

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



**FINAL  
Meeting Minutes  
City Council A Session**

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

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**Thursday, April 17, 2014**

**9:00 AM**

**Municipal Plaza Building**

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

**Present:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

Mrs. Vacek announced that Councilmember Medina was on Temporary Military Duty Assignment with the United States Air Force at Charleston Air Force Base.

1. The Invocation was delivered by Reverend David Cervantez, Jefferson United Methodist Church, guest of Councilmember Cris Medina, District 7.
2. Mayor Castro led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the February 19 - 20, 2014 City Council Meeting.

Councilmember Gallagher moved to approve the Minutes for the February 19-20, 2014 City Council Meetings. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

#### **POINT OF PERSONAL PRIVILEGE**

Councilmember Lopez recognized outgoing District 6 Pre-K 4 SA Board Member, Dave Force. He presented Mr. Force with a Certificate of Appreciation and thanked him for his service. Mr. Force thanked Councilmember Lopez for the recognition and stated that it had been an honor and privilege to serve on the Pre-K 4 SA Board. He stated that he believed that Pre-K 4 SA would be a model for Early Childhood Education nationwide. Mayor Castro thanked Mr. Force for his service to the San Antonio Community.

#### **CONSENT AGENDA ITEMS**

Items 10, 12A, 12B, 12C, 20, 22, and 25 were pulled for Individual Consideration.

Councilmember Saldaña moved to approve the remaining Consent Agenda Items. Councilmember Taylor seconded the motion.

Mayor Castro called upon the individuals registered to speak:

Nazirite Ruben Flores Perez spoke in support of the construction and maintenance that would be made to North Walters Road at the Union Pacific Railroad Crossing Bridge Structure and the Old Seguin Road at Salado Creek Bridge Structure (Item 7). He stated that he was in favor of the Joint Use Agreement with Time Warner Cable to allow access to Stinson Municipal Airport (Item 8).

Jack M. Finger addressed the City Council in opposition to the Economic Development Loan Agreement and related Parking License Agreement with Klabzuba Realty, LLC (Item 13). He asked why the city would provide a loan to a private organization. He expressed concern with the Residential Permit Parking Zone being created (Item 18B).

Faris Hodge, Jr. submitted written testimony in favor of Items 4-7, 9-12A, 13-18, 21-26, 28, and 32. He wrote against Items 8, 12B, 12C, 20, 27, 30A, 30B, and 31. He wrote that Board Members should be interviewed on television (Items 19 and 20). He requested that backup documents be provided for the City Manager's Report.

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

**Aye:** 9 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg and Gallagher

**Absent:** 2 - Medina and Krier

**2014-04-17-0246**

4. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$545,000.00: (A) ARB Fire Protection for purchase, inspection & maintenance of fire extinguishers, (B) P & T Lawn Service for aviation grounds clearing & acreage shredding, (C) Potters Industries for aviation bonding glass beads and (D) Airbus Helicopters, Inc. f.k.a. American Eurocopter Corporation for helicopter parts, engines, and repairs. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2014-04-17-0247**

5. An Ordinance accepting the lowest responsible bid and awarding a task order construction contract to San Antonio Concepts Construction, LLC, in an amount not to exceed \$802,680.00, of which \$8,625.00 will be reimbursed by San Antonio Water Systems, for the construction of American with Disabilities Act (ADA) sidewalk access ramps and sidewalk improvements related to Street Maintenance Program projects located City-wide, funded by the Advanced Transportation District Fund. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-04-17-0248**

6. An Ordinance accepting the lowest responsive bid and awarding a task order contract for construction of the FY 2014 and FY 2015 Alley Maintenance Projects in an amount not-to-exceed \$2,752,764.58; authorizing payments, subject to the availability of funds, to FD Concrete, LLC; on Infrastructure Maintenance Program and Solid Waste Management funded project located City Wide; and of this amount, \$50,750.00 will be reimbursed by San Antonio Water Systems. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-04-17-0249**

7. An Ordinance authorizing execution of two Local Transportation Project Funding Agreements with Texas Department of Transportation authorizing TxDOT to enter and perform the construction, maintenance or other activities necessary to replace or

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rehabilitate the North Walters Roads at the Union Pacific Railroad Crossing Bridge structure and the Old Seguin Road at Salado Creek Bridge structure, and approving the use of the waived 10 percent matching funds for construction of the E. Commerce at Salado Street Bridge. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-04-17-0250**

8. An Ordinance authorizing a Joint Use Agreement with Time Warner Cable Texas, LLC to allow access to buildings and property at Stinson Municipal Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2014-04-17-0251**

9. An Ordinance authorizing a five-year license agreement with Alamo Kiwanis Charities, Inc. for use of the Arneson River Theater for its annual presentation of "Fiesta Noche Del Rio". [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**2014-04-17-0252**

11. An Ordinance authorizing the execution of a lease agreement with Martinez Street Women's Center for the Lockwood Park building at 801 N. Olive Street for a term of three years commencing on May 1, 2014, located in Council District 2. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2014-04-17-0253**

13. An Ordinance authorizing the negotiation and execution an Economic Development Loan Agreement and related Parking License Agreement with Klabzuba Realty, LLC in the amount of \$750,000.00 to create up to 50 new jobs at the One Alamo Building; and provide 100 parking spaces to the City for the purpose of redevelopment of the East Commerce Corridor in Council District 1. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

