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

Thursday, March 20, 2014 | **9:00 AM** | **Municipal Plaza Building**

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

Present: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

1. The Invocation was delivered by Captain Sean Burson, Chaplain, Lackland Air Force Base, guest of Councilmember Rey Saldaña, District 4.

2. Mayor Castro led the Pledge of Allegiance to the Flag of the United States of America.

3. Approval of Minutes for the January 29 - 30, 2014 City Council Meetings

Councilmember Medina moved to approve the Minutes for the January 29-30, 2014 City Council Meetings. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

4. Councilmember Cris Medina will be sworn-in as Mayor Pro-Tem, serving the term from March 31, 2014 through June 9, 2014.

City Clerk Leticia M. Vacek administered the Oath of Office to Councilmember Cris Medina to serve as Mayor Pro Tem beginning March 31, 2014 through June 9, 2014.

POINT OF PERSONAL PRIVILEGE

Councilmember Saldaña invited everyone to attend the Texas Alliance for Minorities in Engineering (TAME) Event. He stated that the event was being held to promote minorities into the Science, Technology, Engineering, and Math Fields. He noted that the Trailblazer Science on Wheels would be stationed in front of City Hall on Friday, March 28, 2014 at 11:00 am. He also mentioned that a Science Fair would be held the following day at Port San Antonio from 10:00 am to 2:00 pm.

CONSENT AGENDA ITEMS

Items 16, 24, 26, 28, 29, and 30 were pulled for Individual Consideration. Councilmember Saldaña moved to approve the remaining Consent Agenda Items. Councilmember Bernal seconded the motion.

Mayor Castro called upon the individuals registered to speak:

Jack M. Finger spoke against the On-Call Construction Inspection Service Agreements (Item 7) noting that various Councilmembers had received Campaign Finance Contributions from them. He stated that he was opposed to the Resolutions of Support for the Low Income Housing Tax Credit Applications (Items 26-30) and asked if the Homeowners and Neighborhood Associations had been apprised of the developments.

David Iruegas stated that he was a resident of the area near the Eagles Rest Housing Project (Item 28) and was supportive of their Low Income Housing Tax Credit Application.

Jason Arechiga stated that he was also a resident of the area near the Eagles Rest Housing Project (Item 28) and was supportive of their Low Income Housing Tax Credit Application.

Nazirite Ruben Flores Perez congratulated Councilmember Gallagher for being declared the Elected Councilmember for District 10 (Item 18).

Nikki Kuhns submitted written testimony in opposition to the Flouride Dental Sealants (Item 23) and asked the City Council to stop the Fluoridation Program.

Faris Hodge, Jr. submitted written testimony in favor of Items 5, 6, 8, 9, 11B-14, 19, 21-30. He wrote against Item 7 noting that the Construction Inspection Service Agreements were too expensive. He wrote in opposition to Items 15-18.

Mayor Castro congratulated Councilmember Gallagher as the new District 10 Councilmember.

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

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

2014-03-20-0169

5. An Ordinance for the historic Plaza de Armas Building Project, an approved $9.9 Million Dollar Project, authorizing an amendment to a Design/Build Services Agreement with Byrne Construction Services, in the increased amount of $1,400,000.00 for additional engineering and construction services as a result of unforeseen historical and geotechnical conditions and other construction modifications; and, amending the FY 2014 – 2019 Capital Improvement Budget with the appropriation of an additional $632,574.00 in Public Education Government funds, $272,942.00 in Unissued 2014 Self-Supporting Tax Notes and $494,484.00 in Facility Services Fund Balance funds to the Plaza de Armas Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-03-20-0170

6. An Ordinance related to the design and construction administration services for the Hemisfair Civic Park Project authorizing the execution of a Professional Design Services contract in an amount not-to-exceed $2,918,237.00, payable to Gustafson Guthrie Nichol, LTD., a 2012 General Obligation Bond Funded design project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2014-03-20-0171

7. An Ordinance authorizing the negotiation and execution of five On-Call Construction Inspection Services Agreements with Foster CM Group, Inc., Civil

Engineering Consultants, Inc., Jasmine Engineering, Inc., AG/CM, Inc., and Straight Line Management, Inc., each in the amount not-to-exceed $500,000.00 per year, for a term of one year with two additional one-year extension options, at $500,000.00 per annual extension, to provide as-needed On-Call Construction Inspection Services for City Capital Improvement projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2014-03-20-0172

