

**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, February 18, 2016

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular City 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 Dr. G.P. Singh, Sikh Center of San Antonio, guest of Councilmember Roberto C. Treviño, District 1.
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 December 16 - 17, 2015.

Councilmember Gallagher moved to approve the Minutes for the Regular City Council Meetings of December 16-17, 2015. 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

POINTS OF PERSONAL PRIVILEGE

Councilmember Warrick recognized Former Councilmember Al Rhode's Son, Tom, noting that the Rhode Family had donated 18.6 acres of land in District 2 to the City of San Antonio the previous week. Mr. Tom Rhode thanked the City Council for the recognition and stated that he was pleased for the City of San Antonio to accept the Land Deed. Councilmember Warrick noted that the area would be known as the Al Rhode Natural Area and thanked the Rhode Family for their donation.

Councilmember Gallagher recognized John Steen on his appointment to the CPS Energy Board of Trustees and thanked him for his willingness to serve (Item 20). Mayor Taylor also thanked Mr. Steen for his willingness to serve and recognized other members of the Board that were present.

ACTION ITEMS FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

4. A Briefing by the San Antonio Water System (SAWS) on the Vista Ridge Water Supply Project. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Robert Puente addressed the City Council and presented a Power Point related to the Vista Ridge Project. He outlined the Project Timeline, noting that the Development Phase would occur for 30 months. He stated that the Construction Phase would take 54 months, and that the Asset Transfer to SAWS would occur in the Year 2050. He noted that Water Delivery would begin in 2019-2020. He spoke of Abengoa's Financial Challenges in which a Preliminary Creditor Protection Filing took place on November 25, 2015. He reported that Abengoa's proposed Viability Plan continues commitment to the Vista Ridge Project. He mentioned that the deadline to reach final agreement with creditors was March 28, 2016. He stated that many protections were built into the contract which shields SAWS and its customers from financial exposure. He noted that SAWS Staff and the Board continue to actively monitor developments. He added that the contract provides many rights allowing for significant flexibility.

Mr. Puente stated that Abengoa was seeking to reduce equity position and identify equity

investors. He noted that potential investors must hold true to the terms of the contract. He reported that the contract gives SAWS sole and absolute right to consent or not. He added that they were seeking SAWS Board Consent by April. He noted that the contract was structured to provide customer protections and that the project would be very helpful to SAWS. He stated that they would work with Vista Ridge to find a suitable new 80% Equity Partner and that there were other options they could exercise if necessary.

Mayor Taylor called upon the citizens registered to speak.

Roger Singler addressed the City Council in opposition to the Vista Ridge Project and requested that the contract be terminated.

Jack M. Finger opposed the Vista Ridge Project noting the financial challenges of Abengoa. He expressed concern with the potential impact to ratepayers.

Marianne Kestenbaum addressed the City Council in opposition to the Vista Ridge Project and requested that the City terminate the contract as soon as possible.

David Klar stated that he opposed the Vista Ridge Project. He stated that the excess water was costly and not needed and asked the City Council to opt out of the project.

Julie Iris Oldham noted concerns with public officials.

Nazirite Ruben Flores Perez expressed concern with the Vista Ridge Project and the fluoride in the water supply.

Alan Montemayor addressed the City Council in opposition to the Vista Ridge Project. He stated that there were too many risks and he would support terminating the contract.

Mayor Taylor stated that it was important to focus on the larger context and that the Vista Ridge Project was an integral and vital part of the water supply. She asked how SAWS had mitigated the risk on the Project. Mr. Puente replied that they would be locking in the interest rate in May of this year; thus the risk of the cost of the project was being mitigated. Additionally, he stated that the water quality in Burleson County was such that minimal treatment was necessary. Mayor Taylor asked of the protections for ratepayers. Mr. Puente stated that SAWS would not spend any significant amount of money until financial close. He noted that SAWS also had the right to decide on the new equity partner and that Abengoa was responsible for paying for due diligence.

Councilmember Nirenberg referenced the statement that the contract provides many rights

allowing for significant flexibility and asked if SAWS had sole and absolute right to say no to an equity partner. Ms. Nancy Belinsky stated that the contract was structured so that SAWS had full discretion regarding the equity partner during the time period we are in right now. Councilmember Nirenberg asked of the lawsuit between Blue Water and Met Water. Mr. Puente replied that if there was any pending litigation, it must be resolved prior to financial close. Councilmember Nirenberg stated that he felt good about the Project as long as the strict conditions on risk tolerance to the ratepayer were maintained.

Councilmember Viagran stated that she shared the same sentiments of risk related to the project. She asked Ben Gorzell of the due diligence regarding same. Mr. Gorzell replied that they were working with SAWS Staff with regard to due diligence on the potential equity investor and would provide feedback and recommendations to the City Council.

Councilmember Gonzales noted the potential that the Vista Ridge Project may not move forward and asked of other SAWS Projects. Mr. Puente stated that San Antonio's water future would be protected regardless of the Vista Ridge Project. He noted the Desalination Plant on the South Side that would be online in October and the Carrizo Water that currently provides 7,200 acre-feet of water. Councilmember Gonzales asked of the impact to the cost of water. Mr. Puente indicated that there would be a nominal change in the cost of water. Councilmember Gonzales spoke of the importance of community education and outreach.

Councilmember Krier spoke of the importance of keeping the City Council informed and asked of the status of the Meter Inspections. Mr. Puente replied that they were doing very well and only estimating less than 2% of bills. Councilmember Krier spoke of the importance of ensuring that the risk on the Vista Ridge Project was controlled and asked if it would stay the same with additional investors. Mr. Puente confirmed that it would and noted that any issues regarding the price of the water would have to be approved by the City Council.

Councilmember Saldaña asked if there was any material change to the risk profile. Mr. Puente confirmed that there was not. Councilmember Lopez spoke of the importance of natural resources with respect to economic development. He asked if the City and SAWS had exclusive rights to determine the equity partner. Mr. Puente confirmed that they had absolute control and decision making over the equity partner.

Councilmember Treviño asked how any threats to the rate structure would be addressed. Mr. Puente stated that they would bring the issue to the City Council and noted that SAWS Staff would be willing to meet with the City Council or residents as requested.

Councilmember Gallagher thanked Mr. Puente for the information and stated that he understood why there was opposition to the Vista Ridge Project from ratepayers. However, he expressed concern with the potential to run out of water and stated that this was a big investment in the future of the city.

Councilmember Warrick asked if SAWS could foresee any increase in water rates. Mr. Puente replied that he felt there would be a potential decrease in the water rates due to the current circumstances. Councilmember Warrick stated that he looked forward to a secure water supply for the City of San Antonio and the region.

Mayor Taylor thanked everyone for their comments and stated that it would be important to continue dialogue on the project as it moves forward.

No action was required for Item 4.