**2014-04-17-0254**

14. An Ordinance authorizing the submission of a grant application in an amount up to \$1,182,945.00 to the Texas Automobile Burglary and Theft Prevention Authority for the Regional Auto Crimes Team Project; authorizing the acceptance of funds, upon award; authorizing an interlocal agreement between the City of San Antonio and the Bexar County Sheriff's Office related to the grant application; and approving a cash matching contribution of \$606,194.00 and an in-kind matching contribution of \$1,754,431.00. [Erik J. Walsh, Deputy City Manager; William McManus, Police Chief]

**2014-04-17-0255**

15. An Ordinance authorizing the submission of an amended Head Start grant application to the U.S. Department of Health and Human Services and acceptance upon award of an amended amount up to \$22,090,151.00 for the period of February 1, 2014 – January 31, 2015; a budget, including an in-kind match of up to \$5,522,538.00, and a personnel complement for the Department of Human Services; and contract amendments for the purpose of allocating amended grant funding and implementing program improvements [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

**2014-04-17-0256**

16. An Ordinance authorizing the submission of a grant application, and acceptance of funds upon award, from the Texas Department of Agriculture for up to \$999,789.50 to fund the 2014 Summer Food Service Program operated by the Parks and Recreation Department for the period of June 16, 2014, through August 15, 2014. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

17. Consideration of the following items related to Federal Aviation Administration grant applications for the San Antonio International Airport: [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**2014-04-17-0257**

- 17A. An Ordinance authorizing the submission of a grant application and acceptance of funds for a Federal Aviation Administration Airport Improvement Program grant in an amount up to \$8,000,000.00 for the continuation of the Residential Acoustical Treatment Program.

**2014-04-17-0258**

- 17B. An Ordinance authorizing the submission of a grant application and the acceptance of funds for a Federal Aviation Administration Airport Improvement Program grant in an amount up to \$22,800,000.00 for taxiway improvements.
18. Consideration of the following actions related to the creation of a Residential Permit Parking Zone Program: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

**2014-04-17-0259**

- 18A. An Ordinance amending Chapter 19, "Motor Vehicles and Traffic" of the Ciity Code to create a new article XII entitled "Resident Only Parking Permits" to require permits for parking in certain areas during certain hours and days; establish penalties for violations; and provide for publication.

**2014-04-17-0260**

- 18B. An Ordinance creating a residential permit parking zone on portions of Arsenal Street and City Street in Council District 1.

19. Appointing Mark Tafolla (Community) and reappointing H. Norman Abramson (Aviation Industry), Mark R. Fessler (Business Community), Leslie A. Hobgood (Community), Maureen McCann (Community), Earl Jackson, Jr. (Federal Aviation Administration), George D. Alva (Taxicab Industry), Marco Barros (Travel & Tourism) and Roberto Trevino (Business Community) to the Airport Advisory Commission for the remainder of an unexpired terms of office to expire March 18, 2016; and appointing Tracy Huff (Aviation Industry) to the Airport Advisory Commission for the remainder of an unexpired term of office to expire March 18, 2015. [Leticia M. Vacek, City Clerk]

**2014-04-17-0261**

21. An Ordinance authorizing a professional services contract of up to \$51,700.00 with MGT of America, Inc. to provide the Information Technology Services Department with an IT Cost Allocation Model. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

**2014-04-17-0262**

23. An Ordinance authorizing a Chilled Water Contract with San Antonio Water Systems to provide chilled water service to the Alamodome for a period of five years with three five-year extensions at an estimated annual cost of \$1,820,000.00. [Ed Belmares, Assistant City Manager; Michael J. Sawaya, Convention & Sports Facilities]

**2014-04-17-0012R**

24. A Resolution adopting a City of San Antonio Education Policy Statement. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

**2014-04-17-0263**

26. An Ordinance ratifying an amendment to and extension through December 31, 2014 of the professional services contract with MHBT Inc. to provide for consulting

services related to (a) review, analysis and modeling of options for the health benefits provided to the City's uniformed police and fire employees and (b) assisting the City in the negotiations for a contract extension with United Healthcare Insurance Company; and increasing the total compensation to MHBT by \$250,000 to an amount up to \$300,000, to be funded from the Employee Benefits Fund. [Ben Gorzell, Chief Finance Officer; Joe Angelo, Chief Human Resources Officer]

**2014-04-17-0264**

27. An Ordinance authorizing an amendment to the existing contract with United HealthCare Insurance Company, the City's Third Party Administrator for the City's self-funded medical plans, to extend the term of the contract for one additional year through Plan Year 2015; and amending the fee terms for Plan Year 2014 (current year) and Plan Year 2015 to increase the administrative credits and shared savings to the City, resulting in an estimated net fee paid to UHC of \$5.3 million in 2014 and \$4.6 million in 2015. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

**2014-04-17-0265**

28. An Ordinance ratifying additional services rendered by Bartel Associates, LLC, an actuarial firm, in the amount of \$25,000.00 on behalf of the Healthcare and Retirement Benefits Task Force. [Sheryl Sculley, City Manager; Maria Villagomez, Director, Office of Management & Budget]

**2014-04-17-0266**

29. An Ordinance authorizing Self-Monitoring Standards for the Parks and Recreation Department's youth recreation programs to comply with Texas Department of Family and Protective Services regulations. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]
30. Consideration of the following items relating to delay claims associated with certain construction projects throughout the City: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2014-04-17-0267**

- 30A. An Ordinance authorizing an agreement with Yantis Company in an amount up to \$514,357.04 for resolution of delay claims associated with the construction of 36th Street (US 90 to Growden), Walters Street, Jones Maltsberger (Redland Road to Thousand Oaks) and Indian Creek Channel Improvements Projects.

