

**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, MARCH 14, 2012, AND THURSDAY, MARCH 15, 2012, RESPECTIVELY.

The San Antonio City Council convened in a Work Session at 2:00 pm Wednesday, **March 14, 2012**, Municipal Plaza Building, with the following Councilmembers present: Bernal, Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **ABSENT:** C. Medina.

1. PRESENTATION, BRIEFING AND POSSIBLE ACTION ON THE CENTER CITY IMPLEMENTATION PLAN.

Deputy City Manager Pat DiGiovanni provided an overview of the process to develop the Center City Implementation Plan. He noted that in the Spring of 2011, Centro Partnership initiated a strategic planning effort to build off the SA2020 Plan and executed a contract with HR&A Advisors for the creation of a Downtown Strategic Framework Plan. The Plan was presented to the City Council in December 2011 and the Centro Partnership Board adopted the Plan in February 2012. In order to ensure execution of the Plan, the Center City Development Office (CCDO) executed a contract with HR&A Advisors for the creation of a Center City Implementation Plan. He recognized Centro Partnership Members that were present and introduced Jamie Springer of HR&A Advisors.

Mr. Jamie Springer stated that their recommendations were the culmination of over one year of work and spoke of the importance of investing in the Center City. He indicated that Downtown was critical within many areas including jobs and tax revenue; tourism; commercial growth; arts and culture. He noted that the Center City was tied to the goals of SA2020 and key to Downtown Revitalization and long-term competitive position. He highlighted the potential for housing growth in the Central Business District, noting that 7,500 new housing units should be created by 2020. He spoke of the Housing First Strategy and outlined the return on investment through spending. He provided a map and identified priority growth areas, connections and amenities.

Mr. Springer mentioned that the Strategic Plan recommends near-term investments such as improving key streets; enhancing intersections and Wayfinding; and implementing Rail Quiet Zones. He outlined long-term investment priorities to include: improving river to street connections; rail to trails connections; and a Southern Extension of the Street Car Project. He reported that the Framework Plan Capital Priorities totaled \$350 million, of which there is a funding gap of \$170 million. He stated that the Cities of Denver, Colorado and Dallas are investing \$65-80 million per year in their Downtown Areas. He spoke of the need to identify additional Downtown Funding Sources that could include Tax Increment Reinvestment Zones (TIRZ); utilization of city-owned land for Public-Private Developments; and continuing to solicit available Federal and State Funding.

Mr. recommended that a Task Force be created to assess impediments to housing in the Downtown Core and that the city continue to support the efforts of the Center City Development Office. He noted the need for strategic management by the city through regular reporting to the City Council on progress regarding set targets. He added that the city should have delegated authority to address key Center City

Issues and that Special Entities and Approaches should be utilized when necessary. He concluded by stating that great cities have great downtowns.

Mayor Castro asked of the recommended housing incentives and the length of the incentive period. Mr. Springer replied that he did not have a specific answer but most cities incentivize residential development in the Downtown Area in some way. He stated that San Antonio's predictable incentive program can be very robust and recommends that it be revisited every three or four years. He added that there must be a program in place long enough that there is a predictable system for developers and is necessary to reach the Downtown Housing Goal by 2020. Mayor Castro asked of the relationship between an increase in the downtown housing stock and retail amenities. Mr. Springer stated that the relationship was very strong and that there was a significant amount of retail geared toward tourists; however, retail lacks that serves locals. Mayor Castro asked of the life cycle of investment in downtown areas by other cities. Mr. Springer replied that it was an on-going set of investments and referenced the efforts of the City of San Diego. He added that it was important to keep investing as urban areas continue to grow.

Councilmember Bernal thanked everyone for their work on said item and asked of the Housing First Approach. Mr. Springer replied that the Housing First Strategy was about investing in the infrastructure and amenities that will make a downtown area alive and activated. He noted that they were not suggesting that a Housing First Strategy be implemented as opposed to a Job Creation Strategy and that the City of San Antonio has a very robust set of policies that are utilized to attract jobs. He added that the city should invest in the public infrastructure that will make people want to live Downtown. In response to Councilmember Bernal, he stated that there is a lot of good land in the Downtown Area that is not being developed. Councilmember Bernal stated that he endorsed the recommendations presented.

Councilmember Chan stated that a strong Downtown was needed and asked of the goal of increasing the number of Downtown Housing Units by 7,500 by 2020. Mr. Springer responded that they had reviewed a combination of demographic and real estate trends in the city. Councilmember Chan asked of the comparison cities. Mr. Springer replied that he would provide the list to the City Council. Councilmember Chan referenced Slide 20 and asked of the projected funding gap for residential development. Mr. Springer replied that the numbers were a snapshot of the economics of developing a residential unit in the Center City today and does not take into account the amount of rental growth. He added that urban development in the Downtown Area should be focused where there are public infrastructure investments and amenities.

Councilmember D. Medina stated that the American Dream is about owning a home but this provides more options. He referenced the Cevallos Lofts and noted that there is a great demand for housing in the Downtown Area. He added that he was excited about Downtown Development and thanked everyone for the presentation.

Councilmember Soules requested back-up data and asked of San Antonio's Downtown Core. Mr. Springer replied that it is very active but there are not many people living downtown. Councilmember Soules stated that he would like to see parameters and metrics of Downtown San Antonio. Mr. Springer stated that the source of the data presented took the center point of the Central Business District and measuring the population within a one-mile radius. He noted that in relative terms; San Antonio is not particularly dense compared to other cities analyzed. Councilmember Soules stated that a more complete picture of Downtown San Antonio compared to other downtowns would be helpful.