CONSENT AGENDA ITEMS

Items 14, 25, and 29 were pulled for Individual Consideration. City Clerk Vacek announced that Item 30B had been pulled from the agenda by staff. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Ellen Berky spoke of the Consent Agenda for SAWS Board Meetings and expressed concern that the item related to the Engineer/Designer for the Integration Pipeline was not discussed.

Jack M. Finger addressed the City Council in opposition to the pay raise and bonuses being recommended for the City Manager (Item 29). He expressed concern with her support of various policies to include the Non-Discrimination Ordinance, Planned Parenthood Zoning Issue, and Streetcar Project.

Elizabeth Karol addressed the City Council and stated that the City of Leon Valley was in support of Low Impact Developments (Item 18). She noted that the City of Leon Valley was exploring same and would encourage their use in all projects in areas with mandatory detention.

Mark Fassold addressed the City Council in support of the designation of a Residential Permit Parking Zone on portions of Perry Court (Item 23). He stated that he had gathered signatures from all but one resident on Perry Court that could not be found. He expressed

concern with the parking by students from the University of the Incarnate Word.

Faris Hodge, Jr. submitted written testimony in favor of Items 4-7, 9-11, 13, 15-17, 23, 24, and 26-28.

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

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

ABSENT: 1 - Gonzales

2016-02-18-0094

5. An Ordinance authorizing a contract with Air-Transport IT Services, Inc. to provide the San Antonio Airport System with a Property Management Information System for a total cumulative amount of \$631,664.00 for an initial term of three years, with options to renew the term of the agreement for two additional one-year periods, funded from the Airport Capital Improvement and Airport Operating and Maintenance Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0095

6. An Ordinance authorizing the extension of the City's property insurance, fine arts insurance and inland marine insurance through April 30, 2016 for a cost of \$272,398.00, funded by the FY 2016 budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0096

7. An Ordinance authorizing a contract with Due Amicis, Inc. dba Green Landscaping to provide mowing services at 16 historical cemeteries for the Parks and Recreation Department for an estimated amount of \$90,000.00 annually, funded from the City Cemeteries Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0097

8. An Ordinance authorizing contracts with Goodwill Industries of San Antonio and Due Amicis, Inc. dba Green Landscaping to provide landscaping services and irrigation maintenance and repair services for the Building and Equipment Services Department for an estimated amount of \$198,000.00 annually, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott,

Director, Finance]

2016-02-18-0098

9. An Ordinance accepting the bids from Grande Truck Center, Doggett Freightliner of South Texas and Santex Truck Center, LTD to provide 19 replacement medium and heavy duty trucks to the City's Solid Waste Management, Transportation & Capital Improvements, Aviation, and Parks & Recreation Departments for a total cost of \$2,090,386.24, funded from the Equipment Renewal and Replacement Fund and Airport Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0099

10. An Ordinance accepting the bids from Nueces Power Equipment, Holt Cat and Associated Supply Company to provide 14 replacement heavy equipment machines to the City's Transportation and Capital Improvements, Parks and Recreation, and Solid Waste Management Departments for a total of \$2,215,264.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0100

11. An Ordinance accepting the bid from Industrial Disposal Supply to provide four replacement and two additional street sweepers to the City's Transportation and Capital Improvements Department for a total cost of \$750,794.00 and authorizing a \$162,787.00 change order for one additional replacement street sweeper, funded from the Equipment Renewal and Replacement Fund and the Transportation and Capital Improvements Storm Water Operations Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0101

12. An Ordinance accepting the offer from Kinloch Equipment & Supply, Inc. to provide one IBAK Camera System to the City's Transportation and Capital Improvements Department for a total cost of \$140,500.99, funded from the FY2016 Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0102

13. An Ordinance accepting the offer from French Ellison Truck Center to provide two replacement and two additional turnkey cab over spray pothole patch trucks for the City's Transportation and Capital Improvements Department for a total cost of \$867,512.00, funded from the Equipment Renewal and Replacement Fund and the Transportation and Capital Improvements General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2016-02-18-0104

15. An Ordinance authorizing the first amendment to the River Walk patio lease agreement with Aztec Family Group, LLC. to increase the leased premises from 1,409 to 1,653.93 square feet. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-02-18-0105

16. An Ordinance authorizing a five-year license agreement with the United States Air Force for the continued use of 10.747 acres of land area immediately west of the Kelly Field runway along Growdon Rd., in Council District 4. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-02-18-0106

17. An Ordinance approving the temporary closure of certain streets for the 2016 Fiesta San Antonio celebration; approving the locations, dates and times for the Fiesta Carnival and official Fiesta events with related requirements and conditions including a limited exception of Municipal Code Section 32-30; approving the Fiesta parade routes; and authorizing reimbursement to Fiesta Commission for bleachers along parade routes. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations Department]

2016-02-18-0107

18. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by adopting provisions for Low Impact Development and Natural Channel Design Protocol and Conservation Subdivisions, and providing for publication. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]
19. 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) Appointing Jeanette M. Honermann (District 1) to the Mayor's Commission on the Status of Women.

B) Reappointing Elizabeth M. Greer (District 9) to the San Antonio Youth

Commission.

C) Appointing Seamus R. Nelson (District 1) to the Animal Care Services Advisory Board.

D) Reappointing Carol Sue Calberg (District 2) to the Linear Creekway Parks Advisory Board.

2016-02-18-0009R

20. A Resolution appointing John Steen to the CPS Energy Board of Trustees effective February 1, 2016 for a term of office to expire January 31, 2021. [Leticia M. Vacek, City Clerk]

2016-02-18-0010R

21. A Resolution appointing John Steen and reappointing Mayor Ivy R. Taylor to the SA Energy Acquisition Public Facility Corporation Board of Directors, effective February 1, 2016 for terms of office to expire January 31, 2017. [Leticia M. Vacek, City Clerk]

2016-02-18-0108

22. An Ordinance authorizing a contract amendment to the spay/neuter services contract with Dr. Courtney Bridgeman by increasing the scope of work and total compensation from \$49,500.00 up to \$100,000.00 and authorizing a new emergency veterinarian services contract with the Animal Emergency Room in an amount up to \$100,000.00. [Maria D. Villagomez, Assistant City Manager; Kathy Davis, Director, Animal Care Services]

2016-02-18-0109

23. An Ordinance authorizing the designation of a Residential Permit Parking Zone on portions of Perry Court in Council District 2. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

2016-02-18-0110

24. An Ordinance approving the appropriation of \$500,000.00 from the Alamodome Improvement and Contingency Fund for expenses related to the installation of fiber at the Alamodome. [Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

2016-02-18-0111

26. An Ordinance approving the Fiscal Year 2016 San Antonio Economic Development Foundation for Economic Development Services Agreement in the amount of

\$590,000.00. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2016-02-18-0112

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

2016-02-18-0113

28. An Ordinance authorizing a Funding Agreement with the Municipal Golf Association-San Antonio and the appropriation of \$600,000.00 from the Tree Canopy and Mitigation Fund to plant trees at City-owned golf courses managed by the Municipal Golf Association-San Antonio. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

30. Consideration of Resolutions in Support for the following six multi-family rental housing development projects by applicants seeking Housing Tax Credits with the Texas Department of Housing and Community Affairs for Low Income Housing Projects: [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2016-02-18-0012R

- 30A. East Meadows (Wheatley Family Phase 2) located at 1411 N. Walters, to be known as 1223 N. Walters, San Antonio, Texas 78202, in Council District 2.

