

**STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO**

**A WORK SESSION AND REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO WERE HELD IN THE MUNICIPAL PLAZA BUILDING, WEDNESDAY, JUNE 1, 2011 AND THURSDAY, JUNE 2, 2011, RESPECTIVELY.**

The San Antonio City Council convened in a Work Session at 2:00 pm Wednesday, **June 1, 2011**, Municipal Plaza Building with the following Councilmembers present: Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **ABSENT:** None.

**1. BRIEFING ON ISSUES RELATED TO THE SAN ANTONIO INTERNATIONAL AIRPORT:**

**A. CUSTOMER FACILITY CHARGE FOR PROPOSED CONSOLIDATED RENTAL CAR FACILITY AS INCLUDED IN THE ADOPTED 2050 MASTER PLAN.**

Mayor Castro welcomed new Councilmembers Saldaña and Soules.

Frank Miller, Aviation Director presented information on the Customer Facility Charge (CFC) and stated that the car rental companies were currently scattered throughout the San Antonio International Airport. He indicated that a B Session was held in November to brief the City Council on a Consolidated Rental Car Facility and CFC. He noted that the Vision 2050 Airport Master Plan recommended a location for the Consolidated Rental Car Facility directly across from the two terminal buildings. He outlined the nine rental car companies that service the San Antonio International Airport and provided a map of the proposed location for the facility.

Mr. Miller reported that airports in the United States can utilize a CFC to raise funds for construction and operation of a Consolidated Rental Car Facility. He stated that the airport-area rental car companies collect the CFC from customers and then remit the funds to the Airport. He noted that by implementing the CFC prior to construction, the Aviation Department can set funds aside for property acquisition, associated design, construction costs, and project financing. He indicated that the CFC would also demonstrate a collection track record to the Bond Market. He added that the rental car companies strongly support the construction of a Consolidated Rental Car Facility and CFC Rate of \$4.50.

Mayor Castro thanked staff for the presentation and asked if a shuttle would be utilized for the Consolidated Rental Car Facility. Mr. Miller replied that the new facility would be within walking distance and shuttles would not be utilized. He noted that congestion due to shuttles would be alleviated. Mayor Castro asked if all rental companies would be accommodated. Mr. Miller confirmed that all nine rental car companies would be housed at the Consolidated Rental Car Facility. Mayor Castro asked if the CFC would only be charged at the Airport. Mr. Miller confirmed that only the vehicles rented at the Airport would be charged the CFC. Mayor Castro asked of the timeline. Mr. Miller replied that that the project should be completed within three to five years.

Councilmember Rodriguez stated that he was supportive of the CFC and Consolidated Rental Car Facility. He asked of the eligible expenses for the CFC. Mr. Miller replied that he was not aware of any prohibitions to the utilization of the funds and that they could cover items such as construction,

planning, and development. Councilmember Rodriguez asked if there was a limit on the CFC. Mr. Miller stated that it varied by airport and that most CFCs ranged from \$2.50-\$7.00. Councilmember Rodriguez stated that this was a good opportunity to leverage capital funds at the Airport.

Councilmember Williams asked of the support of the rental car companies. Mr. Miller replied that all nine rental car companies were supportive of the CFC and Consolidated Rental Car Facility. Councilmember Williams asked if the rental car companies would pay rent. Mr. Miller stated that the rental car companies would pay for Maintenance and Operating Costs of the facility. Councilmember Williams stated that he was not pleased with the recommended location for the Consolidated Rental Car Facility but agreed that they should be consolidated in one area. He expressed concern with the loss of parking revenue due to the proposed location of the facility.

Councilmember Lopez asked of the amount of funds that would be generated in one year. Mr. Miller replied that they estimated collecting \$10.3-\$10.5 million per year. Councilmember Lopez asked of the capital costs. Mr. Miller stated that construction was estimated to cost \$110-\$120 million. Councilmember Lopez asked of the Bond Term. Ms. Sculley replied that staff would review the Bond Issuance and that it would be the decision of the City Council on whether to terminate the CFC once the debt was paid. Councilmember Lopez asked of any negative impact to conventions related to the implementation of a CFC. Mr. Miller replied that staff was sensitive to the issue and that the rental car companies were comfortable with the CFC of \$4.50. He stated that he did not believe that the CFC would play a factor in the decision of conventions selecting San Antonio as a destination.

Councilmember Ramos expressed concern with the CFC of \$4.50 and asked how the amount was determined. Mr. Miller replied that the fee was based on the cost of the Consolidated Car Rental Facility and the number of contract days. Councilmember Ramos asked if the nine rental car companies leased space at the Airport. Mr. Miller stated that only Avis and Hertz currently leased space and would provide information to the City Council regarding the fees they pay the city. He indicated that their rent was considered non-airline revenue and based on the square footage that they leased. He noted that they also pay 10% of their revenues to the city and that these fees help control airline costs. Councilmember Ramos requested a comparison of the CFC charged by other airports.

Councilmember Saldaña asked of the discussions with the car rental companies regarding the CFC. Mr. Miller replied that they had approached the car rental companies and all had expressed their support and signed letters of intent. He asked how the implementation of the CFC had occurred. Mr. Miller replied that it was discussed with the car rental companies and Tourism Industry prior to the completion of the Airport Master Plan but was also a recommendation of the Master Plan. He stated that they would confirm that the recommended location was the best for all involved and incorporate a quick turn area for the rental car companies.

Councilmember Soules stated that he was in support of an improved Car Rental Facility but expressed concern with the potential loss in parking revenue due to the proposed location. He mentioned the loss of jobs due to the elimination of shuttle service for the car rental companies. Mr. Miller stated that they would be looking to the car rental companies to assume maintenance and operation of the facility and that it was open to negotiation. He noted that they did not recommend the elimination of all public parking and spoke of potential parking options. Councilmember Soules asked of the elimination of the short term parking lot. Mr. Miller replied that they were reviewing options to utilize the space but not lose the number of public parking spaces.

Councilmember Medina expressed concern with the CFC of \$4.50 and asked of the limitation on the use of funds. Mr. Miller replied that the funds could be utilized for all associated costs including the financial development and construction of the facility, as well as operations and maintenance. He confirmed that the proposed site is owned by the city but funds could be utilized to purchase property off-site.

Councilmember Chan asked if the location for the Consolidated Car Rental Facility was finalized. Mr. Miller replied that there was a recommended location and that the car rental companies had requested that a quick turn area be incorporated within the facility. Councilmember Chan asked of the property that had initially been recommended off-site. Mr. Miller replied that they had reviewed that option but the property owner was not interested in selling the property.

The City Council thanked staff for the presentation.

## **B. POLICY RECOMMENDATION FOR MANAGEMENT OF FOOD AND BEVERAGE CONCESSIONS IN TERMINAL A.**

Frank Miller stated that six individual Food and Beverage Concession leases for tenants located in Terminal A were scheduled to expire on November 30, 2011. He noted that the City planned on using this opportunity to utilize a Prime Concessionaire approach for securing food and beverage vendors rather than issuing separate leases. He reported that the Aviation Department had identified two areas in Terminal A that could possibly be used to house snack machines and planned on moving the shoe shine vendor for space management purposes. Mr. Miller outlined the advantages of utilizing the Prime Concessionaire approach and provided examples of other airports that currently employ the concept. Benefits include the Prime Concessionaire serving as the main point of contact between the City and all vendors; assisting with development of conceptual designs and outreach efforts; providing employee training; and enhancing customer experience. He stated that even with employing this new concept, the City's goal of utilizing 33% of Disadvantage Business Enterprises (DBEs) remained the same and would delineate said goal in the Request for Proposals (RFP).

Mr. Miller referenced a study conducted in 2010 by the Airports Council International – North America which determined that having a 10-Year contract term was beneficial to all parties as it allowed vendors to recoup their capital investment. It also serves as a cost savings measure to cities since vendors would be responsible for refurbishing each vendor area at Year 5 of the contract term. He stated that the RFP would include language requiring the Prime Concessionaire to provide a minimum annual guarantee to the Aviation Department or pay a percentage of gross revenue, whichever was greater.