**2014-04-17-0268**

- 30B.** An Ordinance authorizing an agreement with E-Z Bel Construction, LLC, in an amount up to \$284,709.34 for resolution of delay claims associated with the construction of the Fort Sam Houston Transportation Project.

**2014-04-17-0269**

- 31.** An Ordinance authorizing an agreement with Yantis Company in an amount up to \$197,000.00 for resolution of delay claims associated with the 4/22 Runway Extension -- Phase III project at San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

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

The City Clerk read the caption for Item 10:

**2014-04-17-0239**

- 10.** An Ordinance authorizing the declaration as surplus and disposition of a 0.2000 acre unimproved property located at 10818 Lima Drive, NCB 11732 in Council District 9 and authorizing its sale to LDK Realty Investments, LLC for \$8,280.00. [Peter Zaroni, Deputy City Manager; Mike Etienne, EastPoint & Real Estate Services Office]

Councilmember Krier requested a brief presentation. Mike Etienne stated that staff was recommending the sale of a small piece of property to LDK Realty Investments, LLC for the appraised value. He noted that the Developer would build 73 Units of Market Rate Housing that would provide property tax to the city. Councilmember Krier stated that he was pleased that good quality, single-family housing units would be built.

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

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

The City Clerk read the caption for Items 12A, 12B and 12C:

12. Consideration of the following Ordinances associated with three conservation easements totaling 2,789 acres over the Edwards Aquifer Recharge and Contributing Zones. [Peter Zaroni, Deputy City Manager; Mike Etienne, Officer, EastPoint & Real Estate Services Office]

**2014-04-17-0240**

- 12A. An Ordinance authorizing payment in the amount of \$5,587,248.05 to Alamo Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on an 822-acre tract of land known as the McNeel Ranch located in Bexar and Medina Counties, Texas.

**2014-04-17-0241**

- 12B. An Ordinance authorizing payment in the amount of \$2,384,678.82 to Garner Abstract and Land Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on a 645-acre tract of land known as the Cypress Roots Ranch located in Uvalde County, Texas.

**2014-04-17-0242**

- 12C. An Ordinance authorizing payment in the amount of \$1,128,608.95 to Mission Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs on a 1,322-acre tract of land known as the Urso Ranch located in Uvalde County, Texas.

Councilmember Nirenberg asked for a brief presentation. Mike Etienne stated that the Edwards Aquifer supplies 90% of the city's drinking water and the Edwards Aquifer Protection Program was utilized to acquire properties on the Recharge Zone. He noted that they had acquired 120,000 acres over the Recharge Zone since the program was implemented in 2000. He indicated that the three properties being recommended for purchase would add 2,789 acres to the amount of protected land. He mentioned that staff, the Conservation Advisory Board, and Edwards Aquifer Authority recommended approval of the purchase of the three properties. Councilmember Nirenberg noted that there were different rates of return within different pockets of the Recharge Zone and that the three properties had a very high return. He asked of the unique features of the McNeel Ranch. Grant Ellis stated that it rested along the San Geronimo Creek and that the Northern End of the property had running and standing water throughout most of the year. He noted that the creek on the Southern End of the property was dry. Councilmember Nirenberg stated that he was pleased with the due diligence that had occurred on the properties and recognized everyone for their work.

Councilmember Gallagher expressed support and stated that it was important to also protect the property to the West because it was part of the city's future water supply.

Mayor Castro thanked everyone for their work on identifying the properties and noted the importance of having a secure water supply for the future.

Councilmember Nirenberg moved to adopt the proposed ordinances for Items 12A, 12B and 12C. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

At this time, Councilmember Nirenberg moved to reconsider the Consent Agenda Items. Councilmember Krier seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

Councilmember Krier moved to approve the Consent Agenda Items with the exception of Item 32. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

The City Clerk read the caption for Item 20:

**2014-04-17-0243**

- 20.** An Ordinance appointing members to the Conservation Advisory Board for the remainder of unexpired terms of office to expire May 31, 2015; and waiving the City Code residency requirement in Chapter 2, Article IX, Sec. 2-529(b) for some members. [Leticia M. Vacek, City Clerk]

Councilmember Saldaña moved to re-appoint the following individuals recommended by the Infrastructure and Growth Council Committee to the Conservation Advisory Board: 1)

Clayton S. Binford - Medina County; 2) James L. Blair - San Antonio River Authority; 3) John P. Dodson - Uvalde County; 4) Scott R. Halty - San Antonio Water System; 5) Chris Holm - Texas Parks and Wildlife; 6) Matthew S. Myers - San Antonio Economic Development Foundation; 7) Dr. Francine S. Romero - Parks and Recreation Advisory Board; and appoint Brock J. Curry - Edwards Aquifer Authority. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

The City Clerk read the caption for Item 22:

**2014-04-17-0244**

- 22.** An Ordinance approving an agreement with National Economic Research Associates, Inc. in an amount not to exceed \$750,000.00 to undertake a Disparity Causation Analysis Study. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Councilmember Taylor requested a presentation. Alex Lopez stated that staff recommended that the National Economic Research Associates, Inc. (NERA) conduct the city's next Disparity Causation Analysis Study. She noted that the Small Business Economic Development Advocacy (SBEDA) Ordinance was approved in 2010 and was revised due to the Disparity Study conducted later in the year. She noted that revisions included: 1) Contract-Specific Goal Setting; 2) Central Vendor Registry (CVR); 3) Capacity Building Programs; and 4) Substantial Compliance Measures. She mentioned that a Disparity Study must be conducted every five years and outlined the Request for Proposals (RFP) process utilized. She indicated that the Review Committee had interviewed all five applicants and recommended NERA. She provided background information on NERA, noting that they were a Global Economic Consulting Firm founded in 1961. She highlighted the Subconsultants that would assist NERA and noted that the goal was to have the Revised SBEDA Ordinance presented to the City Council in December 2015.