PULLED FROM THE AGENDA BY STAFF

- 30B. Thousand Oaks Apartments located at 3500 & 3763 Thousand Oaks, San Antonio, Texas 78247, in Council District 10.

2016-02-18-0013R

- 30C. Northwest Apartments located at approximately 8000 Old Tezel Road, San Antonio, Texas 78250, in Council District 7.

2016-02-18-0014R

- 30D. Easterling Culebra Apartments located at approximately 9936 Culebra Rd, San Antonio, Texas 78251, in Council District 6.

2016-02-18-0015R

- 30E. Senior Villas at Emerald Forest located approximately 495 feet north of N. Loop 1604 East on Emerald Forest Drive, San Antonio, Texas 78259, in Council District

10.

2016-02-18-0016R

- 30F.** Laurel Glen located at 11043 North Loop 1604, San Antonio, Texas 78254, in Council District 7.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 14:

2016-02-18-0103

- 14.** An Ordinance for the Ashley Pedestrian Bridge project, a 2012 General Obligation Bond-funded project, accepting the lowest responsive bid and awarding a construction contract to Winters Construction, Inc., in the amount of \$632,681.00, for construction of a pedestrian Bridge, located in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Viagran highlighted the project and noted that it was funded through the 2012 Bond. She stated that the bridge could not be repaired but would become a pedestrian bridge.

Councilmember Viagran moved to adopt the proposed Ordinance. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Lopez, Krier and Gallagher

ABSENT: 3 - Gonzales, Medina and Nirenberg

2016-02-18-0011R

- 25.** A Resolution directing City staff and consultants to initiate the process to transition the San Antonio Convention and Visitors Bureau to a nonprofit corporation, including preparing any required documents and agreements and any necessary incidental matters. [Lori Houston, Assistant City Manager; Casandra Matej, Director, Convention and Visitors Bureau]

Casandra Matej presented a Power Point and stated that Mayor Taylor had appointed a 13-Member Convention and Visitors Bureau (CVB) Structure Task Force. She noted that

in December 2015, the Task Force recommended to the Mayor and Council to transition the CVB to a Public/Private 501(c)(6). She indicated that travel was a critical business segment in San Antonio and competitive cities were dramatically increasing financial resources and inventory. She stated that the current structure was restrictive in terms of competitiveness and that a significant opportunity existed to increase the marketing budget. She presented a Competitive Set Budget Growth Comparison among Atlanta, Chicago, Dallas, Houston, San Diego, and San Antonio.

Ms. Matej outlined the Target Focus Areas to include: 1) Articles of Incorporation; 2) Human Resources; 3) Management Agreement; 4) Fiscal Impact/Services; and 5) Operations. She explained that the By-Laws would outline the composition of the Board, Terms & Officers, Meeting Procedures, and other High Level Organizational Policies. She mentioned that they were proposing a 17-Member Board consisting of 2 Mayor or City Council Representatives, 1 City Manager Designee, 14 Industry/Business Representatives, with the Director of Convention and Sports Facilities and San Antonio Economic Development Foundation to serve as Ex-Officios. She stated that the Management Agreement would outline the duration of the contract and renewals, as well as the Hotel Occupancy Tax (HOT) Allocation. She presented a timeline noting that they would brief Mayor Taylor and the City Council on the status of the designation in Spring and Summer, and present the Management Agreement in September. She added that the CVB Staff would transition to the new organization in January 2017 and the transition would be complete in October 2017.

Ms. Matej stated that the SACVB Task Force presented to and received support from the San Antonio Chamber of Commerce, Hispanic Chamber of Commerce, South San Antonio Chamber of Commerce, Convention and Visitors Commission, San Antonio Hotel Lodging Association, and the San Antonio Area Tourism Council. She noted that staff recommended approval to initiate the process to transition the San Antonio CVB from a Municipal Government Organization to a Public/Private Non-Profit 501(c)(6) Corporation.

Steve Atkins, President and CEO of the Atkins Group, spoke in support of the Resolution. He stated that the CVB had allowed his agency to attract terrific talent which has had a substantial economic impact.

Richard Perez, President and CEO of the San Antonio Chamber of Commerce, spoke in support of the Resolution noting that their Board had unanimously voted in favor. He noted that this would provide an opportunity to raise additional funds from the private sector to help take efforts to the next level.

Ramiro Cavazos, President and CEO of the San Antonio Hispanic Chamber of Commerce,

spoke in support of the Resolution. He stated that their Board had also voted unanimously in favor and that they felt it would be a great economic development strategy to grow San Antonio.

Johnny Hernandez stated that he represented one of the emerging segments of the Hospitality Industry, the Culinary Scene. He noted that he served on the CVC and they had also voted unanimously in support of the Resolution.

Lisa Barratachea of the Hotel Lodging Association introduced Justin Holley to speak on behalf of the San Antonio Lodging Hotel Association. He expressed support for the Resolution noting that their Board had voted in favor of same. He noted that they had concerns with the transparency of the proposed structure but would be watching closely to ensure that funds were spent accordingly.

Rudy Garza representing the South Chamber Board stated that he was also a Commissioner on the CVC and supportive of the Resolution. He added that he felt that transparency existed to move forward under a private model.

Dan Decker, President of Sea World San Antonio, noted that he had served as Chair of the CVB Task Force and their process led to the recommendation to transition the CVB into a Non-Profit Model. He spoke of the great impact this would have on Tourism and the Hospitality Industry in San Antonio.

Louie Barrios stated that he was speaking as the Immediate Past Chair of the San Antonio Tourism Council in support of the Resolution. He spoke of his experiences in the Restaurant Industry and noted the importance of partnerships.

Councilmember Saldaña noted concerns with transparency and governance and asked of the recommendation. Ms. Matej replied that they had looked at what was occurring in Competitive Cities and they were exceeding San Antonio's Market Share. She spoke of the need to market Leisure Travel and referenced the World Heritage Designation and Convention Center Expansion. Councilmember Saldaña asked how transparency would be addressed. Ms. Matej stated that transparency and accountability would be addressed through provisions in the Management Agreement. Councilmember Saldaña asked of the current challenges to soliciting private funds for the CVB. Ms. Matej replied that they could not charge Membership Dues and that it was challenging to identify a Corporate Sponsor. Councilmember Saldaña asked if the Procurement Process would be public and competitive. Ms. Matej replied that it could be addressed in the Management Agreement. Councilmember Saldaña expressed concern with the Board Structure and stated that he would like to discuss in further detail.

