

**State of Texas
County of Bexar
City of San Antonio**



**FINAL
Meeting Minutes
City Council A Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Thursday, June 4, 2015

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular City Council Meeting. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

PRESENT: 9 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Warrick and Gonzales

Mrs. Vacek announced that Councilmember Warrick was attending his Grandfather's Funeral and that Councilmember Gonzales was out of town on personal business.

1. The Invocation was delivered by Reverend Gavin Rogers, Christ Episcopal Church, guest of Councilmember Roberto C. Treviño.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of May 6 - 7, 2015.

Councilmember Saldaña moved to approve the minutes for the Regular City Council Meetings of May 6-7, 2015. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Warrick and Gonzales

ACTION ITEMS FOR STAFF BRIEFING

The City Clerk read the caption for Item 4:

4. A Public Hearing and consideration of the following ordinances related to a Public Private Partnership among the City of San Antonio, Weston Urban LLC and Frost Bank for the purchase of the Frost Bank Tower; the creation of 265 residential units in the central business district; and the construction of a Class A office tower in downtown San Antonio: [Carlos Contreras, Assistant City Manager; Lori Houston, Director; Center City Development and Operations]

2015-06-04-0471

- 4A. An Ordinance authorizing the execution of a Comprehensive Development Agreement among the City of San Antonio, Weston Urban LLC and Frost Bank for the City of San Antonio to purchase Frost Bank Tower for the amount of \$51 million, for Weston Urban LLC to create 265 residential units in the central business district and for Western Urban LLC to construct a Class A office tower in downtown San Antonio for the occupancy of Frost Bank; and authorizing negotiation and execution of ancillary agreements and documents among and between the City of San Antonio, Weston Urban LLC and Frost Bank as necessary to effectuate the intent and purpose of the Comprehensive Development Agreement.

2015-06-04-0472

- 4B. An Ordinance authorizing the negotiation and execution of an Economic Development Agreement with Weston Urban LLC in accordance with current Center City Housing Incentive Policy and Inner City Reinvestment Infill Policy for the construction of residential housing in the central business district; and an Economic Development Agreement with Weston Urban LLC for the construction of a Class A office tower in downtown San Antonio in accordance with the current Inner City Reinvestment Infill Policy and Chapter 380 of the Texas Local Government Code.

2015-06-04-0473

- 4C. An Ordinance authorizing the negotiation and execution of a Real Estate Purchase Agreement between the City of San Antonio and Frost Bank for the City of San Antonio's acquisition of the existing Frost Bank Tower and adjacent parking garage for the amount of \$51 million; authorizing a Master Lease Agreement for the occupancy of the Frost Bank Tower by Frost Bank for a period of time coinciding with the completion of construction of a Class A office tower in downtown San Antonio; and authorizing an amendment to the existing City of San Antonio lease at Frost Bank Tower to provide additional space to the City of San Antonio as it comes available.

2015-06-04-0474

- 4D. An Ordinance declaring as surplus properties owned by the City of San Antonio located at 114 W. Commerce ("Municipal Plaza); 319 W. Travis ("San Fernando Gym"), and 403 N. Flores (surface lot); and authorizing the sale of such properties to Weston Urban LLC in the following amounts: \$5,020,000.00 for Municipal Plaza; \$950,000.00 for the San Fernando Gym; and \$392,432.00 for 403 N. Flores.

2015-06-04-0475

- 4E. An Ordinance authorizing the final negotiation and execution of a Condominium Declaration, Parking Lease and Tunnel License Agreement with Weston Urban LLC to provide terms and conditions for the use and access of Municipal Plaza and existing Frost Bank parking garage.

2015-06-04-0476

- 4F. An Ordinance authorizing the final negotiation and execution of escrow agreements and other necessary agreements and documents associated with the purchase of the existing Frost Bank Tower and the sale of properties owned by the City of San Antonio.