In regard to timelines, the Aviation Department plans to release the RFP in June 2011 with evaluation taking place during the months of August or September 2011. Recommendations will be presented to City Council for approval in September 2011.

Mayor Castro reiterated the advantages and disadvantages of the Prime Concessionaire approach. He noted his concern with the ability of small, minority, women-owned businesses to compete using the approach. Mr. Miller stated that the main benefit of the Prime Concessionaire approach was the creation of a mix between local and national business concepts. In addition, he noted that the FAA recently modified the DBE Certification Program to encourage outreach efforts to small businesses and assisting them in becoming certified DBEs. At the request of Mayor Castro, Mr. Miller stated that the Prime Concessionaire approach was working successfully in Houston. Mayor Castro spoke in support of the

Prime Concessionaire concept and noted that it was early in the process and modifications could be made to the RFP to promote the development of small businesses.

Ms. Sculley stated that the Aviation Department would return at a later time with better options. She noted that cities were not typically in the business of managing retail and thus, could not determine the best mix of businesses. However, Prime Concessionaires were knowledgeable in this area and could assist the City with ensuring that there was a mix of local and national businesses and that small businesses were represented. She added that the RFP could be designed to reflect the types and number of businesses that the Council desired.

Mayor Castro noted that in the proposed Terminal A configuration, food/beverage outlets were not available outside the pre-security area. Mr. Miller stated that there were few concession options in the pre-security area due to space limitations and the desire to increase the pre-screening area.

Councilmember Lopez asked how the City would control a situation in which the Prime Concessionaire did not select a business preferred by the City. Mr. Miller noted that types of businesses and food retailers could be delineated within the RFP but corporate brands could not be specified. Ms. Sculley stated that the Prime Concessionaire was responsible for ensuring that the mixes of businesses as denoted in the RFP were met. Councilmember Lopez noted his desire for businesses to be different than those of other airports and expressed concern with the City not being able to control businesses selected by the Prime Concessionaire. Mr. Miller assured the City Council that the City would have control over the customer experience and that the Prime Concessionaire would be responsible for adhering to RFP requirements.

Councilmember Chan stated that the Economic and Community Development Committee (ECDC) noted that the Prime Concessionaire approach allowed for the city to balance delivery of core business needs while relying on the expertise of the Prime Concessionaire to strengthen small businesses. She noted that the ECDC had proposed that this approach be implemented as a pilot in order to gauge the success of the concept. She mentioned that an unresolved issue was regarding the number of tenants that should be part of the pilot program and a concern was the length of the contract. As it relates to the contract term, Mr. Miller noted that the 10-Year contract timeframe allowed for the Prime Concessionaire to recoup its financial investment based on its responsibilities and that a 5-Year contract with options would limit the number of vendors submitting RFPs.

At the request of Councilmember Chan, Mr. Miller noted that the Aviation Department would return at a later date with a plan that incorporated a better mix of local and national vendors as well as ensured the participation and success of small businesses. It was noted that the City would save approximately \$500,000 as project management responsibilities currently contracted out would be undertaken by City staff. Mr. Miller stated that said staff would ensure that contractual obligations are being met while the Prime Concessionaire would assist businesses operate more efficiently, provide training, and assist the city in developing business concepts. He added that four tenants in Terminal A have leases expiring in 2013. Ms. Sculley stated that the Prime Concessionaire concept was scheduled to be employed as leases expired and it would take the City several years to convert all businesses.

Councilmember Williams noted that said approach was a good idea; however, he recommended a 5-Year contract term with a 5-Year option. He requested that two Master Contracts be created; that the RFP give existing businesses preference; and that food establishments be made available prior to the screening area.

Councilmember Rodriguez stated that he did not think that it was best to proceed today and requested that the Aviation Department come back with better options. Mr. Miller noted that deadlines for issuing the RFP would be revised based on today's discussion and as a result; the tenant contracts for the six businesses would be extended to the beginning of 2012. Ms. Sculley noted that the item would be presented to City Council sometime in August with release of RFP soon thereafter. Mr. Miller noted that some businesses have exclusivity agreements with Prime Concessionaires. Councilmember Rodriguez requested that the RFP include language against such practice since the City would lose control in the decision making process.

Councilmember Ramos spoke in support of delaying the decision as there were many concerns in utilizing the Prime Concessionaire approach. She recommended a 5-Year lease agreement with an option for a 5-Year extension.

Councilmember Soules asked of the challenges faced by the City with the current tenants resulting in the city seeking a Prime Concessionaire approach. Mr. Miller noted that the utilization of the Prime Concessionaire approach at this time was due to the expiration of tenant leases as well as new federal regulations regarding airport vendors. Ms. Sculley noted that market and product demands are ever changing and the approaching expiration of tenant leases allowed for the City to re-examine said demands at this time. Councilmember Soules requested information on the financial benefits to the City utilizing the Prime Concessionaire approach compared to the current model.

In response to Councilmember Saldaña, Mr. Miller addressed the roles of the Prime Concessionaire which include funding improvements, training vendor staff on airport security regulations, and addressing vendor concerns.

Ms. Sculley noted that the City Council would be briefed again in August and that tenants would not be asked to close during the Holidays.

The City Council thanked staff for the presentation.

### **EXECUTIVE SESSION**

Mayor Castro recessed the meeting at 4:22 pm to convene in Executive Session for the purposes of:

- A. DISCUSS LEGAL ISSUES RELATED TO *DAVID ASH V. CITY OF SAN ANTONIO*, CIVIL ACTION NO. 339,208, IN THE COUNTY COURT NUMBER THREE, BEXAR COUNTY TEXAS, PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY). ITEM A WAS NOT ADDRESSED.**
- B. DISCUSS LEGAL ISSUES RELATED TO CITY REDISTRICTING, PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY).**
- C. DISCUSS LEGAL ISSUES RELATED TO BOND REFINANCING, PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY). ITEM C WAS NOT ADDRESSED.**
- D. 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).**

Mayor Castro reconvened the meeting at 5:51 pm at which time it was noted that the City Council had been briefed on Items B and D above but took no action. He recessed the meeting at 5:51 pm and announced that the meeting would resume at 6:00 pm for Citizens to be Heard.

**CITIZENS TO BE HEARD**

Mayor Castro reconvened the meeting at 6:00 pm and called upon the individuals registered to speak.

Nazirite Ruben Flores Perez addressed the City Council and referenced Bible passages that addressed the end of time.

Henrietta La Grange, Member of the Mulberry Street Girls addressed the City Council and thanked Councilmember Rodriguez for his hard work and dedication to the City and District 7 Residents.

Mark Perez addressed the City Council and stated that there was not a non-confirming use permit on file for AGE Refinery and that the business had been receiving preferred treatment by several City departments and individuals over the years. He expressed concern that several other businesses were in violation of city ordinances as they did not have a special-use permit on file.

Nick Calzoncit addressed the Council and encouraged the City to re-visit the item renaming Durango Boulevard to Cesar E. Chavez Boulevard. He requested that the City rename Stonewall Elementary School.

Faris Hodge, Jr. submitted written testimony noting that the repeal of the Helmet Law has resulted in a sharp increase in deadly crashes. He wrote that residents were opposed to a CPS Energy rate increase and that Pope Benedict called on Catholics not to cast stones. He expressed opposition to a Crime Prevention District Tax and asked why the building at 114 W. Commerce did not have a water sprinkler system. He requested longevity pay for City Employees and commended City Clerk Leticia M. Vacek for her great work. He expressed concern that he signed up early for a budget hearing and was the last person called to speak. He wrote that the Meals on Wheels and Senior Nutrition Program should be combined to help more seniors and noted that four City Council Districts should be added.

**ADJOURNMENT**

There being no further discussion, Mayor Castro adjourned the meeting at 6:15 pm.

The San Antonio City Council convened in a Regular Meeting on Thursday, **June 2, 2011** at 9:00 am in the City Council Chambers.

**ROLL CALL**

City Clerk, Leticia M. Vacek, took the Roll Call and noted a quorum of the Council with the following present: Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **ABSENT:** None.

**Item 1.** The Invocation was delivered by Rev. John Cannon, Pastor, Harvest Fellowship Community Church, guest of Councilmember Carlton Soules, District 10.