Councilmember Treviño stated that he was supportive of the Resolution and spoke of the issues of identity and competitiveness which could be addressed through the Management Agreement. He asked of competitiveness with Mexico. Ms. Matej replied that San Antonio competes with Mexico for the Leisure Market but not the Convention Market. Councilmember Treviño asked how Identity would be addressed. Ms. Matej stated that they would partner with entities throughout the city on Branding Efforts and could include language in the Agreement that the CVB could not make a change to its Identity or Brand without approval from the city.

Councilmember Treviño moved to approve the Resolution. Councilmember Lopez seconded the motion.

Councilmember Warrick asked of the goal for public versus private funding. Ms. Matej replied that it was currently 97% public and 3% private and hoped to make it a 70/30 split. Councilmember Warrick asked if the CVB could grow that dollar amount using the current structure. Ms. Matej replied that they could not. Councilmember Warrick stated that was the clearest reason to support the Resolution and he looked forward to grow their revenue in the future.

Councilmember Lopez stated that there were many assets that could be leveraged through privatization of the CVB and spoke of the importance of working in collaboration with the Economic Development Foundation.

Councilmember Viagran stated that the dialogue has been helpful to bring clarity to what has occurred and that this would remain a Public/Private Partnership since public dollars will be involved. She spoke of the importance of having Council Representation on the Board of Directors.

Councilmember Krier stated that he had long been in favor of this transition and requested data regarding the Governance for the nine Competitive Cities. He spoke of the importance of maintaining a commitment to Small, Minority, and Women-Owned Businesses. He asked of the involvement of the CVB in the design or construction of the new Convention Center. Ms. Matej stated that they were very involved and that their Customer Advisory Board made up of 27 National Customers reviewed the Architectural Design.

Councilmember Nirenberg spoke to the issues of oversight and transparency and asked for clarification of the Resolution. Martha Sepeda stated that the Resolution would allow staff to move forward and begin developing Articles of Incorporation, By-Laws, and the Management Agreement. Councilmember Nirenberg asked if the City Council could make

changes to the Governing Documents. Ms. Sepeda replied that staff would brief the City Council on the final content of the documents. Ms. Matej added that the City Council could revise the documents any time prior to the final approval of the Management Agreement.

Councilmember Nirenberg moved to delay the vote today to solidify the governing documents prior to submitting to the State. Councilmember Saldaña seconded the motion.

Councilmember Gonzales noted concerns with how the funds would be spent; specifically any impact to Historic Preservation. She stated that there had not been enough dialogue on the issue and would support the motion to delay.

Councilmember Gallagher asked of the consequences of delaying the vote. Ms. Matej replied that they would have to go through a lengthy process and a delay on the vote would affect the projected timeline to transition to a separate entity. Councilmember Gallagher expressed concern with extending the timeline and stated that he could not support a delay.

City Manager Sculley clarified that what was being proposed did not impact the Council's Decision regarding the percentage allocated to Historic Preservation or the Arts.

Mayor Taylor explained the process and thanked the Task Force for their work. She stated that they needed to be proactive to determine the best path forward. She added that the process would allow the City Council to ask questions while retaining the authority to weigh in. She asked of the options if they decide not to move forward in the Spring. Ms. Matej replied that they would have the option not to move forward prior to approval of the Management Agreement. Mrs. Sculley noted that they would have additional conversations with the City Councilmembers on the development of the Governance Structure.

Councilmember Treviño amended his motion to create the Resolution to initiate the process to transition the CVB to a Nonprofit Organization based on prior approval of the Governing Documents before they are filed with the Secretary of State.

The motion to delay the vote by Councilmember Nirenberg and seconded by Councilmember Saldaña failed by the following vote:

AYE: 3 - Saldaña, Gonzales and Nirenberg

NAY: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

The amended motion by Councilmember Treviño and seconded by Councilmember Lopez prevailed by the following vote:

AYE: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Lopez, Medina, Krier and Gallagher

NAY: 3 - Saldaña, Gonzales and Nirenberg

RECESSED

Mayor Taylor recessed the meeting at 12:33 pm for lunch and announced that the meeting would resume at 2:00 pm.

RECONVENED

Mayor Taylor reconvened the meeting at 2:05 pm and addressed Item 29.

City Clerk Vacek read the caption for Item 29:

2016-02-18-0114

29. An Ordinance approving an amendment to the City Manager's employment agreement. [Martha G. Sepeda, Acting City Attorney]

Mayor Taylor reported that no presentation would be made and called upon the citizens registered to speak.

Two Bears addressed the City Council related to protecting the sanctity of his ancestors buried at Mission San Antonio. He expressed concern that the History of Indigenous People was not being told.

Richard Perez and Renee Flores representing the San Antonio Chamber of Commerce spoke in favor of the amendment to the City Manager's Contract. Mrs. Flores stated that Mrs. Sculley was fiscally responsible, had created efficiency in City Operations, and created and maintained a Business Friendly Environment. She stated that they believe that extending her contract and bonus structure was a clear indication of her superior performance.

Davis Phillips addressed the Council stating that there was tremendous support in the Travel and Tourism Industry for City Manager, Sheryl Sculley. He highlighted the City's AAA Bond Rating and noted Mrs. Sculley's continued support for the Travel and Tourism Industry.

Mayor Taylor commented that this action was to extend the contract of the City Manager, Sheryl Sculley, and highlighted her many accomplishments. She stated that Mrs. Sculley's Evaluation needs to focus on specific metrics that reflect how well she performs her job

within and outside the City Structure.

Councilmember Gallagher asked Martha Sepeda to outline the terms of the amended contract. Ms. Sepeda outlined the terms as follows: 1) Three-year salary adjustment being \$425,000 this year, \$450,000 next year, and \$475,000 the third year; 2) Annual performance pay to replace Retention Pay up to \$100,000 per year; 3) Severance pay for involuntary termination reduced to 12 months of current salary; and 4) Performance Evaluation for purposes of Performance Pay with metrics to be determined by March 15, 2016. Councilmember Gallagher provided examples of the salaries of the CEOs of SAWS, CPS Energy, and University Health Systems which are public entities and noted that the City Manager oversaw and managed more employees and a larger budget.

Councilmember Gallagher moved to adopt the proposed Ordinance for Item 29. Councilmember Krier seconded the motion.

Councilmember Krier stated that the City Manager had reduced the number of City Employees by over 1,000 resulting in a savings of \$40 Million per year and highlighted the benefits of the AAA Bond Rating. He spoke of her many accomplishments and stated that he was pleased to support the contract amendment.