Councilmember Taylor stated that this was a very important contract and asked of including an outside business person on the Evaluation Panel. Ms. Lopez replied that it was a challenge to find an outside perspective that did not have a conflict and therefore; only city staff was utilized. Councilmember Taylor asked of any incidents that NERA had experienced in other cities. Ms. Lopez replied that there were no legal issues and that one incident was related to a typographical error that occurred with a study in Cleveland. Councilmember Taylor asked of the Local, Women-Owned Business that had also applied

but not received the recommendation. Ms. Lopez explained that their low score within the Qualifications and Experience Category was due to the fact that they had experience within Employment Law and Fair Housing but not with Disparity Studies. She stated that during their interview, the entity had confirmed that they had not finalized the formula they would use to conduct the study. Councilmember Taylor asked of the role that the firm that completes the study would play in the instance of a legal challenge. Ms. Lopez responded that they become the expert witness and defend the methodology utilized for the study.

Councilmember Lopez asked of the required Minority Subcontractors. Ms. Lopez replied that there was a 17% Minority Subcontracting Requirement. Councilmember Lopez noted that NERA did not receive any SBEDA Points. Ms. Lopez stated that SBEDA Points were awarded to Prime Respondents that are certified as Small Minority or Small Women-Owned Businesses which NERA was not. She explained that the 17% Minority Subcontracting Requirement was separate from SBEDA and required of all applicants. Councilmember Lopez asked of next steps. Ms. Lopez replied that the four applicants that were not selected had received letters indicating same and that staff was available to discuss areas of improvement with those not selected.

Councilmember Viagran asked of the number of employees of the Subconsultants. Ms. Lopez replied that it would be based on the work load. Mrs. Sculley added that that they would research the number of employees utilized during the previous Disparity Study and estimate what would be needed for the current Study.

Councilmember Gallagher asked of the performance of NERA in other cities in which they conducted a Disparity Study. Ms. Lopez replied that their Studies had been adopted by the cities and programs had been implemented based on their findings. Councilmember Gallagher asked if the City of San Antonio needed another Disparity Study. Mrs. Sculley replied that the city was required to maintain a Disparity Program.

Councilmember Bernal stated that it was necessary to have a Program that helped Local, Small, Minority-Owned Businesses and was a great protection for the city. He added that it was the city's duty to have best, most robust Disparity Study conducted.

Councilmember Taylor added that great progress had been made in regard to utilization rates for Local, Small, Minority-Owned Businesses since 2010.

Mayor Castro thanked staff for their work and stated that he looked forward to a good Disparity Study.

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

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

The City Clerk read the caption for Item 25:

**2014-04-17-0011R**

- 25.** A Resolution supporting San Antonio area school districts and charter schools adoption of the Distinguished Level of Achievement Under the Foundation High School Program as a Default High School Graduation Path. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]

Mayor Castro called upon the individuals registered to speak:

Patricia Stout representing the San Antonio Hispanic Chamber of Commerce stated that their Board of Directors had supported the inclusion of Algebra II on all endorsement tracks mandated by House Bill 5 under the Graduation Requirements. She spoke of the importance of education and the need to ensure the best interest of children who are the city's future.

Ivalis Meza Gonzales, President and Founder of Presente, spoke in support of adopting a level of achievement that will create a continuum of educational opportunities for students. She highlighted the benefits of a highly educated workforce in attracting global companies and commended the City Council for their support.

Laurie Posener, Senior Education Associate with the Intercultural Development Research Association (IDRA), addressed the City Council in support of the Resolution. She noted that it was important to encourage School Districts across the city to establish the Distinguished Level of Achievement as a default in Graduation Plans for all students.

Celina Moreno stated that she was an Attorney for the Mexican-American Legal Defense Education Fund (MALDEF) and supportive of the Resolution. She noted that a quality high school curriculum was important for all students to have an equal opportunity for college access and completion.

Councilmember Bernal thanked MALDEF, Presente, and IDRA for championing said cause. He stated that it would be a disservice for students not to take the courses necessary to prepare for the SAT and ACT Exams. He commended Councilmember Gonzales and the Educational Excellence Council Committee for their work on the issue.

Councilmember Saldaña thanked everyone for their advocacy of the issue and stated that it was important for students to be on the best path to move their future forward. He added that there must be high expectations of students to give them the best chance at a future in college.

Councilmember Gonzales expressed concern that students could select a less rigorous path in high school and spoke of the importance of encouraging students to take more challenging courses. She commended the San Antonio Independent School District for adopting the Plan and encouraged other School Districts to do the same.

Councilmember Nirenberg commended the Educational Excellence Council Committee and advocates for their work on said issue and stated that he was pleased to support the Resolution.

Councilmember Krier expressed his support and spoke of the importance of quality education.

Mayor Castro thanked everyone that came to speak on the issue and spoke of the importance of having high expectations and support for young students.

Councilmember Bernal moved to approve the Resolution. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

The City Clerk read the caption for Item 32:

Mayor Castro recessed the San Antonio City Council Meeting and convened the City of San Antonio Industrial Development Authority.