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

**Item 3. MINUTES**

Councilmember Cisneros moved to approve the Minutes for the May 11-12, 2011 City Council Meetings. Councilmember Chan seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** Rodriguez.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

The City Clerk read the caption for Item 4:

Item 4. BRIEFING AND POSSIBLE ACTION ON LEGISLATION FILED IN THE 82ND REGULAR STATE LEGISLATIVE SESSION.

AJ Rodriguez presented and stated that Carlos Contreras, Intergovernmental Relations Director, was in Austin monitoring hearings on legislation filed this week. He noted that the hearings scheduled for today include: 1) House Committee on Appropriations is considering HB1 and HB 7; and the Senate Committee on Finance is considering SB 1, SB 2, SB 5 and SB 7. He provided the City Council with a State Legislative Update Memo and added that a detailed briefing of the entire 82<sup>nd</sup> Legislative Session would occur at the City Council Meeting on June 16, 2011.

Mr. Rodriguez reported that the Texas House and Senate adjourned on May 30, 2011 and that the Omnibus Fiscal Matters Bill and the Public Education Formula Funding Bill were left pending. He stated that a Special Session was called to address legislation related to: 1) State Fiscal Matters; 2) Health Care Costs; and 3) Congressional Redistricting. He noted that HB 1 passed the House and Senate and has been sent to the Governor and the FY 2012-2013 Budget reflects an 8.1% decrease in overall spending from 2010-2011 levels. He added that the potential impact on the city budget totaled \$7.1-8.5 million which included a \$1.7 million reduction to Haven for Hope.

Mayor Castro called upon Nazirite Ruben Flores Perez to speak on Item 4.

Mr. Perez stated that he was disappointed with the State Legislative Session and expressed concern with potential tax increases. He referenced a meeting that he attended with the Libertarian Party in Bexar County.

Mayor Castro thanked staff for their work during the Legislative Session and stated that he was pleased that the Tree Bill was not passed. He noted that although there would be budget reductions, he was pleased that the city's budget would not be affected too harshly. He added that although the City South Bills were not passed, the city would continue working on development issues in that area.

Councilmember Ramos asked if the City South Legislation had been signed by the Governor. Mr. Rodriguez replied that it was his understanding that it was still pending but would follow up. Councilmember Ramos requested a timeline and the potential impact to the City South Board make-up. She also requested that a B Session be held regarding City South. She asked of the legislation regarding SAWS and BexarMet. Mr. Rodriguez stated that he would provide a status to the City Council.

Councilmember Medina asked of the reductions to Haven for Hope. Mr. Rodriguez replied that the impact totaled \$1.7 million and that staff would address the issue during the budget process. Ms. Sculley added that nothing would be finalized until the Special Session was concluded and that more discussion would occur during the budget process.

There was no action required for Item 4.

At this time, Mayor Castro announced that the San Antonio City Council would recess and convene as the San Antonio Municipal Facilities Corporation Board of Directors to consider Item 5A.

The City Clerk read the Resolution for Item 5A:

Item 5. CONSIDERATION OF THE FOLLOWING RELATING TO THE ISSUANCE OF DEBT TO FINANCE THE CITY COUNCIL APPROVED FIRE AND POLICE EMERGENCY DISPATCH CENTER BY THE SAN ANTONIO MUNICIPAL FACILITIES CORPORATION:

**MFC 2011-06-02-0002R**

A. A RESOLUTION APPROVING THE FORM, CONTENT, AND DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT PERTAINING TO THE ISSUANCE, SALE AND DELIVERY OF APPROXIMATELY \$27,650,000.00 IN PRINCIPAL AMOUNT OF "CITY OF SAN ANTONIO, TEXAS, MUNICIPAL FACILITIES CORPORATION LEASE REVENUE BONDS, SERIES 2011" (FIRE AND POLICE EMERGENCY DISPATCH CENTER PROJECT); COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AND AUTHORIZING THE CITY'S STAFF, CO-FINANCIAL ADVISORS AND BOND COUNSEL TO TAKE ALL ACTIONS DEEMED NECESSARY IN CONNECTION WITH THE SALE OF SUCH OBLIGATIONS.

Ben Gorzell presented Items 5A and 5B and stated that the City of San Antonio Municipal Facilities Corporation was created in 2001 to acquire, construct, finance, and maintain land and municipal facilities at the request of the City Council. He noted that it was governed by an 11-Member Board of Directors comprised of the Members of the City Council.

Mr. Gorzell provided an overview of the Fire and Police Emergency Dispatch Center Project known as the Public Safety Answering Point. He stated that it was located at Brooks City-Base adjacent to the new Emergency Operations Center. He noted that it would replace and enlarge the existing Fire and Police Emergency Dispatch Center located at Police Headquarters located at 214 West Nueva. He reported that the project was funded through the issuance of Municipal Facilities Corporation Lease Revenue Bonds and grant funds.

Mr. Gorzell outlined the proposed 2011 Financing, noting that \$27,650,000 City of San Antonio, Texas Municipal Facilities Corporation Lease Revenue Bonds would be issued. He stated that the Corporation would enter into a lease agreement with the city under which the debt service for the facility would be

paid from City Council approved annual appropriations. He noted that the bonds would mature over 30 years with level annual debt service and that the mortgage on the facility would be utilized to secure bonds. He spoke of the sources and uses of funds totaling \$29,781,230 and added that closing and delivery on the bonds was expected to occur on August 10, 2011.

Director Ramos asked of the cost of the facility. Mr. Gorzell replied that \$29 million was the total cost and included \$27.6 million in bonds and \$2.1 million in grant funds. He noted that \$28.1 would be utilized for construction and the remainder would be used to pay for items such as interest and cost of issuing the debt. He added that the facility was scheduled to open in December 2011.

Director Ramos moved to approve the Resolution for Item 5A. Director Medina seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

At this time, Mayor Castro adjourned the San Antonio Municipal Facilities Corporation Board of Directors Meeting and reconvened the meeting of the San Antonio City Council.

The City Clerk read the Resolution for Item 5B:

**2011-06-02-0018R**

B. A RESOLUTION REQUESTING THE CITY OF SAN ANTONIO, TEXAS MUNICIPAL FACILITIES CORPORATION (THE "CORPORATION") TO ISSUE APPROXIMATELY \$27,650,000.00 IN PRINCIPAL AMOUNT OF LEASE REVENUE BONDS IN ORDER TO FINANCE THE CITY COUNCIL APPROVED FIRE AND POLICE EMERGENCY DISPATCH CENTER; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH LEASE REVENUE BONDS; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AUTHORIZING THE CITY'S STAFF, CO-FINANCIAL ADVISORS, AND BOND COUNSEL TO TAKE ALL ACTIONS DEEMED NECESSARY IN CONNECTION WITH THE SALE OF SUCH OBLIGATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Ramos moved to approve the Resolution for Item 5B. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

**CONSENT AGENDA ITEMS 6-31**

Consent Agenda Items 10, 12, 15, 17, 22, 23, 24, and 27 were pulled for Individual Consideration.

Councilmember Cisneros moved to approve the remaining Consent Agenda Items. Councilmember Rodriguez seconded the motion.

Mayor Castro noted that there were no individuals registered to speak on the Consent Agenda.

Faris Hodge, Jr. submitted written testimony in favor of Items 7-9, 11, 12, and 23. He wrote in opposition to Items 25 and 31. He requested that backup information be provided for the City Manager's Report.

The motion to approve the remaining Consent Agenda Items prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

**2011-06-02-0430**

Item 6. AN ORDINANCE AUTHORIZING THE FOLLOWING CONTRACTS ESTABLISHING UNIT PRICES FOR ANNUAL GOODS AND SERVICES: (A) MK1 CONSTRUCTION SERVICES LLC FOR CONTROLLED LOW STRENGTH CONCRETE MATERIALS (FLOWABLE FILL) AND QUICK SET MIX AND (B) CMC CONSTRUCTION SERVICES FOR EXPANSION JOINT MATERIALS FOR CONCRETE.