Councilmember Soules asked of the long-term priorities recommended that included San Pedro Creek. Don Irby of Alamo Architects stated that they had looked at making connections and the San Antonio River Project had been very successful. Councilmember Soules spoke of the great investment in the Riverwalk and asked why San Pedro Creek was identified a priority.

Councilmember Taylor thanked everyone for the presentation. She stated that she had mixed emotions due to the great potential for the Downtown Area but was somewhat frustrated that San Antonio was so far behind. She spoke of an exercise conducted with University of Texas at San Antonio (UTSA) Students and the gaps they had identified within the Downtown Area. She noted that there were many steps that needed to be taken to become a vibrant part of the city and asked of the Master Plan. Mr. Springer replied that the UTSA Student Population is critical and that it was important to house students. He stated that in terms of the Master Plan, he recommends that the city take the work that has been done in the Center City and prepare a set of design guidelines first. He noted that a very robust plan has been prepared for the Midtown/River North and Near East/West Sides Priority Areas. He added that the Riverwalk is a powerful attractor of activity so it is important to improve connectivity. He mentioned that there is a good plan in place for HemisFair Park and recommends that a Master Plan for the Downtown Area be created. Councilmember Taylor stated that it was important to provide affordable housing in the Downtown Area and present opportunities for surrounding neighborhoods. Pat DiGiovanni spoke of the Mosaic Project that required that 10% of the project be affordable housing. Councilmember Taylor added that not everyone will want to buy a home and that many are choosing to rent.

Councilmember Lopez asked of the benchmarks and milestones for the Implementation Plan. Ms. Sculley replied that staff will provide maintain and provide that information. She stated that there was still a great amount of work that needed to be done regarding incentives and that the Cities of Austin and San Diego took 15 and 25 years for same, respectively. Mr. Springer added that the City of San Antonio has had to provide various types of incentives including fee waivers, tax abatements, and economic development grants and should look forward to the time when the grants will not be necessary. Councilmember Lopez stated that he hoped that people would want to move downtown so that their children could have a good education.

Councilmember Ozuna spoke of the strategic investments made by the City of Houston and stated that she would like to see the 2-3 mile radius included in the disposable income listed on Slide 9. She asked of the gaps referenced on Slides 20 and 21. Mr. Springer replied that the goal was to eliminate the funding gap for development and that there were several ways to do this. They include utilizing public land, tax abatements, and increasing demand. Mr. DiGiovanni added that the analysis on Slide 20 was for a four-story stick building in the non-core area and the gap on Slide 21 was based on a mid-rise steel building in the core area which had double the gap.

Councilmember Saldaña asked of the habits of the creative class. Mr. Springer replied that people in a younger age bracket prefer to have easy access to culture; food and beverage establishments; and open space and parks. Councilmember Saldaña asked of the implementation steps. Ms. Sculley replied that next steps would include the acceptance of the Implementation Plan by the City Council and then staff will develop specific recommendations. Councilmember Saldaña asked of the structure of housing incentives. Ms. Sculley replied that the Incentive Fund did not outline a specific amount for housing or job creation. Councilmember Saldaña requested to meet with staff regarding the Incentive Fund and Guidelines.

Councilmember Chan stated that every city is different and that it was important to understand the specifics of the cities in which the Housing First Strategy worked. She recommended that Incentive Funds be kept separately due to the importance of projects that attract jobs.

Councilmember Soules asked if there were any cities in which the Housing First Strategy did not work. Mr. Springer replied that there were many cities across the US that continue to struggle with downtown economic revitalization and that each have different levels of housing growth. He noted that there are not a lot of cities that have not had success. Mr. DiGiovanni mentioned that the City of Detroit has had challenges. Councilmember Soules stated that it was very expensive to develop the urban core and that the development numbers would change significantly if the area was expanded to one and one-half miles. Ms. Sculley stated that they could review that but believed that incentives would still be needed.

Councilmember Bernal stated that individuals want places to live in the Downtown Area and that downtown revitalization was a response to what the community had requested. He added that it was incumbent to do what is necessary and that a level of commitment needs to be made by the city.

Mayor Castro thanked everyone for the presentation and the Centro Partnership for their work.

2. A BRIEFING BY THE CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT ON PROJECT STATUS OF PLAZA DE ARMAS BUILDING IMPROVEMENTS PROJECT.

Mike Frisbie, CIMS Director provided an overview of the Plaza de Armas Building Improvements. He spoke of the history of the area, stating that Plaza de Armas was constructed in 1865 and consists of four buildings that abut Military Plaza. He stated that the buildings were Registered Texas Historic Landmarks and on the National Register of Historic Places. He noted that the Plaza de Armas Buildings were acquired by the city in 1986 and used as office space but have recently been vacated.

Mr. Frisbie indicated that the project scope included the renovation of 41,000 square feet for usable office and retail space. He stated that the space would consist of communication studios, retail, city offices, and a gallery to promote cultural and creative development. He outlined the building stabilization efforts necessary such as roof replacement; water infiltration remediation; and Americans with Disabilities Act (ADA) Compliance. He presented a concept map of the first and second floors, as well as a future phase concept. He reported that Phase 1 would cost \$9,507,617 and would be funded through Certificates of Obligation and Public Education Government Funds. He noted that the project would utilize a Design/Build Delivery Method and scheduled for completion in the Fall of 2013.

Mayor Castro spoke of the potential for removing the parking spaces between City Hall and Plaza de Armas and opening up the Plaza. He requested a cost estimate for construction of same.

Councilmember D. Medina asked if there would be exercise and fitness space that could be utilized by city employees. Ms. Sculley replied that they could look into that option.