Mayor Taylor opened the Public Hearing on the Comprehensive Development Agreement among the City of San Antonio, Weston Urban LLC and Frost Bank for the purchase of the Frost Bank Tower and adjacent garage by the City; the sale of City-owned properties to Weston Urban LLC to facilitate the development of 265 residential units in the central business district; and the construction of a Class A office tower in downtown San Antonio to be occupied by Frost Bank. She stated that the hearing was being held in accordance with Chapter 2267 of the Texas Government Code and the City's adopted Public-Private Partnership Guidelines.

Lori Houston presented the Downtown Public Private Partnership (P3) noting that they had received the proposal in August 2014. She stated that the transaction would include the sale of three properties: 1) Municipal Plaza Building, 2) San Fernando Gym, and 3) Surface Parking Lot at 403 N. Flores Street. She noted that the City would purchase the Frost Bank Tower which would allow for the consolidation of City Operations. She reported that Weston Urban would build a new tower to serve as the Frost Bank Headquarters located at the current Frost Motor Bank Site. She indicated that this would be the first Office Tower in the Downtown Area in 26 years and that 265 Downtown Housing Units would be built. She stated that the City of San Antonio would sell the Municipal Plaza Building but retain the City Council Chambers including Mezzanine Levels M and 1, as well as the B Room. She noted that Weston Urban would purchase Floors 2 through 11, Plaza Room C, and the remaining Plaza Rooms. She indicated that they would redevelop the property into 65 housing units and 3,500 square feet of retail on the Commerce Street Frontage. She mentioned that the operations at San Fernando Gym would be relocated to another facility and Weston Urban would redevelop the property for housing. She added that they would develop the surface lot at 403 N. Flores along with property they own nearby into 130 housing units.

Mrs. Houston stated that the City of San Antonio would acquire the Frost Bank Tower which includes 445,617 square feet and a 732-space parking garage. She noted that the building was connected to the Municipal Plaza Building via a tunnel. She reported that on October 17, 2014, a competing proposal was received from Primera Partners proposing a direct sale of the Riverview Towers located at 111 Soledad Street. However, the City of San Antonio did not pursue the competing proposal as it did not have parking or other economic benefits that would be realized by the Weston Urban Proposal. She stated that they hired the Glen Company to complete a Fair Market Appraisal of the Frost Bank Tower which came in at \$47.5 Million. She mentioned that a Space Needs Analysis was completed to determine how much of the Frost Bank Tower that the City would occupy utilizing an open space floor plan. It was determined that the City would utilize 12 floors, the Basement Level, and some of the Street Level. She noted that the City could lease out six floors to third party office users and the remaining Street Level Space to retail users. She reported that a Building Assessment was conducted for the Frost Bank Tower which identified \$6.7 Million in improvements. She indicated that a 30-Year Cash Flow Analysis showed a net savings of \$1.2 Million to the City Budget over 30 years. She added that staff was exploring other opportunities to increase the net savings to include the disposition and sale of the Continental Hotel Building and property at 506 Dolorosa. She mentioned that they were also exploring the opportunity to relocate ITSD from their office on Frio Street to the Frost Bank Tower.

Mrs. Houston reported that the transaction would be memorialized in a Comprehensive Development Agreement (CDA) between the City of San Antonio, Weston Urban, and Frost Bank. She stated that the CDA would include several other agreements and contracts as exhibits to include the following: 1) Real Estate Contract for the purchase of the Frost Bank Tower; 2) Real Estate Contracts for the purchase of the three City Properties; 3) Master Lease Agreement for Frost Tower to be occupied by Frost Bank during the construction of the New Tower; 4) Development and Incentive Agreement for the construction of the New Tower and housing projects; 5) Pre-Paid Purchase Price Deposit; 6) Parking Lease Agreement for 85 spaces in the Frost Bank Garage; and 7) Lease/License Agreement for shared use of the tunnel that connects Frost Bank to the Municipal Plaza Building.