**2011-06-02-0431**

Item 7. AN ORDINANCE ACCEPTING AN OFFER FROM HAGEMEYER NORTH AMERICA TO PROVIDE THE FIRE DEPARTMENT'S TECHNICAL RESCUE TEAMS, SWIFT-WATER RESCUE TEAMS AND WILD-LAND RESCUE TEAMS WITH THE PURCHASE OF RESCUE EQUIPMENT FOR A TOTAL COST OF \$56,064.15, FUNDED BY THE 2008 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT FUNDS.

**2011-06-02-0432**

Item 8. AN ORDINANCE ACCEPTING THE BID FROM L&L ENTERPRISES ASSOCIATES TO PROVIDE THE SAN ANTONIO POLICE DEPARTMENT, BOMB SQUAD UNIT, WITH THE PURCHASE OF TWO NON-CONDUCTIVE ARTICULATING VIDEOSCOPE SYSTEMS FOR A TOTAL COST OF \$57,736.00; FUNDED WITH THE 2008 DEPARTMENT OF HOMELAND SECURITY URBAN AREAS SECURITY INITIATIVE (UASI) GRANT.

**2011-06-02-0433**

Item 9. AN ORDINANCE ACCEPTING THE BID FROM ALLEN-VANGUARD CORPORATION TO PROVIDE THE SAN ANTONIO POLICE DEPARTMENT, BOMB SQUAD TEAM WITH PERSONAL PROTECTIVE EQUIPMENT CONSISTING OF FOUR EXPLOSIVE ORDINANCE DEVICE SUITS AND TWO SEARCH AND RECOVERY SUITS FOR A TOTAL COST OF \$136,869.00; FUNDED WITH THE 2008 URBAN AREA SECURITY INITIATIVE (UASI) GRANT FUND.

**2011-06-02-0435**

Item 11. AN ORDINANCE ACCEPTING THE BID FROM VULCAN CONSTRUCTION MATERIALS, LP TO PROVIDE THE DEPARTMENT OF PUBLIC WORKS, STREETS MAINTENANCE DIVISION WITH ASPHALT MATERIALS TO BE USED FOR VARIOUS CITY-WIDE ASPHALT REPAIRS IN THE ESTIMATED ANNUAL AMOUNT OF \$6,000,000.00, FROM THE DEPARTMENT OF PUBLIC WORKS GENERAL FUND.

**2011-06-02-0437**

Item 13. AN ORDINANCE AUTHORIZING A CPS ENERGY REQUESTED AND FUNDED CHANGE ORDER IN THE INCREASED AMOUNT OF \$31,322.56 TO THE \$3,591,368.15 CONSTRUCTION CONTRACT WITH E-Z BEL CONSTRUCTION, FOR THE MEDICAL CENTER

INTERSECTION IMPROVEMENTS PROJECT: PHASE VII – MEDICAL DRIVE TO BABCOCK ROAD, AN AUTHORIZED 2007-2012 GENERAL OBLIGATION BOND FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 8.

**2011-06-02-0438**

Item 14. AN ORDINANCE AUTHORIZING A CITY REQUESTED CHANGE ORDER IN THE INCREASED AMOUNT OF \$36,042.00 TO THE \$1,739,000.00 CONSTRUCTION CONTRACT WITH SABINAL GROUP, L.L.C. FOR THE PHIL HARDBERGER PARK PHASE 1B IMPROVEMENTS PROJECT, AN AUTHORIZED CERTIFICATES OF OBLIGATION FUNDED PROJECT LOCATED IN COUNCIL DISTRICTS 8 AND 9.

**2011-06-02-0440**

Item 16. AN ORDINANCE AUTHORIZING THE SECOND EXTENSION OF THREE ON-CALL PROFESSIONAL SERVICES AGREEMENTS FOR NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) ENVIRONMENTAL CONSULTING SERVICES WITH ADAMS ENVIRONMENTAL, INC., ATKINS (FORMERLY POST, BUCKLEY, SCHUH, & JERNIGAN, INC.), AND POZNECKI-CAMARILLO, INC., IN AN AMOUNT UP TO \$650,000.00 PER CONTRACT YEAR, TO PROVIDE AS-NEEDED SERVICES TO SUPPLEMENT CITY OF SAN ANTONIO NEPA CONSULTING SERVICES IN CONNECTION WITH METROPOLITAN PLANNING ORGANIZATION (MPO) 2007-2012 BOND PROJECTS AND OTHER CAPITAL IMPROVEMENT PROJECTS.

**2011-06-02-0442**

Item 18. AN ORDINANCE AMENDING A LEASE AGREEMENT WITH CRONUS ENTERPRISES, LLC, FOR THE RENTAL OF AN ADDITIONAL 34,544 SQUARE FEET OF LAND ABUTTING THE WILLIE CORTEZ SENIOR MULTI-SERVICE CENTER PROPERTY LOCATED AT 5512 SW MILITARY DRIVE IN COUNCIL DISTRICT 4, FOR THE ADDITIONAL MONTHLY RENTAL AMOUNT OF \$700.00 TO ALLOW FOR ADDITIONAL PATRON PARKING AND SENIOR PROGRAMMING SERVICES.

**2011-06-02-0443**

Item 19. AN ORDINANCE AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND THE ACCEPTANCE OF FUNDS AND STAFF REQUIREMENTS, UPON AWARD, UP TO \$3,500,000.00 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE (FY) 2011 LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAM FOR A PERIOD FROM OCTOBER 1, 2011 TO SEPTEMBER 30, 2014.

**2011-06-02-0444**

Item 20. AN ORDINANCE AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND THE ACCEPTANCE OF UP TO \$2,000,000.00, UPON AWARD, THROUGH THE FY 2011 HEALTHY HOMES PRODUCTION GRANT PROGRAM FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO IDENTIFY AND REDUCE HEALTH ISSUES IN APPROXIMATELY 416 HOUSING UNITS.

**2011-06-02-0445**

Item 21. AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF FUNDS FROM THE TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) FOR THE URBAN OUTDOOR RECREATION GRANT FOR A TOTAL OF \$112,600.00, FOR FRIEDRICH PARK LOCATED IN COUNCIL DISTRICT 8; THE ACCEPTANCE OF \$50,000.00 IN CASH AND/OR IN-KIND DONATIONS

FROM THE FRIENDS OF FRIEDRICH TO SERVE AS MATCHING FUNDS FOR THE \$112,600.00 GRANT, APPROPRIATING \$45,034.10 FROM THE UNIFIED DEVELOPMENT CODE (UDC) FEES IN LIEU OF PARK LAND DEDICATION, APPROPRIATING \$17,565.90 FROM THE PARKS SPECIAL REVENUE FUND, AND AMENDING THE CAPITAL IMPROVEMENT PLAN (CIP) BUDGET ACCORDING FOR A TOTAL PROJECT COST OF \$225,200.00.

**2011-06-02-0449**

Item 25. AN ORDINANCE AUTHORIZING THE CLOSURE OF A RAILROAD CROSSING AT SOUTH SAN JACINTO STREET AND SALTILLO STREET ADJACENT TO NCB 2509 TO ESTABLISH A QUIET ZONE LOCATED IN COUNCIL DISTRICT 5.

**2011-06-02-0450**

Item 26. AN ORDINANCE AUTHORIZING AN AMOUNT OF \$217,578.00 FOR ELECTION SERVICES TO THE BEXAR COUNTY ELECTIONS ADMINISTRATOR FOR THE JUNE 11, 2011 RUN-OFF ELECTION.

**2011-06-02-0452**

Item 28. AN ORDINANCE APPROVING A LOCAL CONTRIBUTION IN THE AMOUNT OF \$8,763.00 TO THE EVENTS TRUST FUND IN ANTICIPATION OF REIMBURSEMENT OF UP TO \$63,527.00 FROM THE TEXAS STATE COMPTROLLER OF PUBLIC ACCOUNTS FOR ELIGIBLE EXPENSES RELATED TO 2011 NCAA DIVISION II MEN'S AND WOMEN'S SWIMMING AND DIVING CHAMPIONSHIPS, AND AUTHORIZING A REIMBURSEMENT AGREEMENT WITH SAN ANTONIO SPORTS FOR REIMBURSEMENT OF EXPENSES TOTALING UP TO \$54,764.00 ASSOCIATED WITH THE STATE REIMBURSEMENT TO THE CITY FOR THE 2011 NCAA DIVISION II MEN'S AND WOMEN'S SWIMMING AND DIVING CHAMPIONSHIPS, AND AUTHORIZING PAYMENT.