Councilmember Chan asked of the design and construction process. Mr. Frisbie replied that through the Design/Build Delivery Method, staff would first issue a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP) from the top two firms. He explained that the law has changed and the city

can no longer require that a total project price be submitted. Mayor Castro asked of the reason for the legislation. Mr. Frisbie replied that they were researching that but believed that contractors did not want to disclose the price so early in the process. Councilmember Chan asked of the information that could be requested in the RFP. Ms. Sculley replied that proposals would include general conditions and profit margin and would negotiate the price once selected.

Mayor Castro thanked staff for the presentation.

Mayor Castro recessed the meeting at 4:35 pm and announced that the meeting would resume at 5:45 pm for Ceremonials.

CEREMONIAL ITEM

Councilmember Bernal reconvened the meeting at 5:45 and addressed the Ceremonial Item.

Councilmember Lopez presented a Proclamation in recognition of the 16th Annual Cesar E. Chavez March for Justice that will be held on Saturday, March 31, 2012. The march will celebrate the legacy and life of Cesar E. Chavez. It was noted that Cesar E. Chavez, Founder of the National Farm Workers Association, persevered to ensure that farm workers received the benefits they deserved.

CITIZENS TO BE HEARD

Councilmember Bernal called upon the individuals registered to speak.

Robert Woody, Gusti Newquist and Frank Sheppard representing the Peace Supporters of San Antonio addressed the City Council. Mr. Woody requested that the City Council support a Resolution to urge Congress to establish a US Department of Peace. He stated that violence prevention was less expensive than treatment and that a department dedicated to same would be a valuable resource. Ms. Gusti stated that she was very concerned with the violence in the city. She commended the city's efforts in conducting a gang summit in 1994 but stated that there was still more to be done. She noted that although the city was experiencing challenging economic conditions, it could not afford not to invest in violence prevention. Mr. Sheppard added his support for the creation of a US Department of Peace.

Mark Kellman stated that he was a local Architect and provided the City Council with a handout of the area surrounding Alamo Plaza. He noted that there were issues with connectivity and highlighted a kiosk on the map that would be visible from the Alamo if it were created. He spoke of the need to induce the public to walk past Alamo Plaza.

Heriberto Barrientes expressed concern that his request for a second meter on his property was denied. He noted that he had been working on said item for many years and following the correct process. He asked why city staff had not responded to his request for additional information and requested assistance from the City Council.

Charlotte Kahl addressed the City Council and spoke of her family's experience moving into the Woodlawn Lake Area over 40 years ago. She stated that during that time, the park was dangerous and her children were not allowed to use the park. She spoke of the great experience with Woodlawn Lake

now, noting that her children and grandchildren utilized the park frequently. She added that it was a park that should stay open 24 hours a day and asked that this policy not be changed.

Raymond Zavala stated that the city should enforce handicapped parking spaces, noting that he had witnessed numerous individuals utilizing those spaces that were not handicapped. He expressed concern with the CPS Energy rate increase and expressed concern that he had not received financial information that he requested from CPS Energy. He spoke of a house that had caught fire and asked why CPS Energy did not have compassion for customers that could not afford to pay their bill. He mentioned issues with the Development Services Department and referenced the building located at SW 36th Street and Highway 90 that had received a permit without being inspected. He expressed concern with the funds used to print flyers for the District 5 Spring Break at the Park.

Antonio Diaz stated that he was inspired to attend the City Council Meeting by a Poet named Tony Diaz from Houston, Texas who was traveling throughout the country regarding books that were banned from history classes. He stated that he would continue to request that the City Council designate October 12th as Indigenous Peoples Day. He added that he was the Co-Founder of the Cesar E. Chavez March for Justice in San Antonio, adding that he and his family were migrant workers.

Faris Hodge, Jr. submitted written testimony noting that the McNay Art Museum received a \$5 million bequest. He referenced the \$596 million Bond Election scheduled for May 12, 2012 and the push for Veterans Jobs Programs by President Obama. He wrote of the collection of Teddy Bears by the Community First Health Plan and Reagan High School Key Club and the Carver Academy conversion to a public charter school. He mentioned the \$4.50 rental car fee at the Airport that was approved by the City Council and the \$1 million pledge from Bill Maher to Priorities USA Action. Lastly, he referenced the apology by Doyle Beneby of CPS Energy for spending thousands of dollars on expensive meals and parties.

ADJOURNMENT

There being no further discussion, Councilmember Bernal adjourned the meeting at 6:47 pm.

The San Antonio City Council convened in a Regular Meeting on Thursday, **March 15, 2012**, 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: Bernal, Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **ABSENT:** C. Medina.

Item 1. The Invocation was delivered by Pastor Keely Petty, Bethel International Christian Fellowship, guest of Councilmember Ivy R. Taylor, District 2.

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

Item 3. MINUTES

Councilmember Saldaña moved to approve the Minutes for the February 8–9, 2012 City Council Meetings. Councilmember Taylor seconded the motion.

The motion prevailed by the following vote: **AYES:** Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, and Mayor Castro. **NAY:** None. **ABSENT:** Bernal, C. Medina, Soules.

Item 4. OATH OF OFFICE – MAYOR PRO TEM

City Clerk Leticia M. Vacek administered the Oath of Office to Councilmember Leticia Ozuna to serve as Mayor Pro-Tem for the period of March 27, 2012 through June 5, 2012.

CONSENT AGENDA ITEMS 5-19

Consent Agenda Items 11, 18, and 19 were pulled for Individual Consideration.

Mayor Castro called upon the individuals registered to speak on the Consent Agenda.

Nazirite Ruben Flores Perez spoke in support of the repairs to the San Antonio River (Item 5) and the Hausman Road Drainage Project (Item 11). He stated that he was in favor of improving the water system. He expressed support for the Child Care Funding (Item 13) and the agreement with VIA Metropolitan (Item 19).