**IDA 2014-04-17-0001R**

- 32.** A Resolution approving the mandatory tender of certain outstanding bonds (LGC Building, Ltd. and KLN Steel Products Company, Ltd. Project); delegating authority to approve and execute certain documents and provide certain notices relating to remarketing the bonds; and other related matters. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Director Taylor moved to approve the Resolution. Director Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

Mayor Castro adjourned the City of San Antonio Industrial Development Authority and reconvened the San Antonio City Council Meeting.

### 33. City Manager's Report

#### A. Library Update

#### B. Economic Development Update – Metro Foreign Investment Initiative

A. Mrs. Sculley reported that various events were being celebrated by the San Antonio Public Library in recognition of National Poetry Month in April. She noted that in addition to National Poetry Month Events, the Library was kicking off a four-month Art Appreciation and History Lecture Series covering several eras of Art History. She noted that the ArtSmart Series would be held every third Thursday at the Central Library's Marie Swartz Art Resource Center. She encouraged everyone to visit the Library's Website at [mysapl.org](http://mysapl.org) for more information.

B. Mrs. Sculley reported that last week, San Antonio was selected by the Brookings Institute as one of six pilot communities they will work with to develop a Foreign Direct Investment Strategy. She stated that the purpose of the Foreign Direct Investment Strategy was for San Antonio to develop a comprehensive and customized plan to attract Foreign Direct Investment to the local economy. This will support and grow the City's Targeted Industries. She mentioned that the program was part of a broader Global Cities Initiative that the city had been participating in since September 2012. She indicated that the Global Cities Initiative was a 5-Year, \$15 Million Project led by the Brookings Institute and JP Morgan Chase. She added that the Global Cities Initiative aimed to identify and establish strategies to increase Exports and attract Foreign Direct Investment for the participating 31 US and International Communities. She explained that to undertake this effort, a working group has been formed under the leadership of the Economic Development Department and key partners such as Bexar County, Free Trade Alliance, Brooks City-Base, Port San Antonio and the Texas Governor's Office. She added that the Foreign Direct Investment Strategy would be completed in December 2014 and subsequently integrated into the Comprehensive Economic Development Implementation Plan being developed by the San Antonio Economic Development Foundation.

Mayor Castro thanked Mrs. Sculley for the update and stated that he was pleased with the city's partnership with the Brookings Institute.

#### **POINT OF PERSONAL PRIVILEGE**

Mayor Castro recognized City Attorney Robbie Greenblum who would celebrate his birthday on April 20, 2014. The City Council sang Happy Birthday to Mr. Greenblum.

#### **RECESSED**

Mayor Castro recessed the meeting at 10:46 am and announced that the meeting would resume at 2:00 pm for Zoning.

#### **RECONVENED**

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

#### **CONSENT ZONING ITEMS**

Councilmember Gallagher moved to approve the following items under Consent Zoning: Z-1, Z-3, Z-4, Z-7, and Z-9. Councilmember Taylor seconded the motion.

Mayor Castro called upon Jack M. Finger to speak.

Mr. Jack M. Finger spoke in opposition to Items Z-2 and Z-8, noting that the Used Car Lots were too close in proximity to other Used Car Lots. He stated that various residents had expressed opposition to Item Z-9 due to residential encroachment. He noted that the Zoning Commission and Neighborhood Association had expressed opposition to Item Z-10.

Faris Hodge, Jr. submitted written testimony in favor of Items Z-1, Z-2, Z-3, Z-4, P-1, Z-6, Z-7, Z-8 and Z-9. He wrote in opposition to Items Z-5 and Z-10.

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

**Aye:** 9 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Krier and Gallagher

**Absent:** 2 - Medina and Nirenberg

#### **2014-04-17-0270**

**Z-1.** ZONING CASE # Z2014112 (District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 34.5 acres out of Lot 15, NCB 15894 located on a portion of the 7200

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Block of Woodlake Parkway. 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: 34.5 ACRES OUT OF LOT 15, NCB 15894 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MHP AHOD" MANUFACTURED HOUSING PARK AIRPORT HAZARD OVERLAY DISTRICT.

**2014-04-17-0271**

**Z-3.** ZONING CASE # Z2014102 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to "C-3 CD AHOD" General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Storage on Lot 1, Block 4, NCB 16927 located at 6110 Walzem 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 1, BLOCK 4, NCB 16927 TO WIT: FROM "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MINI-WAREHOUSE AND "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR MINI-STORAGE OVER 2.5 ACRES TO "C-3 CD AHOD" GENERAL COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR AUTOMOBILE, MARINE AND OVERSIZED VEHICLE PARKING AND/OR STORAGE – LONG TERM PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-04-17-0272**

**Z-4.** ZONING CASE # Z2014095 HL (District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 HL AHOD" Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 11 and 12, Block 35, NCB 3303 located at 544 Hammond Avenue. 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: LOTS 11 AND 12, BLOCK 35, NCB 3303 TO WIT: F R O M "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 HL AHOD" HISTORIC LANDMARK MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2014-04-17-0273**

**Z-7.** ZONING CASE # Z2014113 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto - Parking and/or Storage - Long Term on Parcel 111A, NCB 11186 located at 2431 Navajo 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: PARCEL 111A, NCB 11186 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO - PARKING AND/OR STORAGE - LONG TERM PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2014-04-17-0274**

**Z-9.** ZONING CASE #Z2014098 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 29, Block 18, NCB 16528 located on 2423 Suzette 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 29, BLOCK 18, NCB 16528 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY.

