vera Deckard stated that she was the Applicant and that she would like to contribute her talent for brewing craft beer to the community. She noted that they were not considered a bar but a Craft Brewery. She added that they were downzoning to a C-2 Designation and were working on a parking solution.

Susan Powers, President of the Lone Star Neighborhood Association addressed the City Council in support of the request. She stated that she was pleased with the downzoning and added that she had not received any phone calls from the community opposing the request.

Dolores Menchaca Martinez stated that they had been working with Ms. Deckard on her request and were in support. She noted that this would provide positive growth and development in the area and that the location would serve as a good meeting place for the community.

Mike Farringer stated that he was the Operations Director for San Antonio Brewing Company and supportive of the request. He noted that they would serve other beverages besides craft beer and would help support the local community.

Michael Martinez stated that he had lived in the area all of his life and was very supportive of the request. He noted that this was a good opportunity for the neighborhood and did not understand the opposition.

Enrique Cortez stated that he was opposed to the request due to the alcohol consumption and parking issues.

Juan Gonzales stated that he was also opposed to the request due to the parking, traffic, and crime it would bring to the area. He expressed concern with the alcohol consumption and noted that there were other bars already in the area.

A. Clark stated that he was an Investor in the Brewing Company and supportive of the request. He stated that craft brewing was about low volume and high quality and that the establishment would bring positive development to the area.

Mrs. Vacek announced that written testimony was received in support of Item Z-18 from Roger Zapata, Lone Star Neighborhood Association.

Councilmember Gonzales thanked everyone that come to speak and asked of the issues of

parking and noise. Ms. Vera Deckard stated that there was some parking in front and on the side of the building and would work on other options. She added that they were looking at a potential Rewards Program for those that walk or ride their bikes to the brewery. With regard to noise, she stated that their hours of operation would be from 4:00 pm to 11:00 pm with limited outside seating. She noted that they would not have live music.

Councilmember Gonzales moved to approve Item Z-18. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Lopez

2016-08-04-0580

Z-21. ZONING CASE # Z2016170 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 36, BLOCK B NCB 11514 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO PAINT AND BODY.

Catherine Hernandez presented Item Z-21 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six feet solid masonry wall is required around the property that abuts residential zoned property and/or land uses; 2) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses; and 3) All repairs will remain inside the facility. She reported that of 14 notices mailed; one was returned in favor and none in opposition. She added that the Woodland Hills Neighborhood Association was in support of the request.

Councilmember Medina moved to approve Item Z-21 with the conditions read by Ms. Hernandez. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Lopez

2016-08-04-0589

Z-28. ZONING CASE # Z2016180 S (Council District 10): 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-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673, located at 13410 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.33 ACRES OUT OF NCB 15722 AND NCB 16673 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH.

Catherine Hernandez presented Item Z-28 and stated that staff and the Zoning Commission recommended approval. She reported that of 25 notices mailed; two were returned in opposition and none in favor.

Councilmember Gallagher stated that the initial zoning application requested the rezoning of 1.479 acres but it had been amended to 1.33 acres. He noted that the Developers met with the Valencia Homeowners Association last month and they agreed not to allow bars, taverns, or sexually-oriented business on the remaining C-3 portion of the property.

Councilmember Gallagher moved to approve Item Z-28 rezoning 1.33 acres at 13410 Nacogdoches Road from C-1 AHOD and C-3 AHOD to C-2 S AHOD. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Lopez

ADJOURNMENT

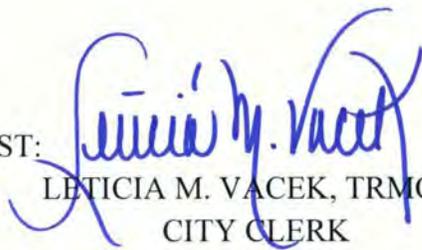
There being no further discussion, Mayor Taylor adjourned the meeting at 3:27 pm.

APPROVED



IVY R. TAYLOR
MAYOR

ATTEST:



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