Jack M. Finger spoke in opposition to the easement for the Avenida Guadalupe Association (Item 12), noting that they were located next to the Guadalupe Cultural Arts Center and did not support some of their programming. He stated that he was opposed to the funding that would be provided for English Literacy and Civics Education (Item 14) and asked if the students enrolled in the Spanish GED Program were required to be US Citizens.

Faris Hodge, Jr. submitted written testimony in favor of Items 5, 6, 8, 10-15, and 19. He wrote in opposition to Items 7 and 9, noting that the city is wasting money on both. He expressed concern with the open drainage area behind the Mission Drive-In Marquee (Item 17) and the lack of information regarding the Local Filmmaker Grant (Item 18). He requested that backup documentation be provided for the City Manager's Report.

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

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

2012-03-15-0187

Item 5. AN ORDINANCE ACCEPTING THE BID FROM TROPICAL CONTRACTING, LLC TO PROVIDE THE DEPARTMENT OF PUBLIC WORKS, STORM WATER DIVISION WITH

REPAIRS TO SAN ANTONIO RIVER TUNNEL INLETS, LANDSCAPING SERVICES, AND IRRIGATION SYSTEM SERVICES FOR A TOTAL COST OF \$168,890.00, FROM THE STORM WATER REGIONAL FACILITIES OPERATING FUND AND INCLUDED IN THE FY 2011-FY 2016 CAPITAL BUDGET.

2012-03-15-0188

Item 6. AN ORDINANCE AUTHORIZING A CONTRACT WITH DELOITTE FINANCIAL ADVISORY SERVICES LLP, THE SOLE SOURCE PROVIDER, TO PROVIDE UPGRADES AND ENHANCEMENTS TO THE ON-LINE RIGHT OF WAY PERMIT SYSTEM FOR AN ESTIMATED TOTAL OF \$179,225.00, FUNDING IS AVAILABLE FROM THE RIGHT OF WAY MANAGEMENT FUND IN FY 2012 BUDGET.

2012-03-15-0189

Item 7. AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH DRIVECAM, INC., WHICH WILL PROVIDE THE SOLID WASTE MANAGEMENT DEPARTMENT WITH A CONTRACTOR TO INSTALL AND MONITOR EVENT RECORDERS ON AN ADDITIONAL 100 VEHICLES IN FY 2012 AND AN ESTIMATED 100 VEHICLES IN FY 2013 AT A COST OF \$127,639.96 EACH YEAR AND A RECURRING ANNUAL CHARGE OF \$50,400.00 EACH YEAR THEREAFTER; FUNDING IS AVAILABLE FROM THE SOLID WASTE MANAGEMENT DEPARTMENT'S OPERATING FUNDS.

PULLED FROM AGENDA BY STAFF

Item 8. AN ORDINANCE AUTHORIZING EXECUTION OF CONTRACTS WITH WITTIGS OFFICE INTERIORS, JONES AND COOK STATIONERS, CAPROCK GROUP, LLC D/B/A TEXAS WILSON, AND WORKPLACE RESOURCE, LLC D/B/A WORKPLACE RESOURCE TO PROVIDE AND INSTALL FURNITURE, FIXTURES AND EQUIPMENT FOR A TOTAL COST OF \$3,687,259.43 FOR THE PUBLIC SAFETY HEADQUARTERS BUILDING, A CERTIFICATES OF OBLIGATION FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 1.

2012-03-15-0190

Item 9. AN ORDINANCE AWARDED A CONTRACT TO PROVIDE CARPETING AND SEATING REPLACEMENT IN THE COUNCIL CHAMBER OF THE MUNICIPAL PLAZA BUILDING IN THE AMOUNT OF \$159,490.00 PAYABLE TO VALLA CONSTRUCTION, INC. FOR THE COUNCIL CHAMBER CARPETING AND SEATING REPLACEMENT PROJECT, A BUILDING AND EQUIPMENT SERVICES DEPARTMENT OPERATING BUDGET FUNDED PROJECT.

2012-03-15-0191

Item 10. AN ORDINANCE AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH JOURNEYMAN CONSTRUCTION, INC. IN THE AMOUNT NOT-TO-EXCEED \$2,430,000.00 FOR THE NEW FIRE STATION 28 REPLACEMENT FACILITY

PROJECT, AN AUTHORIZED CERTIFICATES OF OBLIGATION FUNDED PROJECT LOCATED AT 15 BURWOOD LANE IN COUNCIL DISTRICT 1.

2012-03-15-0193

Item 12. AN ORDINANCE APPROVING THE RELEASE OF A 35-FOOT ACCESS AND UTILITY EASEMENT LOCATED WITHIN AN UNIMPROVED 0.543 ACRE TRACT OF LAND LOCATED AT 1310 GUADALUPE STREET (LOT 42, BLOCK 1, NCB 2444), AS REQUESTED BY AVENIDA GUADALUPE ASSOCIATION, INC., RELATED TO ITS PROMESA PROJECT, A MULTI-FACETED ECONOMIC AND NEIGHBORHOOD REVITALIZATION PROJECT ON THE CITY'S WESTSIDE IN COUNCIL DISTRICT 5.

2012-03-15-0194

Item 13. AN ORDINANCE ACCEPTING SUPPLEMENTAL FUNDS IN THE AMOUNT OF \$831,420.00 AWARDED BY WORKFORCE SOLUTIONS ALAMO FOR THE CHILD CARE SERVICES PROGRAM PERIOD OCTOBER 1, 2011 TO SEPTEMBER 30, 2012; AND AUTHORIZING THE EXECUTION OF A FY 2012 ADDITIONAL CHILD CARE LOCAL MATCH CONTRIBUTION AGREEMENT.