Mrs. Houston stated that the City of San Antonio would purchase the Frost Bank Tower for \$51 Million. She noted that Frost would provide the City with at least \$1.9 Million toward the \$2.9 Million of improvements needed for the building through a lease arrangement during the 36-month Master Lease Period. She added that the City would deposit \$5.5 Million as the Pre Paid Purchase for the Frost Bank Tower which will be applied to the Purchase Price at closing. She stated that Weston Urban would construct a 400,000 square foot Tower at the Frost Motor Bank Location to include a Parking Garage. She noted that Frost Bank would occupy 250,000 square feet of the Tower. She outlined the incentives to include a SAWS Impact Fee Waiver and other City Fee Waivers as prescribed in the Inner City Reinvestment Infill Policy (ICRIP). She added that Weston Urban would purchase three properties from the City which when combined with the properties that Frost will sell to Weston Urban, will facilitate the construction of at least 265 Housing Units.

Mrs. Houston explained that the design effort for the New Tower would take 12 months and would be completed in the Summer of 2016. She stated that the new City Administrative Office Tower would be ready for move-in by Spring of 2020. She added that Weston Urban would renovate the Municipal Plaza for housing and anticipated completion in the Spring of 2023. She highlighted the consolidation and economic development benefits and outlined next steps.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger addressed the City Council in opposition to said items noting concerns that the housing component of the project would not go out for bid.

Having heard all comments from those citizens wishing to be heard, Mayor Taylor closed the Public Hearing.

Councilmember Saldaña asked of the \$6.7 Million identified in improvements at the Frost Bank Building. Mr. Jorge Perez responded that an assessment was conducted in which they evaluated the mechanical and electrical systems, roof condition, and reviewed projects completed by Frost Bank over the last 6-10 years. He stated that the immediate need was \$6.7 Million and they were developing a deferred maintenance plan for future needs. Mr. Dean Alderson noted that there was an additional cost to renovate each floor based on City Specifications. Councilmember Saldaña stated that he was pleased to see that the Decade of Downtown was becoming a realization and highlighted the new Tower that would be built.

Councilmember Nirenberg asked if the City Attorney's Office had conducted a thorough review of the Agreement. Ms. Martha Sepeda replied that they had reviewed it along with Outside Counsel. Councilmember Nirenberg commended everyone for their work and expressed his support for the P3.

Councilmember Krier stated that this was a win for everyone involved and looked forward to the implementation of the project. He commended Mayor Taylor for moving forward on the project and recognized Frost Bank and Graham Weston for their partnership.

Councilmember Treviño stated that he was excited about the great opportunities that the project would bring to San Antonio and the Downtown Area.

Councilmember Viagran thanked everyone for their work and due diligence on the P3. Councilmember Lopez also thanked everyone for their work and stated that there was now a sense of urgency to focus on other assets in the Downtown Area. Mayor Taylor added her thanks to all of the partners and stated that the project would help accomplish multiple goals for the City of San Antonio.

Councilmember Treviño moved to adopt the proposed ordinances for Items 4A-4F. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Warrick and Gonzales

CONSENT AGENDA ITEMS

Items 13 and 14 were pulled for Individual Consideration. Councilmember Nirenberg moved to approve the remaining Consent Agenda Items: 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21A, 21B, 22A, and 22B. Councilmember Treviño seconded the motion.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger expressed opposition to the lawsuits in Items 13 and 14 and asked of the consequences to the City Employees involved. He expressed concern with the campaign contributions provided to City Councilmembers by Frost Bank (Item 21A).

Faris Hodge, Jr. submitted written testimony in favor of Items 4-22B. He requested that backup information be provided for the City Manager's Report (Item 23).

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

AYE: 8 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 3 - Warrick, Gonzales and Krier

2015-06-04-0477

5. An Ordinance authorizing a contract with Goodwill Industries of San Antonio to provide landscaping services at various City locations to include mowing, mulching, edging, shrub pruning, trimming, leaf/debris blowing and sweeping for an estimated amount of \$90,000.00 annually, funded with the FY2015 Adopted Operating budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-06-04-0478

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$341,000.00: (A) Brown Traffic Products, Inc. for extended view led traffic signal lamps, and (B) Centerline Supply for traffic posts and hardware. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-06-04-0479