8. An Ordinance authorizing the execution of a Job Order Contract with Alpha Building Corporation in an amount not to exceed $350,000.00, for the Claude Black Community Center Renovations project that will provide office space for Health Department staff; and, reprogramming $400,000.00 from prior approved but no longer necessary deferred maintenance projects within the FY 2014 adopted Capital Improvements Budget to the Claude Black project Budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-03-20-0173

9. An Ordinance authorizing the following items related to the Café Commerce Project, a 2009 Issued Tax Notes funded project: amending the professional design services agreement with Marmon Mok in an amount not to exceed $138,450.00 and authorizing payment; accepting a proposal and authorizing the execution of a Job Order Contract in an amount of $399,963.07, payable to Davila Construction, Inc., for Phase 2 of facility renovations to existing space in the Central Library's ground floor in connection with Café Commerce Project; and, amending the FY 2014 – 2019 Capital Improvement Budget with the allocation of $422,000.00 in Economic Development Incentive funds and $328,000.00 from project savings from previously completed Library Facility Maintenance projects into the Café Commerce Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

2014-03-20-0174

10. An Ordinance authorizing the declaration as surplus and disposition of an unimproved, approximately 0.175 acre tract of land owned by the San Antonio Water System, located on Blanco Road and along the Olmos Creek Drainage Right of Way, adjacent to NCB 10353 in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Etienne, Officer, Eastpoint & Real Estate]

11. Consideration of the following items related to a retail and café concept within the Plaza de Armas building: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

2014-03-20-0175

11A. An Ordinance authorizing a 3-year Lease and optional 3-year renewal with O'liva, LLC for approximately 2,509 square feet of retail space and 296 square feet of storage space located within the Plaza de Armas Building for use as a café and waiving the permit fee associated with public sidewalk use; and

2014-03-20-0176

11B. An Ordinance authorizing a Chapter 380 Economic Development Loan Agreement with O'liva, LLC in the amount of $100,360.00 for tenant finish-out of 115 Plaza de Armas.

2014-03-20-0177

12. An Ordinance authorizing an amendment increasing the total amount to a grant with the Texas Department of Transportation for the new air traffic control tower at Stinson Municipal Airport to $537,638.00 for the design and environmental assessment; increasing the local matching share from $46,764.00 to $53,763.00; and, appropriating an additional $6,999.00 from the Stinson Revolving Fund. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2014-03-20-0178

13. An Ordinance authorizing the submittal and acceptance of the grant application to the Texas Department of Transportation and the acceptance of funds, upon grant approval, the amount of $3,851,000.00 for the construction of Runway 14-32 Rehabilitation Project at Stinson Municipal Airport; authorizing matching funds from the Stinson Revolving Fund in the amount of $385,100.00, and authorizing execution of all necessary grant documents. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2014-03-20-0179

14. An Ordinance authorizing the submission of a grant application to the U.S. Department of Health and Human Services, Health Resources & Services Administration and the acceptance of grant funds in an amount up to $5,700,000.00 for the Healthy Start Initiative for the period September 1, 2014 to May 31, 2019. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

15. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, 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 Bradley Veloz, Jr. (District 3) to the Affirmative Action Advisory Committee.

B) Appointing Margarita C. Ortiz (District 7) to the SA2020 Commission on Strengthening Family Well-being.

2014-03-20-0180

17. An Ordinance approving the execution of an amendment extending the festivals and special events license agreement with the Paseo Del Rio Association from April 1, 2014 to March 31, 2019. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

2014-03-20-0181

18. An Ordinance cancelling the special City election to fill the vacancy for Council District 10 and declaring Michael "Mike" Gallagher as the elected Councilmember for District 10. [Leticia M. Vacek, City Clerk]

2014-03-20-0182

19. An Ordinance calling a special City Council meeting for Wednesday, May 21, 2014 for 2:00 pm to canvass the results of the May 10, 2014 special City election. [Leticia M. Vacek, City Clerk]

2014-03-20-0183

20. An Ordinance authorizing the assignment of parking rights from the Carver Academy to IDEA Public Schools (IDEA Carver Academy) and approval of the First Amendment to the Cross Parking License Agreement with the IDEA Public Schools. [Ed Belmares, Assistant City Manager; Michael J. Sawaya, Director, Convention and Sports Facilities]