2012-03-15-0195

Item 14. AN ORDINANCE AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND THE ACCEPTANCE OF FUNDS UPON AWARD IN AN AMOUNT UP TO \$119,000.00 FROM THE TEXAS EDUCATION AGENCY FOR THE ENGLISH LITERACY & CIVICS EDUCATION PROJECT FOR THE PERIOD JULY 1, 2012 THROUGH JUNE 30, 2013.

2012-03-15-0196

Item 15. AN ORDINANCE AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR, AND ACCEPTANCE, UPON AWARD, OF UP TO \$1,250,000.00 FROM THE OFFICE OF THE TEXAS DIVISION OF EMERGENCY MANAGEMENT FOR THE 2012 HOMELAND SECURITY GRANT PROGRAM TO PREVENT, RESPOND TO, AND RECOVER FROM ACTS OF TERRORISM AND NATURAL DISASTERS; AND CONTINUE TO AUTHORIZE A PERSONNEL COMPLEMENT OF EIGHT POSITIONS.

Item 16. CONSIDERATION OF THE FOLLOWING BOARD, COMMISSION AND COMMITTEE APPOINTMENTS FOR THE REMAINDER OF UNEXPIRED TERMS OF OFFICE TO EXPIRE MAY 31, 2013, 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:

- A. APPOINTING ERNESTO OLIVO (DISTRICT 3, CATEGORY: ARTS EDUCATION) TO THE ARTS AND CULTURAL ADVISORY COMMITTEE, REPLACING GABRIEL VELASQUEZ.

- B. APPOINTING LAURA D. DIXON AND REAPPOINTING MELVIN BRAZIEL, LARRY J. KELLER, JR., MARIO M. SALAS, AND KATHLEEN W. VALE TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 11, KNOWN AS INNER CITY.
- C. APPOINTING NICK R. DOMINGUEZ AND LAURA I. HAUSMAN AND REAPPOINTING SHANE M. DAVIS, LAZAR A. HAUSMAN, TEAL HAUSMAN, LORI D. WILTZ, AND GREGORY YOUNGS TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 17, KNOWN AS MISSION CREEK.
- D. APPOINTING NICK R. DOMINGUEZ AND GREGORY YOUNGS AND REAPPOINTING GUILLERMO CANO, SHANE M. DAVIS, LAZAR A. HAUSMAN, AND TEAL HAUSMAN TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 19, KNOWN AS HALLIE HEIGHTS.
- E. APPOINTING NICK R. DOMINGUEZ AND REAPPOINTING SHANE M. DAVIS, ROMELIA ESCAMILLA, LAZAR A. HAUSMAN, AND TEAL HAUSMAN TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 25, KNOWN AS HUNTER'S POND.
- F. REAPPOINTING EDWARD R. CAMPOS, LANCE F. ELLIOT, DANNY C. MCKNIGHT, AND DALE SLINKARD TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 29, KNOWN AS ROSILLO RANCH.
- G. REAPPOINTING ARTHUR R. GARCIA TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 32, KNOWN AS MISSION DRIVE-IN.
- H. APPOINTING JANE THOMAS (DISTRICT 7, CATEGORY: CONSUMER OF HANDICAPPED SERVICES) TO THE DISABILITY ACCESS ADVISORY COMMITTEE.

2012-03-15-0197

Item 17. AN ORDINANCE AUTHORIZING THE NEGOTIATION AND EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SRO ASSOCIATES, INC. NOT TO EXCEED \$160,000.00 FOR THE CITY OF SAN ANTONIO'S HISTORIC MISSION DRIVE-IN MARQUEE MURAL PROJECT, A PREVIOUSLY AUTHORIZED TAX NOTES AND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDED PROJECT IN COUNCIL DISTRICT 3.

[CONSENT ITEMS CONCLUDED]

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

The City Clerk read the following Ordinance:

2012-03-15-0192

Item 11. AN ORDINANCE, ON BEHALF OF SAN ANTONIO WATER SYSTEM (SAWS), AUTHORIZING THE ACQUISITION BY SAWS, THROUGH NEGOTIATION OR CONDEMNATION, OF FOUR PERMANENT AND FOUR TEMPORARY EASEMENT INTERESTS TO PORTIONS OF PRIVATELY-OWNED REAL PROPERTY LOCATED WITHIN

NCB 14865 AND 16883 IN COUNCIL DISTRICT 8, NEEDED FOR THE SAWS COMPONENT OF BEXAR COUNTY'S HAUSMAN DRAINAGE PHASE I PROJECT; DECLARING IT TO BE A PUBLIC PROJECT AND A PUBLIC NECESSITY FOR THE ACQUISITION.

Councilmember Williams stated that this was a small piece of property that would help address flooding issues in the area.

Councilmember Williams moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use of permanent easements and temporary construction easements for the SAWS Hausman Drainage Phase I Project by acquiring the following property described by the City Clerk and incorporated as part of this Motion. Councilmember Saldaña seconded the motion.

City Clerk Vacek read the property description:

The properties are in Northwest Bexar County and being the following: a 0.038 acre tract, a 0.170 acre tract for a permanent easement, a 0.159 acre tract, a 0.011 acre tract, a 0.202 acre tract, a 0.170 acre tract for a temporary easement, a 0.033 acre tract, all recorded in Volume 9567, Page 25 and Page 26; and a 0.017 acre tract as recorded in Volume 7011, Page 1827; all in Bexar County, Texas. These properties are more particularly described in Exhibits A1 through A17 attached to the Ordinance.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** C. Medina.