**CONSENT ZONING ITEMS CONCLUDED**

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**INDIVIDUAL ZONING ITEMS****CONTINUED TO MAY 1, 2014**

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

Councilmember Gallagher moved to continue Item Z-10 until May 1, 2014. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

**DENIED**

**Z-2.** ZONING CASE # Z2014108 CD (District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the north 82.94 feet of Lots 11, 12 and 13, Block 4, NCB 1361 located at 626 and 630 North New Braunfels Avenue. Staff and Zoning Commission recommended approval with conditions.

Councilmember Taylor recused herself on Item Z-2 by exiting the Council Chambers and noting she submitted the recusal forms to the City Clerk.

John Jacks presented Item Z-2 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses; 2) A 15-foot, Type B landscape buffer shall be required along the rear property line where the property abuts residential zoning or uses; 3) All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures; and 4) No outdoor speaker or amplification systems shall be permitted. He reported that of 39 notices mailed; one was returned in opposition and none were received in support. He added that the Harvard Place Eastlawn Neighborhood Association was opposed to the request.

Councilmember Bernal stated that in June 2013, San Antonio for Growth on the Eastside (SAGE) created a stakeholder group to create the Eastpoint Economic Development Plan. He noted that the Plan made several references to the New Braunfels Avenue Division Project and that the City of San Antonio hired a Consultant to develop the Project. He indicated that the project proposed by the applicant was not in line with the Economic Development Plan and that the Harvard Place Eastlawn Neighborhood Association was opposed to the request.

Councilmember Bernal moved to deny Item Z-2. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**Aye:** 9 - Mayor Castro, Bernal, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

**Abstain:** 1 - Taylor

#### CONTINUED TO MAY 1, 2014

**Z-6.** ZONING CASE # Z2014049 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District on Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas located on a portion of the 100 Block of San Juan Road. Staff and Zoning Commission recommend approval. (Continued from March 20, 2014)

John Jacks presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. He reported that of 21 notices mailed; two were returned in opposition and six were received in favor.

Councilmember Viagran moved to continue Item Z-6 until May 1, 2014. Councilmember Bernal seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

**2014-04-17-0245**

**Z-8.** ZONING CASE # Z2014100 CD (District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 1, NCB 11252 located at 7123 Somerset Road. Staff recommends approval. Zoning Commission recommends 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 3, BLOCK 1, NCB 11252 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

John Jacks stated that staff recommended approval and the Zoning Commission recommended approval with the following conditions: 1) There shall be no more than 20 vehicles under repair at any given time; and 2) Vehicles for repair shall not remain on-site for more than 30 days. He reported that of 14 notices mailed; none were received in opposition and one was returned in favor.

Councilmember Saldaña stated that the business owner had made various concessions and moved to adopt the ordinance with the two conditions recommended by the Zoning Commission as stated by Mr. Jacks. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**Aye:** 10 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

**Absent:** 1 - Medina

Items P-1 and Z-5 were addressed jointly:

**CONTINUED TO MAY 15, 2014**

**P-1.** PLAN AMENDMENT #14023 (District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road from

Low Density Residential land use to Mixed Use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014085)

**CONTINUED TO MAY 15, 2014**

**Z-5.** ZONING CASE #Z2014085 (District 3): An Ordinance amending the Zoning District Boundary from "MH H RIO-4 AHOD" Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres, and allowing a fence up to eight (8) feet in height along the northern property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, all on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24 located at 1515 Mission Road. Staff recommends approval pending Plan Amendment. The Zoning Commission has twice held a public hearing and was unable to reach a majority vote; such action shall be deemed as a recommendation of denial. (Associated Plan Amendment Case # 14023)

John Jacks presented Item P-1 and stated that it would amend the future land use plan contained in the South Central San Antonio Community Plan. He reported that staff and the Planning Commission recommended approval.

For Item Z-5, Mr. Jacks stated that staff recommended approval while the Zoning Commission recommended denial. He reported that of eight notices mailed; none were returned in opposition and two were received in favor.

Mayor Castro announced that due to the number of individuals registered to speak, individuals would receive 90 seconds and groups of three or more would receive five minutes. He called upon the individuals registered to speak:

Christian Amador stated that he was a DREAMER and opposed the zoning requests. He stated that the residents were not properly notified by the City or Management of the project. He further stated that the majority of those affected were elderly and children.

Nicole Elizalde spoke against the rezoning of the Mission Trails Mobile Home Park and stated that the City was Spot Zoning which was against the law. She noted that people were

more important than projects.

Luis Robles spoke against the rezoning of the Mission Trails Mobile Home Park and stated that the residents never received notification of Zoning or Project Plans. He expressed concern that attempts to contact City Officials went unheard.

Adriana Amador spoke against the rezoning of the Mission Trails Mobile Home Park. She expressed concern that she was not made aware of the project until March 8, 2014 and stated that the Church was unable to help them.

Angela Garcia stated that the residents needed more dialogue with City Officials and suggested that the City postpone the zoning case.

Henrietta LaGrange suggested that the City Councilmembers listen to the residents and lawyers that were present at the meeting.

Ramon Hernandez spoke against the rezoning of the Mission Trails Mobile Home Park. He stated that the sale of the land would cause dramatic economic hardships.

Mary Flores stated that the sale of the land would create an economic hardship on each person required to move.

Elida Contreras spoke against the rezoning of the Mission Trails Mobile Home Park. She stated that she was concerned that the City was taking her home away from her.

Councilmember Viagran requested that Bill Kaufman explain the offers made by the Developer.