2014-03-20-0184

21. An Ordinance approving a local contribution in the amount of $76,970.00 to the Events Trust Fund to qualify for reimbursement of eligible expenses totaling up to $558,031.00 related to the 2013 Valero Alamo Bowl; appropriating funds; and authorizing a Reimbursement Agreement with the San Antonio Bowl Association for reimbursement of conference fees of $300,000.00 plus 25% of any amount received in excess of $456,000.00 for producing the 2013 Valero Alamo Bowl. [Ed Belmares, Assistant City Manager; Michael J. Sawaya, Convention & Sports Facilities]

2014-03-20-0185

22. An Ordinance authorizing an amendment to the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health System to extend the term of the agreement and authorize the acceptance of compensation from UHS in the amount of $95,384.04 for the period April 1, 2014 through September 30, 2014. [Gloria Hurtado, Assistant City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2014-03-20-0186

23. An Ordinance authorizing an agreement with the University of Texas Health Science Center San Antonio Dental School to develop and implement a school-based dental sealant program related to the Medicaid 1115 Waiver Program for an amount up to $510,000.00 commencing March 30, 2014 and terminating on September 30, 2016. [Gloria Hurtado, Assistant City Manager; Dr. Thomas Schlenker, Director, Public Health]

2014-03-20-0187

25. An Ordinance authorizing payment to Habitat for Humanity in an amount up to $500,000.00 in FY 2014 Home Investment Partnership Community Housing Development Organization New Construction Set-Aside funds for the Coleman Ridge Unit III Subdivision in City Council District 4 development Project and revising the project budget. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-03-20-0010R

27. A Resolution stating support to the applicants request for City Council support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Bandera Flats project. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

31. Consideration of the following financial items related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2014-03-20-0188

31A. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue and Refunding Bonds, Series 2014A (No Reserve Fund)" (the "Series 2014A Bonds"), in an amount not to exceed $300,350,000 to fund capital construction, refund outstanding tax-exempt commercial paper notes and refund outstanding revenue bonds for debt service

savings; and

2014-03-20-0189

31B. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Variable Rate Junior Lien Revenue and Refunding Bonds, Series 2014B (No Reserve Fund)" (the "Series 2014B Bonds"), in a principal amount not to exceed $300,350,000 to fund capital construction, refund outstanding tax-exempt commercial paper notes and refund outstanding revenue bonds for debt service savings.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

The City Clerk read the caption for Item 16:

2014-03-20-0164

16. An Ordinance appointing members to the Building Related and Fire Codes Appeals Advisory Board for the remainder of unexpired terms of office to expire May 31, 2015, effective immediately upon the receipt of eight affirmative votes, or in the event eight affirmative votes are not received, ten days after appointment; 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 approve the appointees recommended by the Infrastructure and Growth Council Council Committee as follows:

Mark F. Bemis, Electrical Engineer
Robert H. Ford, Master Electrician
Edna Z. Geckler, Commercial Building Owner
Andrew L. Holland, Commercial Building Owner
Victor F. Huerta, Commercial Building Contractor
Charles E. Kirk, Master Electrician
Joe Leos, Registered Building Contractor
Roy Lowey-Ball, Architect
William K. Monier, Master Plumber Organized Labor
David D. Munoz, Air Conditioning/Refrig. Cont. (Open Shop)
William S. Ramzel, Master Plumber
Frank J. Sitterle, Jr., Home Builder, Alternate
Lydell M. Toye, Master Sign Electrician, Alternate
Giliead Ziemba, Fire Protection Engineer

Councilmember Nirenberg seconded the motion. The motion prevailed by the following

vote:

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

Absent: 1 - Bernal

The City Clerk read the caption for Item 24:

2014-03-20-0165

24. An Ordinance authorizing a contract with Fregonese Associates, Inc in an amount not to exceed $225,000.00 for consulting services to conduct a REnewSA Commercial Corridor Redevelopment Study within the five City Council approved designated neighborhoods and other neighborhoods throughout the City providing redevelopment strategies for economically challenged commercial corridors. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning & Community Development]

Councilmember Viagran asked for additional information on the Study and how it would help the Urban Core. Mr. John Dugan stated that the Study would allow for more effective leveraging of Local and Federal Dollars to stimulate Private Market Investment. He noted that it would define redevelopment sites in current REnewSA Target Areas. He indicated that it would define future REnewSA Redevelopment Area Locations and Priorities based on need and market data. Councilmember Viagran highlighted the investment that would help redefine vacant and underutilized Commercial Corridors, specifically in the Urban Core.