Item 29. CONSIDERATION OF THE FOLLOWING MATTERS IN CONNECTION WITH APPROVING THE FORM, CONTENT AND DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENTS AND UNDERWRITING SYNDICATES:

**2011-06-02-0453**

- A. AN ORDINANCE COMPLYING WITH THE REQUIREMENTS CONTAINED IN UNITED STATES SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12, INCLUDING THE APPROVAL AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT PERTAINING TO THE ISSUANCE OF UP TO \$65,000,000.00 "CITY OF SAN ANTONIO, TEXAS GENERAL IMPROVEMENT BONDS, SERIES 2011" AND UP TO \$94,000,000.00 "CITY OF SAN ANTONIO, TEXAS OMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2011"; AUTHORIZING THE CITY'S STAFF, CO-FINANCIAL ADVISORS, AND CO-BOND COUNSEL TO TAKE ALL ACTIONS DEEMED NECESSARY IN CONNECTION WITH THE SALE OF SUCH OBLIGATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**2011-06-02-0454**

- B. AN ORDINANCE COMPLYING WITH THE REQUIREMENTS CONTAINED IN UNITED STATES SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12, INCLUDING THE APPROVAL AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT PERTAINING TO THE ISSUANCE OF UP TO \$11,000,000.00 "CITY OF SAN ANTONIO,

TEXAS TAX NOTES, SERIES 2011"; AUTHORIZING THE CITY'S STAFF, CO-FINANCIAL ADVISORS, AND CO-BOND COUNSEL TO TAKE ALL ACTIONS DEEMED NECESSARY IN CONNECTION WITH THE SALE OF SUCH OBLIGATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**2011-06-02-0455**

- C. AN ORDINANCE APPROVING FINANCIAL UNDERWRITING SYNDICATES SELECTED FROM THE FINANCIAL UNDERWRITING POOL FOR FINANCINGS OF: (1) THE CITY'S GENERAL OBLIGATION BONDS, SERIES 2011 AND THE CITY'S COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2011; AND (2) THE CITY'S TAX NOTES, SERIES 2011.

**2011-06-02-0456**

Item 30. AN ORDINANCE AUTHORIZING AN AGREEMENT WITH HEALTH RESOURCES IN ACTION TO DEVELOP A COMMUNITY HEALTH IMPROVEMENT PLAN IN AN AMOUNT UP TO \$54,625.00 FOR A PERIOD THROUGH JANUARY 15, 2012; AND, AUTHORIZING A CONTRACT AMENDMENT WITH THE CENTERS FOR DISEASE CONTROL AND PREVENTION (CDC) TO REALIGN FUNDS WITHIN THE BUDGET FOR THE 2010 CDC PUBLIC HEALTH INFRASTRUCTURE GRANT.

**2011-06-02-0457**

Item 31. AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CUSTODIAL SERVICES CONTRACT BETWEEN THE LIBRARY DEPARTMENT AND SELRICO SERVICES, INC. IN THE AMOUNT OF \$150,000.00.

**[CONSENT ITEMS CONCLUDED]**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

The City Clerk read the following Ordinance:

**2011-06-02-0434**

Item 10. AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH COCA-COLA ENTERPRISES INC. D/B/A SAN ANTONIO COCA-COLA BOTTLING COMPANY ("COKE") TO EXTEND THE CONTRACT TERM FOR AN ADDITIONAL SIX MONTHS THROUGH DECEMBER 31, 2011.

Councilmember Ramos asked if this contract was split with Pepsi. Ben Gorzell stated that this contract was for all beverage vending machines and was separate from the contract with Pepsi. Councilmember Ramos asked of the reason for the contract extension. Mr. Gorzell replied that the contract expires in June and needed to extend the contract until a Request for Proposals was released in June. He stated that a recommendation would be brought to the City Council in the Fall.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

The City Clerk read the following Ordinance:

**2011-06-02-0436**

Item 12. AN ORDINANCE AWARDED A CONSTRUCTION CONTRACT TO YANTIS COMPANY IN THE AMOUNT OF \$217,836.92 FOR THE WILLIE VELASQUEZ LEARNING CENTER PARKING PROJECT, AN AUTHORIZED HOUSING URBAN DEVELOPMENT 108 LOAN PROGRAM, CERTIFICATES OF OBLIGATION AND GENERAL FUNDS FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 1.

Councilmember Cisneros highlighted the project and spoke of the great work provided at the Willie Velasquez Learning Center. She stated that the additional parking spaces were greatly needed and asked of the number of spaces that would be added. Mike Frisbie replied that 41 spaces would be added and hoped to have the project completed sooner than the five-month time frame.

Councilmember Cisneros moved to adopt the proposed Ordinance. Councilmember Ramos seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, and Mayor Castro. **NAY:** None. **ABSENT:** Soules.

The City Clerk read the following Ordinance:

**2011-06-02-0439**

Item 15. AN ORDINANCE AUTHORIZING TWO CITY REQUESTED CHANGE ORDERS IN THE TOTAL INCREASED AMOUNT OF \$408,767.08 TO THE \$10,271,854.62 CONSTRUCTION CONTRACT WITH CAPITAL EXCAVATION COMPANY FOR THE COMMERCIAL TRIBUTARY DRAINAGE CHANNEL RECONSTRUCTION PHASE II PROJECT, AN AUTHORIZED 2007-2012 GENERAL OBLIGATION BOND FUNDED PROJECT LOCATED IN COUNCIL DISTRICTS 3 AND 4.

Councilmember Ramos expressed concern with the cost of the change order and asked why it was necessary. Mike Frisbie replied that there were errors and omissions by the design consultant in which they underestimated the quantities of limestone and gravel materials needed for construction. He noted that the city would have paid for it at the time of bid and that the contractor had agreed to maintain the unit cost. He stated that the second part of the change order was requested by SAWS to reroute infrastructure and would be reimbursed by SAWS at 100%. Councilmember Ramos asked if any compensation would be provided to the city since the error was on the part of HNTB. Mr. Frisbie replied that they had performed a great amount of work for the city and that they would cover the cost of re-design. He noted that the oversight would also be documented in their scorecard and that the project was scheduled for completion in September 2012.

Councilmember Saldana asked if the errors had affected the timeline. Mr. Frisbie replied that the initial timeline would remain the same.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

The City Clerk read the following Ordinance:

**2011-06-02-0441**

Item 17. AN ORDINANCE AUTHORIZING THREE ON-CALL PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICE AGREEMENTS WITH BENDER INC, DBA BENDER WELLS CLARK DESIGN, RVK INC., AND TERRA DESIGN GROUP INC., EACH FOR A TWO-YEAR TERM IN AN AMOUNT UP TO \$300,000.00 PER YEAR WITH TWO OPTIONAL TWO-YEAR EXTENSIONS, TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURAL CONSULTING SERVICES FOR VARIOUS CITY CAPITAL IMPROVEMENT PROJECTS.

Councilmember Chan excused herself from discussion on said item and exited the meeting noting that the required recusal forms had been submitted to the City Clerk.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Soules, and Mayor Castro. **NAY:** None. **ABSTAIN:** Chan.

The City Clerk read the following Ordinance:

**2011-06-02-0446**

Item 22. AN ORDINANCE RATIFYING THE SUBMISSION OF A GRANT APPLICATION AND THE ACCEPTANCE OF UP TO \$250,000.00 UPON AWARD FROM THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR THE REPLACEMENT OF PLAYGROUNDS LOCATED AT SOUTHSIDE LIONS PARK IN COUNCIL DISTRICT 3, SAN JUAN BRADY PARK IN COUNCIL DISTRICT 5, AND WALKER RANCH PARK IN COUNCIL DISTRICT 9.