The City Clerk read the following Ordinance:

2012-03-15-0198

Item 18. AN ORDINANCE AUTHORIZING THE ADOPTION OF GUIDELINES FOR A PILOT LOCAL FILMMAKER GRANT PROGRAM THAT WILL AWARD A SINGLE \$25,000.00 MATCHING GRANT TO A LOCAL FILMMAKER FOR A FILM PRODUCED IN SAN ANTONIO.

Councilmember D. Medina asked for additional information on the Local Filmmaker Grant Program. Felix Padron stated that the grant was a strategy to enhance support to the local film industry in San Antonio. He noted that \$25,000 would be available to filmmakers in San Antonio to produce a film with a budget of \$250,000 or less. He indicated that the intent was to promote films being made in San Antonio and to market the city. Councilmember D. Medina asked of the source of the funding. Mr. Padron confirmed that funding was available through the Hotel/Motel Tax (HOT) and that the grant guidelines had been approved by the Cultural Arts Board. Drew Meyer-Oakes added that a requirement of the grant was that a distribution deal must be in place prior to a filmmaker submitting their application. Councilmember D. Medina expressed his support for the grant and efforts to enhance filmmaking in San Antonio. Mayor Castro thanked staff for their work and stated that he looked forward to growing the film industry in San Antonio.

Councilmember D. Medina moved to adopt the proposed Ordinance. Councilmember Chan seconded the motion.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** C. Medina.

The City Clerk read the following Ordinance:

2012-03-15-0199

Item 19. AN ORDINANCE AUTHORIZING AN INTERLOCAL AGREEMENT WITH VIA METROPOLITAN TRANSIT TO PROVIDE EMERGENCY TRANSPORTATION SERVICES THROUGH THE OFFICE OF EMERGENCY MANAGEMENT DURING EMERGENCIES DECLARED BY THE STATE OF TEXAS AND PAID BY THE STATE OF TEXAS FOR THE PERIOD OF MARCH 15, 2012 THROUGH DECEMBER 31, 2012 WITH AUTOMATIC ANNUAL EXTENSIONS THROUGH DECEMBER 31, 2016.

Councilmember D. Medina stated that he was pleased that the city was preparing for emergencies and asked for additional information. Larry Treviño, Emergency Management Coordinator reported that the agreement was being implemented as a result of necessary actions due to Hurricane Rita. He noted that the contract would only be implemented during emergencies declared by the State and did not obligate the city to spend any funds. Councilmember D. Medina stated that this was a step in the right direction in terms of public safety for the citizens of San Antonio and commended VIA Metropolitan for their work.

Councilmember D. Medina moved to adopt the proposed Ordinance. Councilmember Bernal seconded the motion.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, D. Medina, Lopez, Williams, Chan, Soules, and Mayor Castro. **NAY:** None. **ABSENT:** C. Medina.

Item 20. CITY MANAGER'S REPORT

A. WEATHERIZATION ASSISTANCE PROGRAM UPDATE

Ms. Sculley reported that in 2009, the city had been awarded \$12 million in weatherization assistance funding under the Federal Stimulus Program. She stated that the Weatherization Assistance Program was administered through the Texas Department of Housing and Community Affairs and that due to great performance; the city received an additional \$5 million last year. She noted that 3,320 low-income households and 7,800 residents had been assisted through the program since its inception. She indicated that the average household received \$1,000 in health and safety improvements and \$4,000 in weatherization services to include: insulation, leak reduction, and efficiency appliances. She added that individuals that received services have realized average annual energy savings of \$600 and thanked CPS Energy for their partnership in the program.

B. TREE REBATE PROGRAM

Ms. Sculley reported that over 10,000 trees had been planted through the Green Shade Program since 2010 to enhance parks and improve the city's tree canopy. She reported that the Green Shade Program incentivizes tree planting through reducing energy use and provides up to three \$50 rebates on CPS

Energy Bills for properly planted trees. She reported that 3,500 residential trees had been planted from October 2010 through April 2011 and that at the conclusion of the program; over 20,000 trees will have been planted.

Mayor Castro stated that he was pleased with the efforts to plant trees and encourage energy savings.

RECESSED

Mayor Castro recessed the meeting at 9:54 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Pro Tem Taylor reconvened the meeting at 2:00 pm and addressed the Zoning Items.

CONSENT ZONING ITEMS

Councilmember Lopez moved to approve the following Consent Zoning Items: Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, and Z-11. Councilmember Chan seconded the motion.

Mayor Pro Tem Taylor called upon the individuals registered to speak on the Consent Zoning Items.

Jack M. Finger expressed opposition to the rezoning in Item Z-1, noting that he did not support the used car lot and that the Beacon Hill Neighborhood Association was in opposition. He spoke against Item Z-4 and stated that over 10% of the surrounding property owners were in opposition. He noted that there were many individuals opposed to the proposed heliport in Item Z-9 that would cause excessive noise. He added that he was against the rezoning in Item Z-12, noting that the applicant would not live in the dwelling.

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

2012-03-15-0201

Item Z-3. **ZONING CASE # Z2012025 (District 3):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.086 acres out of Lot 9, Block 1, NCB 9566 located at 108 Goliad Road (also known as 110 and 114 Goliad 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: 2.086 ACRES OUT OF LOT 9, BLOCK 1, NCB 9566 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2012-03-15-0202

Item Z-4. **ZONING CASE # Z2012052 (District 3):** An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-1" Light Commercial District on a 1.00 acre tract of land out of Lot A, NCB 10838 located at 4343 Chandler 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 1.00 ACRE TRACT OF LAND OUT OF LOT A, NCB 10838 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-1" LIGHT COMMERCIAL DISTRICT.