Mr. Kaufman stated that the offers made in writing and provided to the tenants of the Mission Trails Mobile Home Park were as follows: 1) No tenant would be forced to move for approximately nine months; 2) Moving and hookup fees would be paid for; and 3) Mobile Homes that were unable to be moved would be handled on a case by case basis. He noted that the Developer had also negotiated a lower rental rate at some Mobile Home Parks. He added that the statement made that people would be thrown out of their homes was untrue.

Lorena Guerrero spoke against the rezoning of the Mission Trails Mobile Home Park. She expressed concern that she would need to put her schooling on hold and use the money she has saved for higher rent.

Steve Perez spoke against the rezoning of the Mission Trails Mobile Home Park and asked

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the City Council to vote no to the project.

Carol Thompson spoke against the rezoning of the Mission Trails Mobile Home Park and stated that she refused to move. She stated that she chose her lot because the water was calming and they allowed her to keep her dogs.

Sherry Posey spoke against the rezoning of the Mission Trails Mobile Home Park and stated that she also refused to move.

Marisa Laufer spoke against the rezoning of the Mission Trails Mobile Home Park. She stated that the residents of the Mobile Home Park had received a letter with general promises but no specifics. She suggested that a Memorandum of Understanding be issued to help the residents become landowners.

Ana Cortez spoke against the rezoning of the Mission Trails Mobile Home Park and stated that the residents were not being taken into consideration. She requested that City Council think about the families that will be displaced.

Mia Chavez requested that Council vote no to the project. She stated that she was the primary caregiver for her mother who is presently on dialysis. She noted that she has already called other housing options and was told that there was no availability.

Idalia Perez spoke against the rezoning of the Mission Trails Mobile Home Park and stated that she was trying to move away from government housing but had been unsuccessful. She stated that her community needed the support of the City Council.

Genesis Ramos stated that she did not want to move because she would have to change schools and leave her friends. She stated that she was born in her house eight years ago and wanted to stay there.

Barbara Ramos spoke against the rezoning of the Mission Trails Mobile Home Park. She expressed concern that her mother had purchased a Mobile Home for their family and the City was trying to take it from them.

Terry Boyd stated that he was the Zoning Commissioner for District 3 and has previously lived in a Mobile Home Park. He stated that he understands the hardships of moving; however, the land owner retains the right not to renew the contracts of the tenants.

Elaine Cochran spoke against the Rezoning of the Mission Trails Mobile Home Park and requested that the City Council respect the residents of the Mobile Home Community.

Jesus Cordova stated that he and his family left the West Side of San Antonio for the South Side to have a better life. He stated that his dream is to one day become a Police Officer and refused to go back to his old life.

Epifanio Hernandez stated that he is a direct descendent of the Missions and they too were displaced. He stated that the families of the Missions deserved to be protected.

Maria D. Salinas spoke against the rezoning of the Mission Trails Mobile Home Park and asked the City Council to listen to the residents. She thanked Mr. Kaufman for the information he provided.

Mildred Hilbrich urged the City Council to vote against the rezoning of the Mission Trails Mobile Home Park and the South Central Community Development Plan.

Maria Anna Ramos spoke against the rezoning of the Mission Trails Mobile Home Park and the South Central Community Development Plan.

Humberto Gomez stated that he was from Guadalajara and had suffered an accident that forced him to live at home with his friends. He requested that the City Council allow them to stay in their mobile home.

Liseila Bonilla stated that the residents did not want to leave the Mobile Home Park because it was close to their children's schools and their spouse's employment.

Oneyda Perez played a recording of various children stating why they did not want to leave the Mobile Home Park.

Brady Alexander spoke against the rezoning of the Mission Trails Mobile Home Park and stated that many inappropriate structures had been erected surrounding the park. He noted that he had visited the Missions of California and they did not compare to the Missions of San Antonio.

Maria Berriozabal spoke against the rezoning of the Mission Trails Mobile Home Park. She stated that a report conducted by the City and provided to the Developers found no negative impact for the residents or community.

Aribela Daniles spoke against the rezoning of the Mission Trails Mobile Home Park and stated that the project would displace many families and elderly individuals. She noted that she was supportive of public improvements that enhanced the quality of life.

Petra Mata suggested that a policy be created to protect the residents and that the City

Council vote no to the project.

Victor Hernandez stated that he did not blame the Developer for wanting to increase his profits but he should consider the residents.

Fito Segura, Aldolfo Segura, and Marisol Cortez representing the Esperanza Peace and Justice Center spoke in opposition to the rezoning project. Ms. Cortez stated that the option of a resident ownership should be provided to the residents. She mentioned that there were 1,000 Resident Owned Properties across the nation to include one in Texas.

Graciela Sanchez addressed the City Council in opposition to the rezoning. She expressed concern that 336 residents would be displaced and of those; 192 were children. She stated that the school district would suffer cuts due to them moving.

Leticia Vela expressed concern that many environmental and cultural icons have already been lost to developers. She stated that many residents would be displaced and asked the City Council to vote against the rezoning.

Jessica Mendez read a statement from Antonio Castaneda in opposition to the rezoning of the Mission Trails Mobile Home Park.

Stefano Lacano spoke against the rezoning of the Mission Trails Mobile Home Park.

Susana Segura spoke against the rezoning of the Mission Trails Mobile Home Park. She requested that the City Council vote no to the rezoning project and support resident ownership.

Written testimony was received in opposition to the request by Marianne Kestenbaum.