Councilmember Ramos highlighted said item noting many projects are on-going in District 3 and thanked staff for seeking the additional funding. She asked of the area that would be impacted at Southside Lions. Xavier Urrutia replied that they were targeting the area by the Community Center. Councilmember Ramos stated that she was pleased with all of the work accomplished at Southside Lions and asked of the allocation of the funds. Mr. Urrutia stated that staff would likely split the funds evenly among the three parks but it would depend on the size of the play structures. He noted that they hoped to receive notification of the grant award in August.

Councilmember Medina thanked staff for their work on parks and stated that this was a great opportunity to add improvements to City Parks. He asked if any funds had been received from Texas Parks and Wildlife for parks located in District 5. Mr. Urrutia replied that grant funds had not been received for District 5 in the past and that there had been a cap on the amount of funding provided to the city. He noted that adjustments had been made and the amount of the cap was increased.

Councilmember Chan thanked staff for identifying funding outside of traditional resources for the city's parks and noted the importance of addressing parks city-wide. She asked of the current city cap. Mr.

Urrutia responded that the cap is \$2 million and that the city had expended some of the funds which provided an opportunity to seek additional funding.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Chan seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

The City Clerk read the following Ordinance:

**2011-06-02-0447**

Item 23. AN ORDINANCE AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO BOUNDLESS PLAYGROUNDS, INC. AND THE ACCEPTANCE UPON AWARD OF A NEW PLAYSCAPE, AT AN ESTIMATED VALUE OF \$150,000.00 FOR WOODLAWN LAKE PARK LOCATED IN COUNCIL DISTRICT 7.

Councilmember Rodriguez asked of the placement of the new playscape. Xavier Urrutia replied that it would be placed on the Eastern part of Woodlawn Lake near the swimming pool. He stated that Boundless Playgrounds, Inc. was a non-profit organization that had approached the city about installing a playground for children with handicaps. Councilmember Rodriguez asked of the timeline. Mr. Urrutia stated that they hoped to receive grant notification within the next few months with construction beginning in the Fall. Councilmember Rodriguez asked of the timeline for improvements near the Island House. Mr. Urrutia stated that he would confer with the CIMS Department and provide that information to the City Council.

Councilmember Rodriguez moved to adopt the proposed Ordinance. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

The City Clerk read the following Ordinance:

**2011-06-02-0448**

Item 24. AN ORDINANCE AMENDING CHAPTER 22 OF THE CITY CODE NECESSARY TO ADDRESS COMMERCIAL RIVER USE AND SECURITY IN THE EAGLELAND AND MISSION REACH SECTIONS OF THE SAN ANTONIO RIVER IMPROVEMENT PROJECT AREA AND TO EFFECT AN ADMINISTRATIVE CORRECTION TO BE CONSISTENT WITH CITY-WIDE ANIMAL CODE PROVISIONS AND ALLOW UNLEASHED DOGS IN DESIGNATED DOG PARKS.

Councilmember Ramos asked of the hours of operation. Mr. Urrutia replied that there is no change to the hours of operation and that staff was requesting that this new development be incorporated into the existing City Code for the area. He noted that Park Police would enforce the hours in a diplomatic manner and that safety was very important. Councilmember Ramos asked of security. Mr. Urrutia replied that this action would incorporate the San Antonio River Authority (SARA) property into the City Park System and the city would provide security for the area. Councilmember Ramos asked of the

amount of square footage that would be added to the Park Police inventory of security. Mr. Urrutia replied that he did not have that information but would provide it to the City Council. Councilmember Ramos spoke of the many entities involved and requested a map of the areas of jurisdiction. She asked of the concessions study along the River. Mr. Urrutia stated that it had been completed and that it was his understanding that a temporary vending plan would be implemented until full completion of the River Improvements Project in 2013. Councilmember Ramos asked of the status of the Theo Street Realignment. Mr. Urrutia replied that the grand opening for the realigned Theo Street would occur on June 25, 2011.

Councilmember Lopez stated that the project was important for the entire community and asked of the schedule for the Tom Slick Park. Mr. Urrutia replied that the park improvements were delayed in an effort to perform them in coordination with necessary SAWS Improvements. He stated that SAWS has had some delays and would follow-up with a revised schedule.

Councilmember Medina requested a status on the Eagleland and Mission Reach portions of the San Antonio River Improvement Project. Mr. Urrutia stated that he would coordinate with SARA Staff and set up a meeting prior to June 25, 2011. He noted that the Eagleland Section was complete and the Mission Reach near Roosevelt Park was substantially complete.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Williams seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

The City Clerk read the following Ordinance:

**2011-06-02-0451**

Item 27. AN ORDINANCE AUTHORIZING THE UTILIZATION OF A COOPERATIVE AGREEMENT WITH JOHNSON CONTROLS, INC. (JCI) TO REPLACE THE FIRE ALARM AND SMOKE CONTROL SYSTEM AT THE ALAMODOME FOR A TOTAL COST NOT TO EXCEED \$443,221.00 TO BE FUNDED THROUGH THE ALAMODOME IMPROVEMENT AND CONTINGENCY FUND.

Councilmember Cisneros excused herself from discussion on said item and exited the meeting noting that the required recusal forms had been submitted to the City Clerk.

Councilmember Ramos moved to adopt the proposed Ordinance. Councilmember Medina seconded the motion.

The motion prevailed by the following vote: **AYES:** Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSTAIN:** Cisneros.

**Item 32. CITY MANAGER'S REPORT**

**A. EAGLELAND PEDESTRIAN PROJECT UPDATE**

Ms. Sculley reported that the Eagleland Pedestrian Project was complete and connects the Mission Trails to the San Antonio River. She provided photos of the area and stated that she had witnessed many families and Park Police while running in the area. She noted that the project cost totaled \$3 million and was funded by the City, Bexar County, and Federal Funds. She thanked all of the parties involved and encouraged the entire community to utilize the Mission Reach of the River.

## **B. TREE PLANTING INITIATIVE UPDATE**

Ms. Sculley also reported that the Citywide Tree Planting Initiative was almost complete and had been implemented to increase the tree canopy in the community. She spoke of the Downtown Tree Planting Initiative, noting the key stakeholders that had collaborated on the project. She stated that 9,000 trees had been planted throughout the community and that 500 of the planned 1,000 trees were planted in the Downtown Area. She mentioned that the City's Greenshade Tree Program for energy savings had closed with a successful first season, noting that 3,300 trees were planted. She added that the program would be re-launched in October and spoke of the benefits of the program including the saving of one million kilowatt hours of energy per year.

Mayor Castro thanked staff for their work on the Eagleland Project and Tree Planting Initiative. Councilmember Cisneros stated that she was pleased with the Tree Planting Initiative but expressed concern with the drought. She asked that community partners commit to help water the trees that had been planted. Councilmember Soules stated that he was pleased with the Tree Planting Initiative but also expressed concern with the drought. He noted that he had witnessed significant die-off of the trees planted and asked of the number of trees that had not survived. Ms. Sculley replied that staff did not have that number but would provide it to the City Council. She stated that she would ensure that the trees were on a watering schedule.

## **RECESSED**

Mayor Castro recessed the meeting at 10:43 am to break for lunch and announced that the meeting would resume at 2:00 pm for Zoning.

## **RECONVENED**

Mayor Castro reconvened the meeting at 2:07 pm and addressed the Individual Zoning Items.

## **INDIVIDUAL ZONING ITEMS**

### **2011-06-02-0458**

Item P-1. **PLAN AMENDMENT #11029 (District 7): AN ORDINANCE AMENDING THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF A 6.45 ACRES TRACT OF LAND LOCATED AT 10490 W. LOOP 1604 FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE. STAFF RECOMMENDS DENIAL AND PLANNING COMMISSION RECOMMENDS APPROVAL. (ASSOCIATED ZONING CASE: NONE)**

Andrea Gilles presented Item P-1 and stated that the Ordinance would amend the land use plan contained in the Northwest Community Plan. She noted that staff recommended denial and the Planning Commission recommended approval. She added that there was no associated zoning case.

Mayor Castro called upon the individuals registered to speak.

Jack M. Finger addressed Councilmembers Saldaña and Soules and spoke about red flags related to zoning items that include Staff and Zoning Recommendations for Denial and more than two individuals expressing opposition to zoning cases. He expressed concern with the additional traffic that would be created by Item P-1 and stated that it was not a compatible use for the area. He expressed concern with the used car lot that would be approved in Item Z-8.