Councilmember Gallagher stated that this was a very important issue and referenced the Perrin-Beitel/Nacogdoches Corridor in District 10. He noted that he was pleased that the initiative was moving forward which would help revitalize San Antonio.

Councilmember Medina highlighted the work occurring in the St. Mary's University Area and asked if work would occur in Historic Districts. Mr. Dugan replied that they were looking at Commercial Corridors and vacant properties throughout the city to include Historic Areas. He noted that the Study would be completed within six months.

Councilmember Krier expressed his support and commended Councilmember Gallagher for continuing the work in District 10.

Councilmember Lopez asked how the Study would tie into the investments already made by the City Council on Land Banks. Mr. Dugan replied that the Land Bank Program utilized

pilot neighborhoods selected through the OurSA Program and the city had purchased properties to make them available to the private sector. He noted that the process was underway and was being managed by the Center City Development Office. He added that the REnewSA Program was an overall umbrella initiative that combined that process into the new Targeted Neighborhoods.

Councilmember Saldaña highlighted the great project and spoke of the importance of civic engagement. He stated that he would like to discuss the Indian Creek Neighborhood located in the 78242 Zip Code to implement some of these practices.

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

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the following captions:

2014-03-20-0006R

26. A Resolution stating no objection to the applicants request for City Council support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Vista Point at Wilde Pine. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-03-20-0007R

28. A Resolution stating no objection to the applicants request for City Council support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Eagles Rest project. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-03-20-0008R

29. A Resolution stating no objection to the applicants request for City Council support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Eckhert Village project. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2014-03-20-0009R

30. A Resolution stating no objection to the applicants request for City Council support toward their 9% Low Income Housing Tax Credit application submitted to the Texas

Department of Housing and Community Affairs for the Silver Oaks Village project. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Taylor stated that she had pulled Items 26, 28, 29, and 30 as a result of the Quality of Life (QOL) Council Committee Meeting held on March 18, 2014. She noted that the QOL Council Committee recommended that the Resolutions be revised from "Resolutions of No Objection" to "Resolutions of Support."

Councilmember Nirenberg thanked the QOL Council Committee for addressing said issue. He spoke of the need to ensure consistency with the application of criteria for applications.

Councilmember Gallagher asked of the difference between a Resolution Stating No Objection and a Resolution of Support. Mr. Dugan explained that the new criteria had been adopted in regard to awarding points. He stated that the projects with a Resolution of Non Objection would receive 14 points while those with a Resolution of Support would receive 17 points. He added that although it was a small spread; the projects were very competitive.

Councilmember Taylor moved to approve Items 26, 28, 29, and 30 as Resolutions of Support for Vista Point at Wilde Pine, Eagles Rest, Eckhert Village, and Silver Oaks Village. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

Aye: 11 - Mayor Castro, Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

32. City Manager's Report

A. Financial Report Update

Mrs. Sculley reported that the General Fund net financial result for the 1st Quarter of FY 2014 was $9 Million better than budgeted. She stated that the General Fund Projection in total for the year was $39.7 Million better than projected. She noted that while the financial update was positive, financial challenges existed for the FY 2015 Budget Cycle. She explained that 80% of the additional CPS Energy Revenue was attributed to unseasonably cold weather and the CPS Rate Increase. She indicated that the Police Department estimated $2.6 Million in more expenses for FY 2014 due to overtime and less attrition.

Mrs. Sculley stated that in September, the FY 2015 Budget Plan projected a $30 Million Budget Challenge not including potential increases for Collective Bargaining and Civilian Pay Increases. She noted that rising Healthcare Costs in FY 2014 have resulted in a

projected deficit of $15 Million in the Employee Benefits Fund. She mentioned that Moody's had cited a lower General Fund Ending Balance as a challenge for the city to maintain its current Bond Rating. She recommended that $39.7 Million be reserved for the FY 2015 Budget Process. She noted that staff would recommend updates to the current Financial Policies to the City Council in May 2014.