2012-03-15-0203

Item Z-5. **ZONING CASE # Z2012057 (District 3):** An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on an 18.61 acre tract of land out of NCB 18087 located at 10120 South State Highway 16. 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: 18.61 ACRE TRACT OF LAND OUT OF NCB 18087 TO WIT: FROM "UD AHOD" URBAN DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2012-03-15-0204

Item P-1. **PLAN AMENDMENT CASE #12018 (District 4):** AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN CONTAINED IN THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF A 4.953 ACRE TRACT OF LAND LOCATED AT 2221, 2211, AND 2209 SOUTHWEST MILITARY DRIVE AND 123 ASCOT AVENUE FROM MIXED USE AND HIGH DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL. STAFF AND PLANNING COMMISSION RECOMMEND APPROVAL. (ASSOCIATED ZONING CASE: #Z2011211)

2012-03-15-0205

Item Z-6. **ZONING CASE # Z2011211 (District 4):** An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 2, 3, 4, and 5, NCB 8947 located at 2209, 2211 and 2221 Southwest Military Drive and 123 Ascot. Staff and Zoning Commission recommend approval pending the 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: LOTS 2, 3, 4, AND 5, NCB 8947 TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2012-03-15-0206

Item Z-7. **ZONING CASE # Z2012053 (District 4):** An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 19 and 20, Block 1, NCB 14551 located at 10905 and 10907 South State Highway 16. 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 AND 20, BLOCK 1, NCB 14551 TO WIT: FROM "UD AHOD" URBAN DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2012-03-15-0207

Item Z-8. **ZONING CASE # Z2011200 CD (District 5):** An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD CD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 19, Block 17, NCB 3775 located at 1802 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: LOT 19, BLOCK 17, NCB 3775 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

2012-03-15-0208

Item Z-11. **ZONING CASE # Z2012056 CD (District 7):** An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Studio - Fine or Performing Arts on Lots 1 and 2, Save and Except the North Six Feet, Block 3, NCB 1965 located at 1803 West Woodlawn. Staff and Zoning Commission recommend approval with conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 1 AND 2, SAVE AND EXCEPT THE NORTH SIX FEET, BLOCK 3, NCB 1965 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A STUDIO - FINE OR PERFORMING ARTS PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO.

[CONSENT ZONING CONCLUDED]

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

DENIED

Item Z-1. **ZONING CASE #Z2011174 (District 1):** An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District on Lots 29 and 30, Block 6, NCB 6541 located at 719 West Hildebrand Avenue. Staff and Zoning Commission recommend denial.

John Jacks stated that staff and the Zoning Commission recommended denial of Item Z-1. He reported that of 38 notices mailed; none were received in favor or in opposition. He added that the Beacon Hill Area Neighborhood Association was opposed to the rezoning.

Councilmember Bernal stated that he concurred with the staff and Zoning Commission recommendation to deny the zoning request.

Councilmember Bernal moved to deny the proposed Ordinance. Councilmember Chan seconded the motion.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, Lopez, Williams, Chan, and Soules. **NAY:** None. **ABSENT:** D. Medina, C. Medina and Mayor Castro.

2012-03-15-0200

Item Z-2. **ZONING CASE #Z2012059 (Districts 2, 9, and 10):** An Ordinance amending the Zoning District Boundary from multiple zoning districts to multiple zoning districts with the adoption and application of the Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3) to the following properties within the municipal boundary of the City of San Antonio: 1) multiple properties located within 200 feet of the outer right-of-way boundary line of Austin Highway, between said municipal boundary to the west and West Meadowlane Drive to the east; 2) multiple properties within 300 feet of the outer right-of-way boundary line of Austin Highway, between West Meadowlane Drive to the west and Loop 410 to the east; and 3) multiple properties within 300 feet of the outer right-of-way boundary line of Harry Wurzbach Road, between Loop 410 to the north and Fort Sam Houston to the south. 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: PROPERTIES WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF SAN ANTONIO: 1) MULTIPLE PROPERTIES LOCATED WITHIN 200 FEET OF THE OUTER RIGHT-OF-WAY BOUNDARY LINE OF AUSTIN HIGHWAY, BETWEEN SAID MUNICIPAL BOUNDARY TO THE WEST AND WEST MEADOWLANE DRIVE TO THE EAST; 2) MULTIPLE PROPERTIES WITHIN 300 FEET OF THE OUTER RIGHT-OF-WAY BOUNDARY LINE OF AUSTIN HIGHWAY, BETWEEN WEST MEADOWLANE DRIVE TO THE WEST AND LOOP 410 TO THE EAST; AND 3) MULTIPLE PROPERTIES WITHIN 300 FEET OF THE OUTER RIGHT-OF-WAY BOUNDARY LINE OF HARRY WURZBACH ROAD, BETWEEN LOOP 410 TO THE NORTH AND FORT SAM HOUSTON TO THE SOUTH TO WIT: FROM MULTIPLE ZONING DISTRICTS TO MULTIPLE ZONING DISTRICTS WITH THE ADOPTION AND APPLICATION OF THE AUSTIN HIGHWAY/HARRY WURZBACH (TAPS MEMORIAL BOULEVARD) METROPOLITAN CORRIDOR OVERLAY DISTRICT (MC-3).

Chris Looney stated that staff and the Zoning Commission recommended approval of Item Z-2. He reported that the Planning and Community Development Department had created a team of 30 property and business owners, and neighborhood association representatives, to develop a set of zoning design standards for new construction along the corridors. He noted that three public meetings and six meetings with the team were held to develop the standards. He indicated that 582 notices were mailed to affected property owners and 552 notices were mailed to property owners within 200 feet. He reported that 72 responses were received in favor and 17 were received in opposition. He added that the Bel Meade; Oak Park; and Terrell Hills Neighborhood Associations were in favor and that no response was received from the Village North One Neighborhood Association.

Mayor Pro Tem Taylor called upon the citizens registered to speak.