Councilmember Lopez mentioned that it was an important to have validation and noted that down the line; they would have to implement a succession plan. He stated that he was supportive of the raise and other benefits, as well as the reduction of the severance package to 12 months of pay. He expressed concern with the approval of the \$100,000 bonus per year without direct input regarding the metrics that will be used to evaluate performance. Mayor Taylor clarified that Performance Pay would be up to \$100,000 based on metrics that would be agreed upon by March 15, 2016.

Councilmember Medina thanked Mrs. Sculley for working closely with the City Council and the 12,000 City Employees for their great work. He stated that he had received concerns from his residents with regard to the deterioration of the relationship with Uniform Employees. He expressed concern that the Collective Bargaining Agreement had not been finalized and that the community had not had enough time to vet the contract.

Councilmember Medina moved that the Performance Bonus Portion of the contract be tabled until March 15, 2016 after further review with the City Council and that the remainder of the contract be approved. Councilmember Lopez seconded the motion.

Councilmember Nirenberg stated that he would like for High Profile Contracts such as this one to be posted in a timely manner and made available for the public to review. He

highlighted Mrs. Sculley's accomplishments to include the AAA Bond Rating and stated that he is supportive of the contract amendment.

Councilmember Gonzales thanked Mrs. Sculley for her work but stated that she had concerns regarding the budgeting process. She expressed concern that Deferred Maintenance is not fully disclosed and that her community was not fairly allocated a proper portion of the budget. She noted that Collective Bargaining Negotiations have been expensive and not productive and would like to have further discussions regarding performance metrics before determining the new bonus structure.

Councilmember Warrick stated that the City Manager has been a pleasure to work with and that he understood the salary but would like to see the metrics. He also stated that he was confident that Mayor Taylor would ensure that there was input from all of the City Councilmembers before finalizing the metrics.

Councilmember Viagran stated that the City of San Antonio was in the midst of great things; however, it was important to take care of basic services and the metrics should reflect that. She noted that Mrs. Sculley had demonstrated the leadership skills and abilities to work with Mayor Taylor and the City Council to keep the city moving in a positive direction. She stated that she was pleased that there would be performance metrics incorporated into the performance pay and that the City Council would have input.

Councilmember Treviño highlighted the great amount of time that Mrs. Sculley commits to running the City of San Antonio. He spoke of the great partnerships she has made and her responsiveness to the City Council.

Councilmember Saldaña spoke of the great amount of responsibility of the City Manager and stated that Mrs. Sculley was one of the hardest working City Managers in the country. He highlighted her many accomplishments including the AAA Bond Rating and noted that it was important to compensate the City Manager. Councilmember Gallagher added that the amendment was not necessary as the metrics were required to be finalized by March 15, 2016 and the City Council would have a voice in that process.

Mayor Taylor noted that the contract should have been renewed at the end of 2015 but she felt it was important to include performance metrics. She stated that she would communicate with the City Council before finalizing the metrics.

The motion by Councilmember Medina to table the Performance Bonus Portion of the contract seconded by Councilmember Lopez failed by the following vote:

AYE: 4 - Warrick, Gonzales, Lopez and Medina

NAY: 7 - Mayor Taylor, Treviño, Viagran, Saldaña, Nirenberg, Krier and Gallagher

The motion by Councilmember Gallagher to adopt the proposed Ordinance seconded by Councilmember Krier prevailed by the following vote:

AYE: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Nirenberg, Krier and Gallagher

NAY: 3 - Gonzales, Lopez and Medina

31. City Manager's Report

A. Infrastructure Management Program Update

B. 9th Annual City Manager's Step Up To Wellness 5K Walk & Run

The City Manager's Report was not presented.

Mayor Taylor addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items P-1, Z-1, Z-2, Z-6, P-3, Z-8, P-4, Z-13, P-6, Z-15, Z-17, P-10, Z-20, Z-21, Z-22, Z-24, and Z-25 were pulled for Individual Consideration. Councilmember Gallagher moved to approve the remaining Consent Zoning Items. Councilmember Nirenberg seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Alcohol Variance requested within 300 feet of Bonham Elementary (Item 32). He stated that he was against the Used Car Lot requested in Items P-1 and Z-1 noting that there were already many car lots along San Pedro. He added that he was opposed to Items P-10 and Z-20 due to the staff recommendation for denial.

Sylvia Alanis, President of the East Gate Neighborhood Association, spoke in favor of Item Z-9. She stated that the Applicant was a good business owner in the community and had addressed some of their concerns. She requested that the Certificate of Occupancy should note that oversized vehicle storage was not allowed.

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

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

ABSENT: 2 - Lopez and Medina

2016-02-18-0115

32. ALCOHOL VARIANCE # AV2016002 (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(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 1 and the North 10 feet of Lot 2, Block 5, NCB 732 located at 728 South Presa Street for on-premise consumption within three-hundred (300) feet of Bonham Elementary within the San Antonio Independent School District, a public education institution.

2016-02-18-0118

Z-3. ZONING CASE # Z2016046 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on Lot 3, Block 30, NCB 3036 and Lot 1, Block 1, NCB 2959 located at 1610 South Presa Street and 1614 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 30, NCB 3036 AND LOT 1, BLOCK 1, NCB 2959 TO WIT: FROM C-2 NCD-1 AHOD" COMMERCIAL SOUTH PRESA/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "C-3NA NCD-1 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES SOUTH PRESA/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESA/SOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT.

2016-02-18-0119

- Z-4.** ZONING CASE # Z2016047 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979 located at 1603 South Presa Street and 1613 South Presa 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: EAST 86.5 FEET OF LOTS 1, 2, AND 3 BLOCK 2, NCB 3097 AND LOT 1 AND THE NORTH 49 FEET OF LOT 4, NCB 2979 TO WIT: FROM "C-2 NCD-1 AHOD" COMMERCIAL SOUTH PRESASOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NCD-1 AHOD" GENERAL COMMERCIAL SOUTH PRESASOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 NCD-1 AHOD" RESIDENTIAL MIXED SOUTH PRESASOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-1 AHOD" INFILL DEVELOPMENT ZONE SOUTH PRESASOUTH ST. MARY'S STREET NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT.

2016-02-18-0120

- Z-5.** ZONING CASE # Z2016055 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Multi-Family (Townhome) up to 24 units per acre on Lot 8, Lot 9, and the west 50 feet of Lot 10 Block 3, NCB 829 located at 807, 811, 815 East Elmira 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: 0.6248 ACRES OF LAND OUT OF NCB 829 TO WIT: FROM R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY (TOWNHOME) USES UP TO 24 UNITS PER ACRE.

2016-02-18-0121

P-2. PLAN AMENDMENT # 16007 (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 0.1465 acres of land out of NCB 520, located at 432 Burleson Street from "Neighborhood Commercial" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016027)

2016-02-18-0122

Z-7. ZONING CASE # Z2016027 (Council District 2): An Ordinance amending the Zoning District Boundary from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16007)

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: 0.146 ACRES OF LAND OUT OF NCB 520 TO WIT: FROM "NC H AHOD" NEIGHBORHOOD COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR TWO (2) SINGLE-FAMILY HOMES.