7. An Ordinance for Wilson Boulevard (Club Drive to Donaldson Avenue) & Thespian Island, a 2012-2017 Bond-funded Project, located in Council District 7, awarding a construction contract in the amount of \$808,105.00 to E-Z Bel Construction, LLC., of which \$29,000.00 will be reimbursed by San Antonio Water Systems and \$173,290.00 will be reimbursed by CPS Energy. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2015-06-04-0480

8. An Ordinance for Peggy Drive Extension, a 2012-2017 General Obligation Bond funded Project, located in Council District 2, awarding a construction contract in the amount of \$1,799,179.62 to CRG. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2015-06-04-0481

9. An Ordinance for the 36th Street Phase IIIB - (Billy Mitchell to General Hudnell) Project, a 2012 General Obligation Bond and federally funded Project and \$1,745,608.80 federally funded project from TxDOT, located in Council District 4, awarding a construction contract in the amount of \$8,078,660.90 to Shannon Monk of which \$1,093,954.00 will be reimbursed by San Antonio Water Systems and \$148,464.50 will be reimbursed by CPS Energy and reallocating \$1,044,151.00 in 2007-2012 General Obligation Street Bond Savings to this project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2015-06-04-0482

10. An Ordinance authorizing the execution of a Lease Agreement for an annual rental rate of \$21,142.00, between the City of San Antonio as Landlord and DNT Construction, LLC, as Tenant for use of the property located at 1406 Knights Cross Drive, for a one-year term commencing June 1, 2015 and expiring May 31, 2016. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

2015-06-04-0483

11. An Ordinance authorizing the closure, vacation, and abandonment of a 0.6246 acre improved portion of Rittiman Road public right of way located between Austin Highway and North New Braunfels Avenue, with a conditional conveyance after the TxDOT work is complete, in Council District 10, as requested by the Marion Koogler McNay Art Museum. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

2015-06-04-0484

12. An Ordinance authorizing the submission of a grant application to the Department of Homeland Security and the acceptance of funds upon award in an amount up to \$425,631.13 for the San Antonio Metropolitan Health District's participation in the Whole Air Program for a period beginning September 1, 2015 through August 31, 2016. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

2015-06-04-0487

15. An Ordinance authorizing payment to the Bexar County Elections Office in an amount up to \$851,194.81 for election services related to the June 13, 2015 Run-off Election. [Leticia M. Vacek, City Clerk]

2015-06-04-0039R

16. A Resolution approving a financing and refinancing by the Arlington Higher Education Finance Corporation, of its Education Revenue Bonds (America CAN!), Series 2015A, for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-06-04-0040R

17. A Resolution approving a financing and refinancing by the Arlington Higher Education Finance Corporation, of its Education Revenue Refunding Bonds (Harmony Public Schools), Series 2015, for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2015-06-04-0488

18. An Ordinance authorizing the substitution of Community Development Block Grant Program funds with the City's General Funds for the City's Let's Paint Program in the amount of \$550,000.00; authorizing the reprogramming of Community Development Block Grant Program funds in the amount of \$550,000.00 from the FY 2014 and FY 2015 District 5 Let's Paint Program to the City's Street Maintenance Program for public infrastructure improvements in low income areas; and amending the FY 2015 Action Plan and Budget. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2015-06-04-0489

19. An Ordinance amending the boundaries of the Tax Increment Reinvestment Zone #30 (Westside TIRZ) and the Tax Increment Reinvestment Zone #9 (Houston Street TIRZ); authorizing amendments to the Project and Finance Plans for each TIRZ; and filling three vacant seats on the Houston Street TIRZ Board of Directors. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2015-06-04-0490

20. An Ordinance for the Mission Drive-In Redevelopment Project, authorizing an amendment to an Interlocal Agreement between the City of San Antonio and the San Antonio River Authority at \$52,843.00 for additional Low Impact Development Analysis Services in support of the City's Mission Area – Environmental Protection Agency 319 Grant, and authorizing an additional amount not-to-exceed \$17,000.00 to San Antonio River Authority. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
21. Consideration of the following matters related to depository banking, lockbox, and merchant banking services provided to the City of San Antonio: [Ben Gorzell, Chief Financial Officer, Troy Elliott, Director, Finance]

2015-06-04-0491

- 21A. An Ordinance approving the first amendment and first renewal and extension with Frost Bank to provide depository banking and lockbox services and related financial services to the City of San Antonio for a renewal period of two years, commencing on July 1, 2015, and ending on June 30, 2017; and authorizes other matters incident and related thereto.