Mrs. Sculley spoke of the deficit within the Employee Benefits Fund. She noted that Uniform Claims were projected to be 10% over the FY 2014 Budget and Civilian Claims were projected to be 7% over Budget. She reported that the Hotel Occupancy Tax Fund was $200,000 above budget for the 1st Quarter and the Development Services Fund was $600,000 better than projected. She stated that 1st Quarter Revenues for the Airport Fund were received on budget while expenses were below budget. She noted that Solid Waste Fund Revenues were $132,000 below budget but savings in expenses would offset the lesser revenue. She highlighted the FY 2015 Budget Calendar which would conclude with Budget Adoption on September 11th.

Maria Villagomez indicated that a status of Budget Initiatives and Performance Measures was included in the binder provided to the City Council. She highlighted the expansion of the District 2 and District 6 Senior Centers that were on schedule and budget. She noted that the new Senior Center in District 7 was scheduled to open in July 2014 and the District 10 Senior Center would be completed in Summer 2016. In regard to Performance Measures, she mentioned that 93% of the Code Compliance Violation Cases had been closed within 45 calendar days.

Mayor Castro commended city staff for their great work on the budget and stated that he was pleased with the additional revenue and cost savings that had been realized to address FY 2015 Challenges.

Councilmember Gallagher asked of restrictions on the Contingency Reserve. Mrs. Sculley replied that they would present policy recommendations to the City Council with the Six Plus Six Report.

Councilmember Krier asked if the information presented today would be posted on the City's Website. Mrs. Sculley replied that it would be posted following the meeting.

Councilmember Nirenberg highlighted the importance of the AAA Bond Rating and the value of same.

EXECUTIVE SESSION

Mayor Castro recessed the meeting into Executive Session at 10:10 am to discuss the following:

A. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

B. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

C. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).

RECONVENED

Mayor Castro reconvened the meeting at 2:05 pm and announced that no action was taken in Executive Session.

INDIVIDUAL ZONING ITEMS

Mayor Castro announced that Item Z-1 had been withdrawn by the applicant and would not be addressed. Item 33 was addressed at this time.

The City Clerk read the caption for Item 33:

2014-03-20-0166

33. An Ordinance waiving the variance criteria requirements of Sections 4-6(c), 4-6(d)(6), and 4-6(e)(1) and authorizing the sale of alcoholic beverages for a portion of Lot 6, Block 1, NCB 10934, currently addressed as 2603 Southeast Military Drive, Suite 107, for on-premise consumption within three-hundred (300) feet of the Seidel Learning Center, a Public Educational Institution, located in Council District 3.

John Jacks stated that staff recommended approval with two conditions: 1) This authorization shall not transfer to a land use not listed in the ordinance (proposed restaurant); and 2) The authorization shall terminate in the event of non-operation or non-use for a period of twelve (12) or more successive calendar months.

Councilmember Viagran stated that the Alcohol Variance was being requested by a new restaurant on Brooks City Base West located in an area with other restaurants.

Mayor Castro called upon Jack M. Finger to speak:

Mr. Jack M. Finger expressed opposition to the Alcohol Variance noting that children could be playing in the area. He spoke against Item Z-11 noting that alcohol sales would be

allowed within a Vocational School.

Councilmember Viagran moved to adopt the proposed ordinance with the conditions read by Mr. Jacks. Councilmember Taylor seconded the motion. The motion prevailed by the following vote:

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

Absent: 1 - Lopez

CONTINUED TO APRIL 17, 2014

Z-7. 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 6, 2014)

John Jacks presented Item Z-7 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.

Mayor Castro called upon Ms. Mary Morales to speak:

Ms. Mary Morales asked that the case be continued noting that she was concerned for the safety of children in the area.