2016-02-18-0125

Z-9. ZONING CASE # Z2016049 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial

Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility on Lots 6, 7, 8, 9, 10, Block 5, NCB 12875 located at 9330 Northeast Loop 410. 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 6, 7, 8, 9, 10, BLOCK 5, NCB 12875 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A TRUCK REPAIR AND MAINTENANCE FACILITY.

2016-02-18-0126

Z-10. ZONING CASE # Z2016051 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 3, Block 17, NCB 569 located at 610 Dawson Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 17, NCB 569 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2016-02-18-0127

Z-11. ZONING CASE # Z2016065 S (Council District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control District to "L EP-1 S" Light Industrial Facility Parking/Traffic Control District with Specific Use Authorization for Truck Repair and Maintenance on 1.340 acres of land out of NCB 10233 located at 3011 East Commerce Street. Staff and Zoning Commission recommend Approval.

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

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.34 ACRES OUT OF NCB 10233 TO WIT: FROM "L EP-1" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL (EVENT PARKING) DISTRICT TO "L EP-1 S" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL (EVENT PARKING) DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR TRUCK REPAIR AND MAINTENANCE.

2016-02-18-0128

Z-12. ZONING CASE # Z2016072 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 5, Block 3, NCB 16890 located at 3460 Northeast 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: LOT 5, BLOCK 3, NCB 16890 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2016-02-18-0129

P-5. PLAN AMENDMENT # 16006 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 230.502 acres of land out of NCB 10879 located in the 3800 Block of Goliad Road and the intersection of Lyster Road from "Regional Commercial" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016024)

2016-02-18-0130

Z-14. ZONING CASE # Z2016024 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16006)

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: 254.542 ACRES OF LAND OUT OF NCB 10879 AND NCB 10921 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON 24.04 ACRES AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT ON 230.502 ACRES.

2016-02-18-0133

P-7. PLAN AMENDMENT # 16011 (Council District 5): An Ordinance amending the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street from "Low Density Residential" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016042)

2016-02-18-0134

Z-16. ZONING CASE # Z2016042 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16011)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 2, BLOCK 3, NCB 2232 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY WITH USES PERMITTED IN "O-1" OFFICE DISTRICT.

2016-02-18-0136

P-8. PLAN AMENDMENT # 16016 (Council District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.860 acres of land out of NCB 17873, located at 8777 Marbach Road from "Natural Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016057)

2016-02-18-0137

Z-18. ZONING CASE # Z2016057 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 6.860 acres of land out of NCB 17873 located at 8777 Marbach Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16016)

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: 6.860 ACRES OF LAND OUT OF NCB 17873 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2016-02-18-0138

P-9. PLAN AMENDMENT # 16018 (Council District 6): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.540 acres of land out of NCB 15329 located at the southwest corner of the Richland Hills Drive and Ingram Road intersection from "Regional Center" to "Mixed Use Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016070)

2016-02-18-0139

Z-19. ZONING CASE # Z2016070 (Council District 6): A Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Airport Hazard Overlay District on 5.540 acres of land out of NCB 15329 located at the Southwest Corner of Richland Hills Drive and Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16018)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.540 ACRES OF LAND OUT OF NCB 15329 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 GC-2 AHOD" GENERAL INDUSTRIAL HIGHWAY 151 CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-40 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "MF-40 GC-2 AHOD" MULTI-FAMILY HIGHWAY 151 CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

2016-02-18-0144

Z-23. ZONING CASE # Z2016059 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.399 acres of land out of NCB 13666 located at 2700 and 2800 Babcock Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.399 ACRES OF LAND OUT OF NCB 13666 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-65 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2016-02-18-0147

Z-26. ZONING CASE # Z2016011 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 MLOD S ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System on approximately 0.0459 of an acre of land out of NCB 15670 located at 88 Trailcrest 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: 0.0459 OF AN ACRE OF LAND OUT OF NCB 15670 TO WIT: FROM "C-2 MLOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S MLOD ERZD" COMMERCIAL

MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATIONS SYSTEM.

2016-02-18-0148

P-11. PLAN AMENDMENT # 16008 (Council District 10): 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 5.87 acres out of NCB 15724 located in the 12600 Block of Judson Road from "Suburban Tier" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016029)

2016-02-18-0149

Z-27. ZONING CASE # Z2016029 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage on 5.87 acres of land out of NCB 15724 located in the 12600 Block of Judson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16008)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.870 ACRES OF LAND OUT OF NCB 15724 TO WIT: FROM "C-2 IH-1 AHOD" COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 CD IH-1 AHOD" GENERAL COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR RV/BOAT STORAGE.

2016-02-18-0150

P-12. PLAN AMENDMENT # 16009 (Council District 10): 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 Lot 31, Block 1, NCB 14051, located at 6610 Topper Run from "Suburban Tier" to "Specialized Center" and a text amendment to include "L" Light Industrial District as a related zoning district for the Specialized Center land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016056 S)

2016-02-18-0151

- Z-28.** ZONING CASE # Z2016056 S (Council District 10): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 31, Block 1, NCB 14051 located at 6610 Topper Run. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 16009)

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 31, BLOCK 1, NCB 14051 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L S AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CONSTRUCTION CONTRACTOR FACILITY.

2016-02-18-0152

- P-13.** PLAN AMENDMENT # 16012 (Council District 10): 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 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East from "Mixed Use Center" to "Regional Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016043 S)

2016-02-18-0153

- Z-29.** ZONING CASE # Z2016043 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3 NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment on 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16012)

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: 15.081 ACRES OF LAND OUT OF NCB 34963 TO WIT: FROM "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "QD-S AHOD" QUARRY DISTRICT AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR BLASTING AND ASPHALTIC CONCRETE TO "C-3NA S AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CONSTRUCTION CONTRACTOR FACILITY WITH OUTSIDE STORAGE OF MATERIALS AND EQUIPMENT.

2016-02-18-0154

Z-30. ZONING CASE # Z2016061 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres of land out of NCB 17356 located in the 17100 Block of Bulverde 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: 38.615 ACRES OUT OF NCB 17365 TO WIT: FROM "C-2" COMMERCIAL DISTRICT TO "MPCD" MASTER PLANNED COMMUNITY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Mayor Taylor addressed Item Z-22 first.

2016-02-18-0143

Z-22. ZONING CASE # Z2016036 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "O-2" Office District to "C-2 CD" Commercial District with Conditional Use for Automotive and Light Truck Repair on 0.233 acres of land out of NCB 14702, located at 9617 Huebner 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: 0.233 ACRES OF LAND OUT OF NCB 14702 TO WIT: FROM "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES AND "O-2" HIGH RISE OFFICE TO "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR AUTOMOTIVE AND LIGHT TRUCK REPAIR.