2015-06-04-0492

- 21B. An Ordinance approving the renewal and extension with JP Morgan Chase Bank, N.A. and Paymentech, LLC to provide merchant banking services to the City of San Antonio for a renewal period of two years, commencing on July 1, 2015, and ending on June 30, 2017; and authorizes other matters incident and related thereto.
22. Consideration of the following two items related to the selection of Financial Underwriters: [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Director, Finance]

2015-06-04-0493

- 22A. An Ordinance authorizing and approving the same terms and conditions for the second and final renewal term for the Financial Underwriting Pool from which Financial Underwriter Syndicates will be selected and approved by City Council for various financings for the period commencing October 1, 2015 and ending September 30, 2016.

2015-06-04-0494

22B. An Ordinance approving the Financial Underwriter Syndicates selected from the Financial Underwriting Pool for financings of: (1) General Improvement and Refunding Bonds, Series 2015, Combination Tax and Revenue Certificates of Obligation, Series 2015, and Tax Notes, Series 2015 and (2) Passenger Facility Charge and Subordinate Lien Airport System Revenue Refunding Bonds, Series 2015.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

The City Clerk read the caption for Item 13:

2015-06-04-0485

13. An Ordinance authorizing the settlement of a lawsuit styled Hector P. Esquivel and Raymond Villagram v. City of San Antonio, Cause Number 2013-CI-04091 in the 285th Judicial District, Bexar County, Texas in the amount of \$68,000.00 payable from the Self-Insured Liability Fund. [Martha G. Sepeda, Acting City Attorney]

Councilmember Viagran recused herself on Item 13 by exiting the Council Chambers and noting that she submitted the recusal forms to the City Clerk. She indicated that there was no relation although the spelling of the name was too similar.

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

AYE: 7 - Mayor Taylor, Treviño, Saldaña, Lopez, Medina, Nirenberg and Gallagher

ABSENT: 3 - Warrick, Gonzales and Krier

ABSTAIN: 1 - Viagran

The City Clerk read the caption for Item 14:

2015-06-04-0486

14. An Ordinance authorizing the settlement of litigation styled Northern Hills Management Company vs. City of San Antonio, Cause Number 2012-CI-09363 in the 166th Judicial District, Bexar County, Texas; authorizing the acquisition and

operation of the Northern Hills Golf Course and associated costs; and authorizing the execution of related documents. [Martha G. Sepeda, Acting City Attorney]

Councilmember Gallagher recused himself on Item 14 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

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

AYE: 7 - Mayor Taylor, Treviño, Saldaña, Lopez, Medina, Nirenberg and Krier

ABSENT: 3 - Warrick, Viagran and Gonzales

ABSTAIN: 1 - Gallagher

23. City Manager's Report
A. COSAGOV Texts

Mrs. Sculley reported that the Department of Communications and Public Affairs had launched a new pilot communications tool to keep residents informed about City-Related Events and Services. She stated that the new mobile texting program was called COSAGOV Texts. She noted that through COSAGOV Texts, City Information was delivered to a resident's mobile device through a text message. She indicated that residents could enroll by texting COSAGOV to 55000. She mentioned that residents could choose to receive City News and Event Information from City Departments, the Mayor's Office and each respective City Council District. She stated that there was no cost for COSAGOV Texts, though mobile providers' standard rates for sending and receiving text messages may apply. She thanked the Department of Communications and Public Affairs for this innovative way to reach residents.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting at 9:58 am to continue the previous day's Executive Session and discuss the following:

B. DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY AND DISCUSS RELATED LEGAL ISSUES PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.072 (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY).