Councilmember Viagran moved to continue Item Z-7 until April 17, 2014. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

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

Absent: 1 - Lopez

2014-03-20-0167

P-1. PLAN AMENDMENT #13048 (District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 22.745

acres of land out of NCB 34034, NCB 18338 and NCB 18335, located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West, from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2013198)

2014-03-20-0168

Z-10. ZONING CASE # Z2013198 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 MSAO-1 MLOD-1" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MSAO-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-3 UC-1 GC-1 MSAO-1 MLOD-1" General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-33 MSAO-1 MLOD-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-33 GC-1 MSAO-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-33 UC-1 GC-1 MSAO-1 MLOD-1" Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 located on Portions of the 21500 and 21600 Blocks of Milsa Drive. Staff and Zoning Commission recommended 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: 10.911 ACRES OUT OF NCB 18335, NCB 18338 AND NCB 34034 TO WIT: FROM "C-2 GC-1 MSAO-1 MLOD-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-2 UC-1 GC-1 MSAO-1 MLOD-1" COMMERCIAL IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 MSAO-1 MLOD-1" GENERAL COMMERCIAL CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY

CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 GC-1 MSAO-1 MLOD-1" GENERAL COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-3 UC-1 GC-1 MSAO-1 MLOD-1" GENERAL COMMERCIAL IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "MF-33 MSAO-1 MLOD-1" MULTI-FAMILY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "MF-33 GC-1 MSAO-1 MLOD-1" MULTI-FAMILY HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "MF-33 UC-1 GC-1 MSAO-1 MLOD-1" MULTI-FAMILY IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

John Jacks presented Item P-1 and stated that it would amend the future land use plan contained in the North Sector Plan. He noted that staff and the Planning Commission recommended approval.

For Item Z-10, he stated that staff and the Zoning Commission recommended approval. He reported that of 34 notices mailed, three were returned in opposition and one was received in favor. He added that the Friends of Friedrich Wilderness Park were opposed to the request.

Mayor Castro called upon the individuals registered to speak:

John Horton thanked Councilmember Nirenberg and the Developer for working with the residents of the community to come up with reasonable compromises.

Louis Garcia stated that he was a resident of Stonewall Estates adjacent to the development and was pleased they were moving forward with compromises from the Developer.

Councilmember Nirenberg asked Mr. James Griffin of the number of meetings that had occurred with the residents of the area and the outcome. Mr. Griffin replied that there had been various meetings with the residents of Stonewall Estates and the Friends of Friedrich Wilderness Park. He stated that 20 concessions had been made to address their concerns to include a limit on building height, density, and additional landscaping. He confirmed that covenants had been established with the Friends of Friedrich Wilderness Park and Stonewall Estates. Councilmember Nirenberg spoke of the habitat within Friedrich Park

and stated that they were working on a solution for walking paths within the community to deter new residents from walking through the park.

Councilmember Nirenberg moved to adopt the proposed ordinances for Items P-1 and Z-10. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

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

Absent: 1 - Lopez

CONSENT ZONING ITEMS

Councilmember Gallagher moved to approve the following items under Consent Zoning: Z-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, and Z-11. Councilmember Saldaña seconded the motion.

Mr. Jacks reported that the Zoning Commission had recommended approval of Item Z-11.

Faris Hodge, Jr. submitted written testimony in favor of Item Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, and Z-10. He wrote in opposition to Item Z-11.

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

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

Absent: 1 - Lopez

WITHDRAWN BY APPLICANT

Z-1. ZONING CASE # Z2014078 HL (District 1): An Ordinance amending the Zoning District Boundary from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-5 AHOD" Historic Landmark Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the south 44 feet of Lots 5 and 6, Block 48, NCB 1872 located at 115 Michigan Avenue. Staff and Zoning Commission recommend approval. -- WITHDRAWN --

2014-03-20-0190

Z-2. ZONING CASE #Z2014090 (District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay

District on Lot 10, Block 80, NCB 2798 located at 1618 West Hildebrand 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 10, BLOCK 80, NCB 2798TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2014-03-20-0191

Z-3. ZONING CASE #Z2014075 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 17.19 acres out of NCB 15826 located at a portion of the 5200 Block of Eisenhauer 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: 17.19 ACRES OUT OF NCB 15826 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-03-20-0192

Z-4. ZONING CASE #Z2014077 (District 2): An Ordinance amending the Zoning District Boundary from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control-1 Airport Hazard Overlay District, "I-1 EP-1 AHOD" General Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District and "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District to "C-3 EP-1 AHOD" General Commercial Facility Parking/Traffic Control-1 Airport Hazard Overlay District on Lots 17, 18, 19 and 20, the remaining portions of Lots 6, 7, 8 and 9, Block 8, NCB 3140 and 0.255 of an acre out of the former Frank right-of-way located on 435 Seguin Street. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 17, 18, 19 AND 20, THE REMAINING PORTIONS