Catherine Hernandez presented Item Z-22 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Garbage receptacles must be screened; 2) Monument signage only; 3) No outside speakers; 4) Cut-off lighting only, light source no higher than 15-feet; 5) Six-foot masonry or solid wood fence at the rear of the property; 6) Type D Buffer on any part of the property adjoining interior parcels zoned or used for residential; 7) A 50-foot structure setback from the rear property line is required; and 8) Hours of operation are limited to 8:30 am to 6:30 pm, Monday through Friday. She reported that of 15 notices mailed; none were returned in favor or in opposition. She added that the Oakland Estates Neighborhood Association was in support of the request.

Councilmember Nirenberg stated that the Applicant had agreed to the conditions and had reached an agreement on Restrictive Covenants with the Oakland Estates Neighborhood Association.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item Z-22 with the conditions read by staff as listed above. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

ABSENT: 2 - Lopez and Medina

2016-02-18-0145

Z-24. ZONING CASE # Z2016063 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.60 acres out of NCB 11619 and 12812 located in the 7700 Block of Louis Pasteur 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: 13.60 ACRE PARCEL OF LAND OUT OF NCB 12812 AND

NCB 11619 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item Z-24 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; one was returned in favor and two were received in opposition.

Councilmember Nirenberg stated that he had pulled the item to acknowledge a Letter of Agreement for Concessions on the Development between the Applicant and the Adjacent Property Owner.

Councilmember Nirenberg moved to adopt the proposed Ordinance for Item Z-24. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Nirenberg, Krier and Gallagher

ABSENT: 2 - Lopez and Medina

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

2016-02-18-0116

P-1. PLAN AMENDMENT # 16022 (Council District 1): An Ordinance amending the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 8A-11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016080 CD)

2016-02-18-0117

Z-1. ZONING CASE # Z2016080 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lots 8A through 11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 16022)

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 8A THROUGH 11A, BLOCK 9, NCB 9017 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE).

Catherine Hernandez presented Item P-1 and stated that it would amend the future land use plan contained in the North Central Neighborhoods Community Plan. She reported that staff recommended denial while the Planning Commission recommended approval.

For Item Z-1, she reported that staff recommended denial while the Zoning Commission recommended approval. She stated that of 18 notices mailed; none were returned in favor and one was received in opposition.

Councilmember Treviño noted that this was an Auto Repair Facility only and that the Edison Neighborhood Association was in support of the request.

Councilmember Treviño moved to adopt the proposed Ordinances for Items P-1 and Z-1. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Krier and Gallagher

ABSENT: 3 - Lopez, Medina and Nirenberg

CONTINUED TO APRIL 7, 2016

Z-2. ZONING CASE # Z2015004 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H S AHOD" Multi-Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935 located at 139 Cedar Street and 311 Pereida. Staff and Zoning Commission recommend Approval. (Continued from November 19, 2015)

Catherine Hernandez presented Item Z-2 and stated that staff and the Zoning Commission recommended approval. She reported that of 37 notices mailed; three were received in favor and one was returned in opposition. She added that the King William Neighborhood Association was in support of the request.

Councilmember Treviño moved to continue Item Z-2 until April 7, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Krier and Gallagher

ABSENT: 3 - Lopez, Medina and Nirenberg

CONTINUED TO MARCH 3, 2016

Z-6. ZONING CASE # Z2016025 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial District Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval. (Continued from January 28, 2016)

Catherine Hernandez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 47 notices mailed; 7 were returned in favor and none were received in opposition. She added that the Los Angeles Heights Neighborhood Association was in support of the request and no response was received from the Keystone Neighborhood Association.

Councilmember Treviño moved to continue Item Z-6 until March 3, 2016. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 7 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales and Gallagher

ABSENT: 4 - Lopez, Medina, Nirenberg and Krier

Items P-3 and Z-8 were addressed jointly.

2016-02-18-0123

- P-3.** PLAN AMENDMENT # 15055 (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 approximately 0.185 acres of land out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. Planning Commission recommended Denial. (Associated Zoning Case Z2015227)

2016-02-18-0124

- Z-8.** ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for five (5) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval. Zoning Commission recommendation pending February 16, 2016 hearing. (Associated Plan Amendment 15055)

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: 2.19 ACRES OF LAND OUT OF NCB 17629 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR FIVE (5) SINGLE-FAMILY RESIDENTIAL UNITS.

Catherine Hernandez presented Item P-3 and stated that it would amend the future land use plan contained in the Dignowity Hill Neighborhood Plan. She noted that staff recommended approval while the Planning Commission recommended denial.

For Item Z-8, she stated that staff and the Zoning Commission recommended approval. She reported that of 35 notices mailed; none were returned in favor or in opposition. She added that the Dignowity Hill Neighborhood Association was in support of the request.

Councilmember Warrick stated that the Architectural Review Committee for the Historic District in Dignowity Hill reviewed the project and read a letter of support from the Chair.

Councilmember Warrick moved to adopt the proposed Ordinances for Items P-3 and Z-8. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 3 - Lopez, Nirenberg and Krier

Items P-4 and Z-13 were addressed jointly.

CONTINUED TO APRIL 7, 2016

P-4. PLAN AMENDMENT #15066 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 36.69 acres of land being Lot 6, Block 5, NCB 10879 located in the 3200 and 3300 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015250)

CONTINUED TO APRIL 7, 2016

Z-13. ZONING CASE # Z2015250 (Council District 3): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" General Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 5, NCB 10879, generally located in the 3200 & 3300 Block of Goliad Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15066)

Catherine Hernandez presented Item P-4 and stated that it would amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-13, she stated that staff and the Zoning Commission recommended approval. She reported that of 8 notices mailed; one was returned in favor and none were received in opposition. She noted that the Applicant had requested a continuance for 30 days.

Councilmember Viagran moved to continue Items P-4 and Z-13 until April 7, 2016. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 3 - Lopez, Nirenberg and Krier

Items P-6 and Z-15 were addressed jointly.