RECONVENED

Mayor Taylor reconvened the meeting at 2:08 pm and announced that no action was taken in Executive Session. She addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-1 and Z-10 were pulled for individual Consideration. Mayor Taylor announced that Items P-4 and Z-9 were postponed by the Applicant and would not be addressed. She noted that the individuals that signed up to speak on those items would be called on and could address the City Council. Councilmember Gallagher moved to approve the remaining Consent Zoning Items: Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, Z-7, P-3, Z-8, Z-11, Z-12, and Z-13. Councilmember Krier seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Alan Montemayor expressed concern with the proposed zoning request for the Niagra Bottled Water Company at Brooks City Base (Item Z-9). He noted that they would waste one gallon of water for every gallon of water sold and was concerned with the amount of plastic waste they would generate.

Karen Wheeler urged the City Council not to approve the rezoning requested by the Niagra Bottled Water Company (Item Z-9). She expressed concern with the high carbon footprint and the fact that less than 20% of water bottles were recycled.

David Klar stated that Niagra was a highly water intensive type of business and expressed concern with the amount of energy they would utilize (Item Z-9).

Jack M. Finger stated that the City Council should look at the water intensive companies that come to San Antonio and establish a policy on providing special privileges to them (Item Z-9).

Faris Hodge, Jr. submitted written testimony in favor of all of the Zoning Items with the exception of Z-9.

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

AYE: 9 - Mayor Taylor, Treviño, Viagran, Saldaña, Lopez, Medina, Nirenberg, Krier and Gallagher

ABSENT: 2 - Warrick and Gonzales

2015-06-04-0495

Z-2 ZONING CASE # Z2015175 (Council District 1): 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 0.287 acres out of Lot 43, NCB 10115 located at 1213 and 1215 Basse 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: 0.287 ACRES OUT OF LOT 43, NCB 10115 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0496

P-1. PLAN AMENDMENT #15036 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1695 acres of land out of Lot 8, Block 15, NCB 1534, located at 1614 Martin Luther King, from "Medium Density Residential" to "Mixed Use". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015161)

2015-06-04-0497

Z-3. ZONING CASE # Z2015161 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1" Office District on Lot 8, Block 15, NCB 1534 located at 1614 Martin Luther King Drive. Staff and Zoning Commission recommend Approval.

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

DESCRIBED HEREIN AS: LOT 8, BLOCK 15, NCB1534 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT AND "O-1" OFFICE DISTRICT.

2015-06-04-0498

P-2. PLAN AMENDMENT #15034 (Council District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.7679 acres of land being Lot 11, Block 2 in NCB 6583 located at 227 West Drexel Avenue from "Medium Density Residential" to "Mixed Use". Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015160)

2015-06-04-0499

Z-4. ZONING CASE # Z2015160 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 11, Block 2, NCB 6583 located at 227 West Drexel 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 11, BLOCK 2, NCB 6583 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0500

Z-5. ZONING CASE # Z2015164 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 13, Block G, NCB 1659 located at 932 Burnet 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 13, BLOCK G, NCB 1659 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "RM-5 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0501

Z-6. ZONING CASE # Z2015171 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential-Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 15B, NCB 576 located at 929 East Crockett 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 12, BLOCK 15B, NCB 576 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 H AHOD" SINGLE-FAMILY RESIDENTIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0502

Z-7. ZONING CASE # Z2015159 S (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for A Specified Financial Institution on 0.073 Acres out of Lot 19, Block 1, NCB 16888 located at 1502 Austin Highway. Staff and Zoning Commission recommend Approval. (Continued from May 21, 2015)

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 1, NCB 16888 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A SPECIFIED FINANCIAL INSTITUTION.