George C. Noyes asked that the City Council allow his business to expand while noting their locations. He stated that they would expand next door with the same use. He noted that he had met with stakeholders in the area and they were in support of the zoning request.

Councilmember Rodriguez asked of the reason for staff recommendation for denial. Ms. Gilles replied that from a Planning perspective, staff took into consideration the immediate and potential future uses. She expressed concern with the intense use for a small parcel of land and referenced the residential neighborhood adjacent to the property. Councilmember Rodriguez asked of the support of surrounding properties. Ms. Gilles stated that they utilized that information to but also take other factors into consideration. She confirmed that the Planning Commission recommended approval. Councilmember Rodriguez asked the applicant of the support received from the Neighborhood Associations. Mr. Noyes replied that he had received support from the Northwest Community Alliance and had worked with members of the Planning Team of the Northwest Community Plan and they were all supportive. He noted that he would invest \$5 million in the project and had already spent \$30,000. Councilmember Rodriguez asked of the solar panels that would be installed. Mr. Noyes stated that he had contracted for solar power that would generate 500 kilowatts of energy. Councilmember Rodriguez stated that the applicant had followed the process and received support from the community.

Councilmember Rodriguez moved to adopt the proposed Ordinance. Councilmember Cisneros seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

#### **2011-06-02-0462**

Item Z-4. **ZONING CASE # Z2010009 (District 10):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Tract 1A and 0.937 Acres out of Tract 2, NCB 16587 located at 15602 and 15700 Nacogdoches Road. Staff and Zoning Commission recommend approval. (Continued from April 7, 2011)

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: TRACT 1A AND 0.937 OF AN ACRE OUT OF TRACT 2, NCB 16587 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT (ON 2.96

ACRES) AND "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT (ON 2.6 ACRES).

Chris Looney presented and stated that staff and the Zoning Commission recommended approval. He noted that of 11 notices mailed; one was received in favor and none were received in opposition.

Mayor Castro called upon William Ellington to speak on said item.

Mr. Ellington stated that he was the applicant and had been working on the process for a year. He noted that he had received letters of support from the Fox Run Neighborhood Association and the resident located directly across the street from the subject property.

Councilmember Soules asked of the amendments. Mr. Ellington noted the amendment of four sets of field notes to identify the front 250 feet zoned C-2 Alcoholic and the back portion C-2 Non-Alcoholic with a 15-foot landscape buffer to the perimeter of the property with an additional 15 feet for a utility easement to the rear property.

Councilmember Soules moved to adopt the proposed Ordinance with conditions read into the record. Councilmember Chan seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

#### **CONTINUED**

Item Z-7. **ZONING CASE # Z2011097 S (District 1):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 17, Block 83, NCB 3256 located at 1102 and 1104 Fredericksburg Road. Staff and Zoning Commission recommend approval. (Continued from May 19, 2011)

Chris Looney presented and stated that staff and the Zoning Commission recommended approval. He noted that of 15 notices mailed; 1 was returned in opposition and 2 were returned in favor. He added that the Keystone and Jefferson Neighborhood Associations were opposed to the zoning.

Mayor Castro called upon Andrew Guerrero to speak on said item.

Mr. Guerrero stated that he was speaking on behalf of the applicant and requested a Specific Use Approval for a car wash. He noted that the property was currently zoned C-2 that would allow a restaurant or convenience store.

Councilmember Cisneros asked of the concerns with the car wash. Mr. Guerrero stated that he had met with several neighborhood residents noting that the current zoning would allow them to operate a restaurant or a convenience store that would generate a greater amount of traffic than a car wash. He added that they would have to comply with the city's requirements regarding water use and would recycle the water. Councilmember Cisneros asked of the opposition. Mr. Looney replied that one response had been received in opposition and that the Keystone and Jefferson Neighborhood Associations had expressed opposition.

Councilmember Rodriguez noted that many individuals in District 7 had expressed concern with the proposed car wash and asked if there had been discussions regarding other potential uses. Mr. Guerrero confirmed that there had not been any other uses discussed.

Councilmember Cisneros moved to continue Item Z-7 until June 16, 2011. Councilmember Rodriguez seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

**2011-06-02-0467**

Item Z-9. **ZONING CASE # Z2011083 (District 2):** An Ordinance amending the Zoning District Boundary from "R-4" Residential Single Family District to "RM-4" Residential Mixed District on Lot 2, Block 21, NCB 1552 located at 415 Hampton Street. 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 2, BLOCK 21, NCB 1552 TO WIT: FROM "R-4" RESIDENTIAL SINGLE FAMILY DISTRICT TO "RM-4" RESIDENTIAL MIXED DISTRICT.

Chris Looney presented Item Z-9 and stated that staff recommended approval and the Zoning Commission recommended denial. He noted that of 16 notices mailed; five were received in opposition and none were received in favor. He added that due to more than 20% opposition from property owners within 200 feet; the case would require nine votes for approval.

Mayor Castro called upon the individuals registered to speak on said item.

Sharon Francis thanked Mayor Castro for his leadership and stated that she was representing the Lincolnshire Addition in opposition to the zoning. She referenced individuals in the community that were part of the Lincolnshire Addition including Former Councilmember Dolores Lott. She noted that the individuals lived there by choice and showed photos of the area. She mentioned that multi-family zoning was not good for the area and that they preferred single-family homes.

Willie Mae Green stated that she lived next door to the property in question and was in opposition to the zoning. She noted that her parents had been the owners of the property in question and was very familiar with the neighborhood. She expressed concern for the safety of children in the neighborhood and with parking issues.

Councilmember Taylor thanked all who were present relating to the rezoning and noted that she had visited the area although it was in the middle of the day and there was not much activity. She stated that the property had been sold and that Mr. Marshall is the owner of the property now. She spoke of a meeting held with Mr. Marshall and interested parties in the area, noting that several concessions had been made. She mentioned that the lot is narrow; thus not conducive for single-family residences. She added that the development would help improve the area and that the George Gervin Youth Center fourplex is located across the street. She reported that Mr. Marshall had agreed to utilize upgraded building materials, incorporate landscaping, and improve infrastructure in the area.

Councilmember Chan asked of the property located across the street on Yucca Street. Mr. Looney replied that the property at 511 Yucca Street was an apartment complex. Councilmember Chan asked of the RM-4 Designation. Mr. Looney stated that it is a mixed residential district that allows more than one single family detached residential structure and in this case would allow up to four dwelling units.

Councilmember Ramos asked of the square footage for each of the four dwelling units. Mr. Looney replied that zoning does not control the minimum size of the dwelling units. Mr. Marshall stated that he was proposing 800 square feet per unit. Councilmember Ramos asked of the Zoning Commission recommendation for denial. Mr. Looney replied that it was his understanding that the Zoning Commission recommended denial due to the public opposition expressed at the meeting. He added that staff felt comfortable recommending approval since it was consistent with the neighborhood plan.

Councilmember Taylor moved to adopt the proposed Ordinance. Councilmember Medina seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** Rodriguez.

#### **CONTINUED**

Item Z-12. **ZONING CASE # Z2011105 S (District 2):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.040 of an acre out of NCB 8694 located at 1248 Austin Highway, #202B. Staff recommends denial. Zoning Commission recommends approval.

Chris Looney presented Item Z-12 and stated that staff recommended denial and the Zoning Commission recommended approval. He noted that of two notices mailed; none were received in favor or in opposition.

Councilmember Taylor stated that the property was located in District 2 but near District 10 along Austin Highway and would like the opportunity to discuss with Councilmember Soules.

Councilmember Taylor moved to continue Item Z-12 until June 16, 2011. Councilmember Soules seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

#### **CONTINUED**

Item Z-17. **ZONING CASE # Z2011112 S (District 6):** An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for an Auto Paint and Body Facility on a 3.417 acre tract of land out of NCB 17636 located at 7511 North Loop 1604 West. Staff and Zoning Commission recommend approval.

Chris Looney presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. He noted that of five notices mailed; none were received in opposition and two were received

in favor from the property owner. He added that 54 notices were mailed to the North Sector Planning Team Members.