2016-02-18-0131

P-6. PLAN AMENDMENT # 16013 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 2, 11, 12, 17, 19, 22, 24, 26, 27-31, 33-36, Block 1, NCB 12509, Lots 4-6, 8-10, 15-21, 23 Block 2, NCB 12509, Lots 1, 3, 6-10, 12-16, 18-23, 25, Block 3, NCB 12509, Lots 2, 5-9, 12, 13-16, 18-19, 21, Block 4, NCB 12509, Lots 1-2, 5-14, 16-18, 20, 26-28, Block 5, NCB 12509, Lots 1-11, 14-15, Block 6, NCB 12509 and Lots 1-2, 4-6, 8-9, Block 8, NCB 12509 located at Southeast Loop 410 and Walhalla Avenue from "Community Commercial" to "Medium Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016044)

2016-02-18-0132

Z-15. ZONING CASE # Z2016044 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 2, 11, 12, 17, 19, 22, 24, 26, 27-31, 33-36, Block 1, NCB 12509, Lots 4-6, 8-10, 15-21, 23 Block 2, NCB 12509, Lots 1, 3, 6-10, 12-16, 18-23, 25, Block 3, NCB 12509, Lots 2, 5-9, 12, 13-16, 18-19, 21, Block 4, NCB 12509, Lots 1-2, 5-14, 16-18, 20, 26-28, Block 5, NCB 12509, Lots 1-11, 14-15, Block 6, NCB 12509 and Lots 1-2, 4-6, 8-9, Block 8, NCB 12509 located at Southeast Loop 410 at Walhalla Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16013)

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: NCB 12509, BLOCK 1, LOTS 11, 17, 24, 27-31, 33-36; NCB 12509, BLOCK 2, LOTS 4-6, 8, 10, 15-21; NCB 12509, BLOCK 3, LOTS 1, 3, 6-10, 13-15, 18-22, 25; NCB 12509, BLOCK 4, LOTS 2, 5-9, 15, 18, 21; NCB 12509, BLOCK 5, LOTS 1-2, 5-14, 16-18, 20, 26-28; NCB 12509, BLOCK 6, LOTS 1-8, 11, 14-15; AND NCB 12509, BLOCK 8, LOTS 1-2, AND 8-9 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO

"RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

Catherine Hernandez presented Item P-6 and stated that it would amend the future land use plan contained in the Stinson Airport Vicinity Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-15, she stated that staff and the Zoning Commission recommended approval. She reported that of 218 notices mailed; none were returned in favor or opposition. She stated that the Applicant would like to amend their request.

Daniel Ortiz representing KB Homes stated that the Plan Amendment and Zoning Request were for a previously platted subdivision. He requested to move forward with the requested designations except the following 20 specific lots listed by Property ID: 1) 1191945; 2) 1191955; 3) 1191962; 4) 1191965; 5) 1191969; 6) 1192041; 7) 1192082; 8) 1192096; 9) 1192100; 10) 1192107; 11) 1192125; 12) 1192126; 13) 1192128; 14) 1192124; 15) 1192133; 16) 1192178; 17) 1192179; 18) 1192189; 19) 1192190; and 20) 1192191.

Councilmember Viagran moved to adopt the proposed Ordinances for Item P-6 and Z-15 as amended by the Applicant. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 3 - Lopez, Nirenberg and Krier

2016-02-18-0135

Z-17. ZONING CASE # Z2016052 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 8, Block 4, NCB 8900 located at 314 Baker Avenue. Staff recommends Approval. Zoning Commission recommends Denial.

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 8, BLOCK 4, NCB 8900 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR THREE (3) DWELLING UNITS.

Catherine Hernandez presented Item Z-17 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 17 notices mailed; one was returned in favor and one was received in opposition.

Councilmember Gonzales moved to adopt the proposed Ordinance for Item Z-17. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 7 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

ABSENT: 4 - Mayor Taylor, Lopez, Nirenberg and Krier

Items P-10 and Z-20 were addressed jointly.

2016-02-18-0140

P-10. PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from January 28, 2016)

2016-02-18-0141

Z-20. ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from January 28, 2016)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 44 FEET OF LOT 25 AND LOT 26, BLOCK 28, NCB 1989 TO WIT: FROM "C-2 NCD-8 AHOD" COMMERCIAL NEIGHBORHOOD

CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD NCD-8 AHOD" COMMERCIAL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION TRADE CONTRACTOR FACILITY.

Catherine Hernandez presented Item P-10 and stated that it would amend the future land use plan contained in the Near Northwest Community Plan. She reported that staff recommended denial while the Planning Commission recommended approval.

For Item Z-20, she stated that staff recommended denial while the Zoning Commission recommended approval with the condition that there be screening on the perimeter of the rear and sides of the property, excluding Zarzamora. She reported that of 22 notices mailed; 5 were returned in favor and none were received in opposition.

Mayor Taylor called upon Mr. Jorge Canales to speak.

Mr. Jorge Canales stated that he was representing the Applicant who had operated his business at the location for over 17 years. He noted that he was requesting the change to continue parking his vehicle in the back and side of the area. Councilmember Medina stated that he had visited the site and was comfortable moving forward.

Councilmember Medina moved to adopt the proposed Ordinances for Items P-10 and Z-20 with the condition read by staff above. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

AYE: 7 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina and Gallagher

ABSENT: 4 - Mayor Taylor, Lopez, Nirenberg and Krier

2016-02-18-0142

Z-21. ZONING CASE # Z2016010 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Continued from January 28, 2016)

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

DESCRIBED HEREIN AS: SOUTH 171.58 FEET OF LOT 118, BLOCK E, NCB 11545 TO WIT: FROM "R-20 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A WELDING SHOP.

Catherine Hernandez presented Item Z-21 and stated that staff recommended denial while the Zoning Commission recommended approval with the following conditions: 1) No outside storage; and 2) Solid screen fencing along the perimeter of the rear yard is required. She reported that of 17 notices mailed; one was returned in favor and none were received in opposition.

Mayor Taylor called upon Mr. Jorge Torres to speak.

Mr. Jorge Torres noted that due to a sore throat; he would have his Real Estate Agent speak on his behalf. Mr. Oscar Felan explained that Mr. Torres has recently purchased the property and that it was surrounded by other Commercial Properties. He stated that many were in favor of the zoning change and asked for approval from the City Council.

Councilmember Medina thanked Messrs. Torres and Felan for their willingness to work with staff on the zoning case.

Councilmember Medina moved to adopt the proposed Ordinance for Item Z-21 with the two conditions read by staff above. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Krier and Gallagher

ABSENT: 2 - Lopez and Nirenberg

2016-02-18-0146

Z-25. ZONING CASE # Z2015093 CD S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office Warehouse on Lot 18, Block 13, NCB 13827 located at 139 Kenley Place. 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 18, BLOCK 13, NCB 13827 TO WIT: FROM "C-2 MLOD-1 AHOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 CD S MLOD-1 AHOD ERZD" COMMERCIAL MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A CONDITIONAL USE AND A SPECIFIC USE AUTHORIZATION FOR AN OFFICE WAREHOUSE.

Catherine Hernandez presented Item Z-25 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; and 2) All on-site lighting shall be directed onto the site and point away from residential zoning or uses using 90-degree or less cut-off fixtures. She stated that SAWS Staff recommended approval with an impervious cover limitation of 60%. She reported that of 11 notices mailed; none were returned in favor or opposition.

Councilmember Krier moved to approve the proposed Ordinance for Item Z-25 with the conditions read by staff above. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Krier and Gallagher

ABSENT: 2 - Lopez and Nirenberg

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 3:38 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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