2015-06-04-0503

- P-3.** PLAN AMENDMENT #15037 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing from "Regional Commercial" to "High Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015162)

2015-06-04-0504

- Z-8.** ZONING CASE # Z2015162 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921 located in the 8200 Block of City Base Landing. 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, BLOCK 3, NCB 10879 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

POSTPONED BY APPLICANT

- P-4.** PLAN AMENDMENT #15046 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 34.766 acres of land, out of NCB 10879 and NCB 10921, located at 8200 Block of City-Base Landing, from "Regional Commercial" to "Light Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015196)

POSTPONED BY APPLICANT

- Z-9.** ZONING CASE # Z2015196 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on approximately 34.766 acres of land out of NCB 10879 and NCB 10921 located at 8200 Block of City-Base Landing. Staff recommends Approval. Zoning Commission recommendation pending the June 2, 2015 Zoning Commission meeting.

2015-06-04-0506

Z-11. ZONING CASE # Z2015165 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.824 Acres of land being all of Lot 17 and a Portion of Lots 16, 20 and 21, Block 6, NCB 10938 located at 870 Hot Wells Boulevard. 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: PORTION OF LOTS 16, 17, 20 AND 21, BLOCK 6, NCB 10938 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0507

Z-12. ZONING CASE # Z2015167 (Council District 9): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 4.341 acres out of NCB 11971 located at 10110 North US Highway 281. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.341 ACRE PARCEL OF LAND OUT OF NCB 11971 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2015-06-04-0508

Z-13. ZONING CASE # Z2015176 (Council District 9): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District being 3.406 acres out of NCB 11732 and NCB 11733, generally located in the 1700 Block of Link Drive and Lima Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.406 ACRES OUT OF NCB 11732 AND 11733 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

CONTINUED UNTIL AUGUST 20, 2015

Z-1. ZONING CASE # Z2015036 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 24, NCB 3599 located at 614 West Elmira Street. Staff and Zoning Commission recommend Denial.

John Jacks presented Item Z-1 and stated that staff and the Zoning Commission recommended denial. He reported that of 42 notices mailed; two were returned in favor and five were received in opposition. He noted that the Applicant was requesting a continuance of the case.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger addressed the City Council in opposition to Item Z-1 noting that staff and the Zoning Commission had recommended denial. He expressed concern with the increase in traffic and on-street parking in the area.

Councilmember Treviño moved to continue Item Z-1 until August 20, 2015. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 3 - Gonzales, Medina and Krier

2015-06-04-0505

Z-10. ZONING CASE # Z2015147 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes on Lots 18,19, Block 6, NCB 6517 located at 202 Weaver Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 18, 19, BLOCK 6, NCB 6517 TO WIT: FROM "R-4 H AHOD" RESIDENTIAL SINGLE-FAMILY MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FIVE (5) SINGLE-FAMILY HOMES.

John Jacks presented Item Z-10 and stated that staff and the Zoning Commission recommended approval. He reported that of 36 notices mailed; none were received in support or in opposition. He added that the Roosevelt Neighborhood Association was in support of the request.

Councilmember Viagran called upon the Applicant. Mr. Patrick Christensen stated that he was representing the Applicant and had worked with the Neighborhood Association on various concessions to include: 1) Amending the request to four houses instead of five; 2) The Developer shall apply to the City that there be no parking signs on both sides of Kalteyer Street; 3) Each resident shall have at least one enclosed parking space with an additional parking space of either crushed granite or other type of pervious material; 4) The rear property line, the Western Boundary of the property, shall be bordered with a solid, 6-foot, non-transparent fence; 5) The property will be curbed and have sidewalks constructed as required by City Code; and 6) The Developer shall keep the Roosevelt Neighborhood Association informed of platting status, Historic Review of building plans, and construction dates. Councilmember Viagran asked of the impact of on-street parking. Chief Chris Monestier, Assistant Fire Chief and Deputy Fire Marshal stated that they required 20 feet of access on city streets for emergency vehicles and requested that "No Parking" Signs be placed on both sides of the street.

Councilmember Viagran moved to adopt the proposed ordinance for Item Z-10 with the conditions stated by Mr. Patrick Christensen. Councilmember Gallagher seconded the

motion. The motion prevailed by the following vote:

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

ABSENT: 3 - Gonzales, Medina and Krier

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 2:27 pm.

APPROVED



IVY R. TAYLOR
MAYOR

ATTEST:



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