OF LOTS 6, 7, 8 AND 9, BLOCK 8, NCB 3140 AND 0.255 OF AN ACRE OUT OF THE FORMER FRANK RIGHT-OF-WAY TO WIT: FROM "MF-33 EP-1 AHOD" MULTI-FAMILY FACILITY PARKING/TRAFFIC CONTROL-1 AIRPORT HAZARD OVERLAY DISTRICT, "I-1 EP-1 AHOD" GENERAL INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL-1 AIRPORT HAZARD OVERLAY DISTRICT AND "I-2 EP-1 AHOD" HEAVY INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL-1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 EP-1 AHOD" GENERAL COMMERCIAL FACILITY PARKING/TRAFFIC CONTROL-1 AIRPORT HAZARD OVERLAY DISTRICT.

2014-03-20-0193

Z-5. ZONING CASE # Z2014081 (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Parcel 49, NCB 10852 located at 3046 South WW White 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: PARCEL 49, NCB 10852 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2NA" COMMERCIAL NONALCOHOLIC SALES DISTRICT.

2014-03-20-0194

Z-6. ZONING CASE # Z2014083 HL (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District on the north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869 located at 2106 Steves 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: THE NORTH 142 FEET OF THE EAST 39.4 FEET OF LOT 1 AND THE NORTH 142 FEET OF LOT 2, BLOCK 3, NCB 6869 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 HL AHOD" HISTORIC LANDMARK RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2014-03-20-0195

Z-8. ZONING CASE #Z2014089 CD (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 and Light Truck Repair on the north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780 located at 3429 Southwest Military Drive. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: THE NORTH 440 FEET OF LOT 5 AND THE EAST 11 FEET OF THE NORTH 440 FEET OF LOT 6, BLOCK 4, NCB 8780 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 AND LIGHT TRUCK REPAIR.

2014-03-20-0196

Z-9. ZONING CASE # Z2014087 (District 8): An Ordinance amending the Zoning District Boundary from "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS UC-1 GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H GC-1 MLOD-1" General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H UC-1 GC-1 MLOD-1" General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 4.687 acres out of NCB 34732 and NCB 34752 located at a portion of the 23900, 24000 and 24100 Blocks of Interstate Highway 10 West. Staff and Zoning Commission recommend approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.687 ACRES OUT OF NCB 34732 AND NCB 34752 TO WIT: FROM "C-3 GC-1 MLOD-1" GENERAL COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 H HS GC-1 MLOD-1" HISTORIC SIGNIFICANT GENERAL COMMERCIAL LEON SPRINGS HISTORIC HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 H HS UC-1 GC-1 MLOD-1" HISTORIC SIGNIFICANT GENERAL COMMERCIAL LEON SPRINGS HISTORIC IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 H GC-1 MLOD-1" GENERAL COMMERCIAL LEON SPRINGS HISTORIC HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-3 H UC-1 GC-1 MLOD-1" GENERAL COMMERCIAL LEON SPRINGS HISTORIC IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT, "C-2 PUD GC-1 MLOD-1" COMMERCIAL PLANNED UNIT DEVELOPMENT HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-2 PUD UC-1 GC-1 MLOD-1" COMMERCIAL PLANNED UNIT DEVELOPMENT IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 GC-1 MLOD-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-2 UC-1 GC-1 MLOD-1" COMMERCIAL IH-10/FM 1604 URBAN CORRIDOR HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

2014-03-20-0197

Z-11. ZONING CASE #Z2014074 (District 10): An Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on a 1.862 acre portion of Lot 1, NCB 14088 located at 9315 Broadway. Staff recommends approval. Zoning Commission recommendation pending the March 18, 2014 public hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.862 ACRES OUT OF LOT 1, NCB 14088 TO WIT: FROM

"C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A PARTY HOUSE/RECEPTION HALL/BALLROOM AND MEETING FACILITY WITH CATERING TO "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

ADJOURNMENT

There being no further discussion, Mayor Castro adjourned the meeting at 2:20 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:
LETICIA M. VACEK, TRMC/MMC
CITY CLERK