

San Antonio River Commission Special Board Meeting
April 9th, 2008
Municipal Plaza Room "B"

Members Present: Julian Trevino, *Chairman*
Linda B. Burke, *Community Category*
David Straus, *Business Category*
J. Darryl Byrd, *Conservation Category*
Lisa Wong, *Tourism Category*

Staff Present: Penny Postoak Ferguson, *Assistant City Manager*; T.C. Broadnax, *City Manager's Office*; Steve Whitworth, *City Attorney's Office*; Trey Jacobson, *Mayor's Office*; Colleen Swain, *Downtown Operations Assistant Director*; *Development Services*: Chris Looney, Leslie Zavala, Pedro Vega; Dionne Roberts, *HNSD*; Aaryn Hernandez-Smith, *City Manager's Office*; Barbara Ankamah, *EDD*; Yvette Thomas, *HPO*; Kathy Rodriguez, *HPO*; Patrick Howard, *COSA*

Others Present: James Austin, *B. Knightly Development & Construction*; Mark Odom, *Mark Odom Studios*; Shelton & Valadez, *P.C.*; Bobby Perez, Leslie Kassahn; Robert Powell, *SA Partnership, LLP*; Bill Chandler, *Oakwell Ventures*; Rick Thomson, *Thomson Group/Owner*

The meeting was called to order by Chairman Trevino at 9:19 am

Briefing and Possible Action Related to Zoning Case Number: Z2008130 related to the possible renovation of the Old Lone Star Brewery plant located at 600 Lone Star Boulevard (attachments included)

A motion to discuss was made by Linda Burke (*Darryl Byrd – second*)

Pete Vega, of Development Services Department and Case Manager for the development, showed slides of the Lone Star Brewery property being requested to rezone from "I-2" to "IDZ" Overlay District with uses permitted in MF-40 and C-3.

James Austin of B. Knightly Development & Construction, LLC and head of construction for the Lone Star Brewery project:

Total project will be 745 units. First phase: 180 units (170,900 sq. ft. residential units – 3000 sq. ft. pent house units and additional 10 units for commercial and retail use)

First phase encompasses the main brewery bldg. and plans are to develop from the lake to north side of property.

Plans are to:

- restore lake and pool
- incorporate bandstand type activities
- restore beer garden and historic murals of City of San Antonio
- keep as much of historical integrity of structure intact
- keep smoke stack
- re-use tanks for storm water retention

Company is working with CPS Energy on adding solar panels on roof to make sustainable as possible for the community.

A Hotel is interested in the corner of the property, where they will have the façade of the street along Lone Star and also a street level façade incorporated into the river.

There have been discussions regarding opening the pool (to be located in the back of the property) to the public for part of the day.

Designers are trying to orient as much of the Phase II development to the river, where initial plans now are only for the existing brewery.

Designers are scheduled to go before the Zoning Commission next Tuesday, April 15 and to City Council on May 15th. The reason for the urgency of the River Commission meeting is to prevent any delay in the reviewing process.

Underwriting is set to commence upon Zoning Commission approval and if that date is missed it will further delay underwriting and jeopardize the completion of the project.

Darryl Byrd asked Mr. Austin how he plans to integrate zones 1 and 4 into the Roosevelt area, so there is a strong relationship between the neighborhood and the project. Mr. Austin replied that a CPS facility is going to be developed across the lake at some point and there have been discussions of a pedestrian bridge when that development commences.

Mr. Byrd asked why he wasn't rezoning the whole property. Mr. Austin responded that they only purchased zones 1 and 4 which are part of the first phase.

Trey Jacobson asked Mr. Austin to elaborate on the hotel development. Mr. Austin answered that a hotel is interested in the front corner of the property that would front the river.

Trey commented that if the hotel goes to a certain height it would go to a C3 zoning. Mr. Austin stated that one of the restrictions on the hotel development and any other development along the river is that it needs to have a street level façade so it can be incorporated into the river and into a community project. Designers also want to incorporate the river and any expansion of the river in that area as positive to the project especially with future development along the river.

Trey asked Mr. Austin to elaborate on a conference call that contemplated a tax increment reinvestment zone for the area. Mr. Austin answered that one of the things discussed was silent crossings for rail.

Chairman Trevino asked if something could be done aesthetically to the bridge because trucks keep hitting it.

Linda Burke asked about micro brewery. Mr. Austin answered that there is a potential for a micro brewery. Pabst is very interested in opening a tasting room.

Penny Ferguson asked when next steps would be brought back to the river commission.

Mr. Austin answered that it would depend on the zoning commission outcome. Mark Odom answered that the next step would be to evaluate the commercial zones and how they affect the private zones and how they relate to one another and creating what's useful and functional.

Mr. Austin also said the next round of architectural development would be prior to the city council. Mr. Odom stated that the next step is focusing on the site plan.

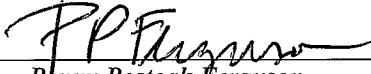
In closing, Mr. Austin stated that they would like to extend the trolley to the brewery and would also like to see 10-20% of the residents work and/or live on site.

Darryl Byrd made a motion to recommend to the Zoning Commission to approve zoning. (Linda Burke – second) All were in favor.

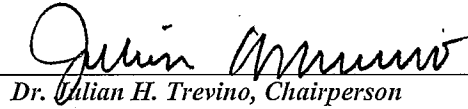
Chairman Trevino adjourned the meeting at 9:55 a.m.

Copies of these presentations are made part of the file and are available upon request.

Respectfully Submitted,



Penny Postoak Ferguson
Assistant City Manager
City Manager's Office



Dr. Julian H. Trevino, Chairperson