Charles Morin addressed the City Council against the zoning case and stated that the rezoning would hurt jobs and businesses.

Linda Hamilton spoke in support of the overlay district and stated that the zoning would create a more beautiful impression of San Antonio and Fort Sam Houston. She noted that it would enhance property values while not placing restrictions for the residents. She added that it will attract more Fort Sam Houston Employees to live in the area.

Dan C. Meyer stated that he is employed at Fort Sam Houston and that the zoning goals were realistic and attainable.

LJ Cott stated that he had served on the committee and believed they had done a good job. He recommended that the City Council approve the rezoning.

Councilmember Soules stated that the overlay process was the culmination of over a decade of work to revitalize the Harry Wurzbach/Austin Highway Corridors. He thanked the many individuals involved in the process and recognized Jack Judson.

Mr. Jack Judson addressed the Council regarding the history of said rezoning item, noting that this was a continuation of work that began 10 years ago. He stated that the rezoning would not hinder anything but would improve the area.

Councilmember Williams expressed his support for the improvements that would occur in the area.

Councilmember Taylor stated that the rezoning affected a portion of District 2 and commended Councilmember Soules for his leadership on said item.

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

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, Lopez, Williams, Chan, and Soules. **NAY:** None. **ABSENT:** D. Medina, C. Medina and Mayor Castro.

CONTINUED TO APRIL 5, 2012

Item Z-9. **ZONING CASE # Z2012041 S (District 6):** An Ordinance amending the Zoning District Boundary from "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 S GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Helistop on a 0.268 of an acre tract of land being out of Lot 3, Block 50, NCB 17642 located at 10811 Town Center Drive. Staff and Zoning Commission recommend approval.

John Jacks stated that staff and the Zoning Commission recommended approval of Item Z-9. He reported that of nine notices mailed; four were returned in favor and none were returned in opposition.

Mayor Pro Tem Taylor called upon Trey Jacobson to speak on said item.

Mr. Trey Jacobson stated that he was joining with the applicant to request a continuance of the zoning case.

Councilmember Lopez moved to continue Item Z-9 to April 5, 2012. Councilmember Bernal seconded the motion.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, Lopez, Williams, Chan, and Soules. **NAY:** None. **ABSENT:** D. Medina, C. Medina, and Mayor Castro.

CONTINUED TO APRIL 5, 2012

Item Z-10. **ZONING CASE # Z2012049 (District 7):** An Ordinance amending the Zoning District Boundary from "R-4 AHOD NCD-8" Residential Single-Family Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District to "RM-4 AHOD NCD-8" Residential Mixed Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District on Lot 5, Block 32, NCB 1974 located at 1719 West Craig Place. Staff recommends approval. Zoning Commission recommends denial. (Continued from February 16, 2012)

John Jacks stated that staff recommended approval and the Zoning Commission recommended denial of Item Z-10. He noted that of 27 notices mailed; three were returned in opposition and none were

returned in favor. He added that the Woodlawn Lake Community Association was in opposition to the rezoning.

Councilmember Bernal moved to continue said item to April 5, 2012. Councilmember Lopez seconded the motion.

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, Lopez, Williams, and Chan. **NAY:** None. **ABSENT:** D. Medina, C. Medina, Soules, and Mayor Castro.

2012-03-15-0209

Item Z-12. **ZONING CASE # Z2012042 (District 9):** An Ordinance amending the Zoning District Boundary from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "RM-4 NCD-6" Residential Mixed Mahncke Park Neighborhood Conservation District on Lot 16, Block 2, NCB 6090 located at 234 Pershing 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 16, BLOCK 2, NCB 6090 TO WIT: FROM "R-4 NCD-6" RESIDENTIAL SINGLE-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT TO "RM-4 NCD-6" RESIDENTIAL MIXED MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT.

John Jacks stated that staff and the Zoning Commission recommended approval of Item Z-12. He reported that of 39 notices mailed; four were returned in favor and two were returned in opposition. He noted that the Mahncke Park Neighborhood Association was in support of the rezoning.

Mayor Pro Tem Taylor called upon the citizens registered to speak on said item.

Carlynn Ricks spoke in opposition to the zoning request, noting that approval would override the Unified Development Code and the Mahncke Park Master Plan. She indicated that she had received petitions from 12 homeowners in the area opposed to the zoning and expressed concern with parking. She also noted concerns that she did not speak at the second public hearing on the case because she believed the case was dismissed.

Ruth A. Rodriguez stated that she lives in the area and is opposed to the zoning request. She expressed concern that it does not follow the Master Plan for the area and that the landlord would not live on the property.

Tom Simmons stated that he is the owner of the property and had lived in the area for 20 years. He noted that the unit was built as additional living space and he had followed all of the Code Requirements. He indicated that parking had not been an issue and that this would be an upgrade to the property.

Councilmember Chan asked why Ms. Ricks was not allowed to speak at the Zoning Commission Meeting. Mr. Jacks explained that there was a typographical error on the case number but the

Commissioners took action since it was the second time they were hearing the case. Councilmember Chan asked of the recommendation for approval by staff. Mr. Jacks replied that it was deemed consistent with the neighborhood plan. Councilmember Chan commended the applicant for reaching out to the neighbors and noted that they had received support from the Mahncke Park Neighborhood Association.

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

The motion prevailed by the following vote: **AYES:** Bernal, Taylor, Ozuna, Saldaña, Lopez, Williams, Chan, and Soules. **NAY:** None. **ABSENT:** D. Medina, C. Medina, and Mayor Castro.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Taylor adjourned the meeting at 2:50 pm.

APPROVED



JULIÁN CASTRO
MAYOR

Attest:



LETICIA M. VACEK, TRMC/MMC
City Clerk