Councilmember Viagran thanked everyone that spoke and called upon Mr. Bill Kaufmann to provide a summary of incentives that would be provided to residents. Mr. Bill Kaufman stated that financial assistance would be provided to other Trailer Parks to help with moving expenses and hookup fees. He noted that the Developer would deal with those homes that were unable to be moved on a case by case basis, providing a cash payment and working to find them other trailers. Councilmember Viagran stated that she had been working on the well-being of the residents and has had discussions with neighbors that were supportive of the rezoning. She spoke of the various scenarios that could occur including potential eviction for residents without current leases or that were on month-to-month leases. She noted that jobs and economic development would be provided for the area if the rezoning was approved. She mentioned that she did not want to pass up this great opportunity for the development of District 3. She indicated that construction on the new project would not

begin until all residents were relocated and that she was committed to being available to the residents. She provided letters of support from the South Central Alliance of Neighborhoods, Roosevelt Park Neighborhood Association, Seton Home, Blessed Sacrament Academy, and Terry D. Boyd, District 3 Zoning Commissioner. She stated that there were Restrictive Covenants for the property that would be held in escrow until closing and that the project would have to be approved by the Historic Design Review Commission.

Councilmember Viagran asked of the assistance that would be provided by the Department of Human Services. Melody Woosley outlined the services they could assist with including Case Management, Financial Counseling, Homeless Prevention, and Emergency Rental and Utility Assistance. She indicated that Case Managers were present and could immediately begin meeting with residents to identify assistance they were eligible for. Councilmember Viagran thanked everyone for being in attendance.

Councilmember Gonzales asked how the Developer would address the residents on a case-by-case basis. Mr. Kaufman replied that they were unsure how many residents were in this situation and would have to perform inspections to identify the homes that could not be moved. He confirmed that residents would have nine months to move out. Councilmember Gonzales asked if they would work to keep families together. Mr. Kaufman indicated that was their goal and would provide opportunities for families to choose from. Councilmember Gonzales asked if students would be able to attend the same schools. Mr. Kaufman indicated that there was one Trailer Park on the other side of the Golf Course that could accommodate 20-30 spaces. Councilmember Gonzales asked of the communication with the residents. Mr. Kaufman replied that they had been prevented from speaking with them thus far but could do so with the assistance of an agency that the residents trusted. Councilmember Gonzales spoke of the Housing Policy Issues that needed to be addressed throughout the city and expressed support for Councilmember Viagran and her desire to improve District 3.

Councilmember Taylor stated that this was a difficult issue and spoke of the need to upgrade the housing stock in the Inner City. She noted that it was important to provide mixed income communities and that no one benefitted from low income communities being concentrated together. She mentioned that new development would raise property values and generate more income for school districts. She indicated that discussions regarding Gentrification would be initiated and should include citizens. She added that she understood the hardships that the residents would face by having to move but was supportive of the project due to the incentives that would be provided by the Developer.

Councilmember Lopez stated that he felt that a good deal had been negotiated but would support a 30-day continuance for the residents to better understand the deal.

Councilmember Saldaña stated that he would support a continuance of the case and asked what would occur next if the case was denied in 30 days. Mr. Jacks replied that the property would remain as currently zoned as Manufactured Housing Zoning District. He outlined the various uses in which the property could be developed to include a Single-Family Subdivision with Homes, Duplexes, Triplexes, or Fourplexes. Councilmember Saldaña commended Councilmember Viagran for her hard work on the case and wanting to improve the Southside.

Councilmember Gallagher expressed concern that both sides did not have enough information and asked of the options of the owner. Mr. Kaufman replied that he could not speak for the owner but the property had greater value than it did 10-15 years ago. He stated that the owner could decide to build Duplexes, Triplexes, or Fourplexes; however, incentives presented today would likely not be provided in the future.

Councilmember Viagran stated that she wanted to ensure that the Tenants were taken care of and submitted five letters of support, a copy of the Deed Restrictions, and a Letter of Assistance promised by the Buyer.

Councilmember Nirenberg commended Councilmember Viagran for her efforts on the zoning case. He expressed concern that information had not been conveyed to the residents and stated that he would support a 30-day continuance.

Councilmember Taylor stated that she was in strong support of Councilmember Viagran and expressed concern that the same deal may not be available to the residents in the future.

Mayor Castro thanked everyone that came to speak and commended Councilmember Viagran for her efforts. He spoke of the competing goals that sometimes occur in older parts of the city and noted the need to balance efforts. He stated that he felt more time was needed for the residents to understand the information provided by the Developer. He noted that these issues would continue to occur in the future and it would be important to devise a strong, long-term strategy to preserve the character of older neighborhoods but also allow for redevelopment in a sensible way.

Councilmember Bernal made an initial motion to continue the matter until May 15, 2014. The motion was seconded by Councilmember Lopez. Councilmember Viagran made a subsequent motion to approve the matter as presented. Councilmember Taylor seconded the motion. The subsequent motion to approve was taken up for a vote and failed by the following vote: AYES: Taylor, Viagran, Gonzales, and Krier. NAYS: Mayor Castro, Bernal, Saldaña, Lopez, Nirenberg, and Gallagher. ABSENT: Medina. The primary motion to continue was properly taken up for a vote and was approved by the following vote:

**Aye:** 9 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Nirenberg and Gallagher

**Nay:** 1 - Krier

**Absent:** 1 - Medina

**ADJOURNMENT**

There being no further discussion, Mayor Castro adjourned the meeting at 6:07 pm.

APPROVED



JULIÁN CASTRO  
MAYOR

ATTEST:



LETICIA M. VACEK, TRMC/MMC  
CITY CLERK