Councilmember Lopez moved to continue Item Z-17 until June 16, 2011. Councilmember Rodriguez seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

Items P-4 and Z-14 were addressed together at this time.

#### **WITHDRAWN BY APPLICANT**

Item P-4. **PLAN AMENDMENT CASE #11026 (District 5):** AN ORDINANCE AMENDING THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF 0.74 ACRE TRACT OF LAND LOCATED AT 105 S. ZARZAMORE AND 2918 WEST COMMERCE FROM COMMUNITY COMMERCIAL LAND USE TO LIGHT INDUSTRIAL LAND USE. STAFF RECOMMENDS DENIAL, AND PLANNING COMMISSION RECOMMENDS APPROVAL. (ASSOCIATED ZONING CASE NUMBER: #Z2011071)

#### **WITHDRAWN BY APPLICANT**

Item Z-14. **ZONING CASE # Z2011071 (District 5):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District on the south 50 feet of Lot 1 and all of Lot 2, Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322 located at 105 South Zarzamora Street and 2918 West Commerce Street. Staff recommends denial. Zoning Commission recommends approval.

Ken Brown representing the applicant requested that Items P-4 and Z-14 be postponed. No action was taken on Items P-4 and Z-14.

#### **CONSENT ZONING ITEMS CONTINUED**

Councilmember Cisneros moved to approve the following items under Consent Zoning: Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, P-3, Z-13, Z-15, and Z-16. Councilmember Ramos seconded the motion.

Mayor Castro called upon Marreece Dean.

Mr. Dean spoke in reference to Item Z-10 on behalf of Dr. Gillespie of the Greater Love Missionary Baptist Church. He thanked Councilmember Taylor for her efforts and stated that the church was always open.

The motion to approve the Consent Zoning Items prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Saldaña, Medina, Lopez, Rodriguez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** None.

**2011-06-02-0459**

Item Z-1. **ZONING CASE # Z2011111 (District 7):** An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 19 & 20, Block 1, NCB 16663 located at 6151 & 6171 Northwest 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 19 & 20, BLOCK 1, NCB 16663 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2011-06-02-0460**

Item Z-2. **ZONING CASE # Z2011109 S (District 8):** An Ordinance amending the Zoning District Boundary from "C-3 S GC-1 MLOD-1 " General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on a 0.014 of an acre tract of land out of Lot 3, Block 12, NCB 15825 located at 5410 Pecan Springs 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: A 0.014 OF AN ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 12, NCB 15825 TO WIT: FROM "C-3 S GC-1 MLOD-1" GENERAL COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR OVERLAY MILITARY LIGHTING OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM TO "C-2 S GC-1 MLOD-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR OVERLAY MILITARY LIGHTING OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM.

**2011-06-02-0461**

Item Z-3. **ZONING CASE # Z2011061 (District 9):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 21 and Lot 22, Block 2, NCB 11966 located at 9911 McCullough Avenue and 774 Isom Road. Staff and Zoning Commission recommend approval. (Continued from May 5, 2011)

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 21 AND LOT 22, BLOCK 2, NCB 11966 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL

AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2011-06-02-0463**

Item Z-5. **ZONING CASE # Z2011107 CD (District 10):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 4 NCB 12170 and 0.412 of an acre out of Lot 14, NCB 12170 located on the 1700 Block of Austin Highway. 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 4 NCB 12170 AND 0.412 OF AN ACRE OUT OF LOT 14, NCB 12170 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2011-06-02-0464**

Item P-2. **PLAN AMENDMENT CASE NUMBER 11022 (District 1):** AN ORDINANCE AMENDING THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF AN 0.0992 ACRE TRACT OF LAND LOCATED AT 321 JACKSON STREET, FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO LOW DENSITY MIXED USE LAND USE. STAFF AND PLANNING COMMISSION RECOMMEND APPROVAL. (ZONING CASE NUMBER: Z211094)

**2011-06-02-0465**

Item Z-6. **ZONING CASE # Z2011094 (District 1):** An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District on the south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775 located at 321 Jackson Street. Staff and Zoning Commission recommend approval, pending plan amendment.

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 SOUTH 50.45 FEET OF THE EAST 80.17 FEET OF LOT 6, BLOCK 6, NCB 775 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "NC IDZ AHOD" NEIGHBORHOOD COMMERCIAL INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT.

**2011-06-02-0466**

Item Z-8. **ZONING CASE # Z2011113 CD (District 1):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 3, 4 and 5, Block 3, NCB 2073 located at 1035 Culebra 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: LOTS 3, 4 AND 5, BLOCK 3, NCB 2073 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE) PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2011-06-02-0468**

Item Z-10. **ZONING CASE # Z2011084 (District 2):** An Ordinance amending the Zoning District Boundary from "R-4" Residential Single Family District to "RM-4" Residential Mixed District on Lot 6, Block 26, NCB 10327 located at 1620 Peck Avenue. Staff and Zoning Commission recommend approval. (Continued from May 5, 2011).

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 6, BLOCK 26, NCB 10327 TO WIT: FROM "R-4" RESIDENTIAL SINGLE FAMILY DISTRICT TO "RM-4" RESIDENTIAL MIXED DISTRICT.

**2011-06-02-0469**

Item Z-11. **ZONING CASE # Z2011093 (District 2):** An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on Lot 11, Block 60, NCB 35132, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, Block 44, NCB 18279, Lot 35, Block 43, NCB 18279, Lots 17, 18, 19, 28, 29, 30, 31 and 32, Block 5, NCB 18279 and "R-5" Residential Single-Family District on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 20, 21, 22, 23, 24, 25, 26 and 27, Block 5, NCB 18279 located on multiple addresses on Sinclair Road, Still Meadow, Bear Meadow, Pleasant Meadow, Flower Meadow, Blind Meadow, Foster Meadow, Summer Meadow, Robin Meadow, Fall Meadow, Lake Victoria, Glacier Lake and Bear Branch . 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 51, 52, 53, AND 54, BLOCK 16, NCB 18256, LOTS 24, 33, 34, BLOCK 56, NCB 35132, LOTS 5 AND 6, BLOCK 57, NCB 35132, LOTS 6, 7 AND 8, BLOCK 58, NCB 35132, LOTS 3, 4, 5, 6, 10 AND 11, BLOCK 59, NCB 35132, LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 60, NCB 35132, LOT 3, BLOCK 61, NCB 35132, LOTS 3, 4, 5, 6, 7, 8, TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT AND "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT.

**2011-06-02-0470**

Item P-3. **PLAN AMENDMENT #11019 (District 5):** AN ORDINANCE AMENDING THE LAND USE PLAN CONTAINED IN THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF 0.1481 ACRES LOCATED AT 127 ROSLYN AVENUE FROM LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE. STAFF AND PLANNING COMMISSION RECOMMEND APPROVAL. (ASSOCIATED ZONING CASE: #Z2011067)

**2011-06-02-0471**

Item Z-13. **ZONING CASE # Z2011067 S (District 5):** An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking – Non Commercial, Requiring Demolition of a Dwelling Unit on Lot 28, Block 33, NCB 6276 located at 127 Roslyn Avenue. Staff and Zoning Commission recommend approval, pending plan amendment.

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 28, BLOCK 33, NCB 6276 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A PARKING LOT REQUIRING DEMOLITION OF A DWELLING UNIT PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

**2011-06-02-0472**

Item Z-15. **ZONING CASE # Z2011090 (District 5):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District on Lot 28B, Block B, NCB 2436 located at 1601 Guadalupe 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 28B, BLOCK B, NCB 2436 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P IDZ AHOD" COMMERCIAL PEDESTRIAN INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT.

**2011-06-02-0473**

Item Z-16. **ZONING CASE # Z2011104 (District 6):** An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 17 and 18, Block 5, NCB 7404 located at 1110 South General McMullen. 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 AND 18, BLOCK 5, NCB 7404 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

**[CONSENT ZONING CONCLUDED]**

**ADJOURNMENT**

There being no further discussion, Mayor Castro adjourned the meeting at 3:02 pm.

**APPROVED**



**JULIÁN CASTRO  
MAYOR**

Attest:



**LETICIA M. VACEK, TRMC/CMC  
City Clerk**