

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



**DRAFT  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, September 21, 2017

9:00 AM

Municipal Plaza Building

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The City Council convened in a Regular Meeting. Deputy City Clerk Leticia Saenz took the Roll Call noting the following Councilmembers present:

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Ms. Saenz announced that Councilmember Gonzales was running late as she was representing the City of San Antonio at the 3rd Annual National Latino Leadership Conference.

1. The Invocation was delivered by Reverend Robert Woody, The Episcopal Church of Reconciliation, guest of Councilmember John Courage, District 9.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Special Session of August 15, 2017 and the City Council Regular Meetings of August 16 - 17, 2017

Councilmember Treviño moved to approve the Minutes for the City Council Special Session of August 15, 2017 and the City Council Regular Meetings of August 16-17, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Courage and Perry

**ABSENT:** 2 - Gonzales and Pelaez

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg spoke of the devastating earthquake that hit Mexico City and asked all for a moment of silence to recognize the many lives lost. He welcomed Reyna Torres Mendivil, Consul General of Mexico, and Bexar County Judge Nelson Wolff. Ambassador Mendivil expressed her appreciation for the solidarity and support from the City of San Antonio. She spoke of Mexico's efforts to address the emergency including assessment, recovery, and reconstruction. Judge Wolff thanked Mayor Nirenberg for his leadership on this effort and spoke of the friendship between San Antonio and Mexico. Mayor Nirenberg added that San Antonio was supportive of all that had experienced recent tragedies and would continue to be a compassionate city. He recognized Frances Schultschik, President of the San Antonio/Mexican Friendship Council to speak. Ms. Schultschik thanked Mayor Nirenberg and the City Council for their leadership and support of Mexico. Mayor Nirenberg presented Ambassador Mendivil with a letter to Mexico on behalf of the City Council. The City Council expressed their support of Mexico and thanked everyone for being present.

### **CONSENT AGENDA ITEMS**

Items 14, 15, 17A, 17B, 23, 34, 36, 37, 39, 46, 48, and 51A were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Shaw seconded the motion. Mayor Nirenberg announced that Items 49A and 49B were pulled from the agenda by staff and would not be addressed.

Mayor Nirenberg stated that he would call upon the citizens registered to speak during their respective items.

Councilmember Perry highlighted Item 13 regarding the Beitel Creek Project and stated that it was the first of the 2017-2022 Bond Projects.

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

**AYE:** 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Courage and Perry

**ABSENT:** 2 - Gonzales and Pelaez

**2017-09-21-0665**

4. An Ordinance authorizing acceptance of a proposal submitted by Kone, Inc. to provide elevator and escalator preventive maintenance and repair services for the Convention and Sports Facilities Department for an annual average cost of \$720,000.00, funded from the FY 2018 Community & Visitor Facilities Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0666**

5. An Ordinance accepting the bid from Azteca Designs, Inc. to provide the Building and Equipment Services Department with the removal and replacement of carpet tile, vinyl plank tile and cove wall base at the Frank Wing Municipal Courts facility for a total cost of \$129,420.00, funded from the FY 2017 Deferred Maintenance Program Project. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0667**

6. An Ordinance accepting the bid from Ancira Motor Company to provide three replacement one ton pickup trucks for a total cost of \$77,550.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0668**

7. An Ordinance accepting the bids from San Antonio Southwest Trailers and Smart Control Systems LLC, dba Hotsy Equipment Company to provide City departments with 10 replacement and six additional service and utility trailers for a total cost of \$84,873.00, funded from the Equipment Renewal and Replacement Fund, the General Fund, and the Stormwater Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0669**

8. An Ordinance accepting the bids from Associated Supply Company, Inc. dba, ASCO Equipment Co, Holt Texas, LTD, and ROMCO Equipment Co. to provide City departments with four replacement heavy equipment units for a total cost of \$323,081.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0670**

9. An Ordinance authorizing the execution of a professional services agreement, in amount not to exceed \$135,000.00 per year, for the Texas Anti-Gang Grant Program Administrator responsible for overseeing the daily operations of the multi-agency initiative with the San Antonio Police Department as ultimate authority as the Grantee. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]

**2017-09-21-0671**

10. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$461,000.00: (A) Ford Audio-Video Systems, LLC for paging/speaker system support and maintenance at the San Antonio International Airport, and (B) Full Service Auto Parts, Genuine Parts Company, IBS of Paseo Del Rio, and River Birch Way LLC dba Batteries Plus Bulbs for automotive, industrial, and utility batteries. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-21-0672**

11. An Ordinance for the negotiation and execution of an Advanced Funding Agreement with Texas Department of Transportation in the amount not to exceed \$49,000.00, paid by the City of San Antonio, for TxDOT's fabrication and installation of traffic signs on TxDOT right-of-way around the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-09-21-0673**

12. An Ordinance authorizing two Job Order Contracts for construction work related to the median reduction and ground transportation lot cut out project to improve traffic flow at the San Antonio International Airport with Tejas Premier Building Contractor, Inc. in the amount not to exceed \$410,000.00 and Alpha Building Corporation in the amount not to exceed \$190,000.00. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-09-21-0674**

13. An Ordinance authorizing the negotiation and execution of a Developer Participation Agreement between the City of San Antonio and Beitel Creek, LTD, a Texas Limited Partnership, in an amount not to exceed \$2,500,000.00 for the reclamation, cleaning of properties along Beitel Creek and the development of a new linear park, 2017-2022 Bond funded projects from the Drainage & Flood Control and Parks, Recreation & Open Spaces Propositions, in support of a future linear park system that would connect the Salado Creek Greenway and Lady Bird Johnson Park located in Council District 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director,

## Transportation &amp; Capital Improvements]

**2017-09-21-0677**

- 16.** An Ordinance for the 2017-2018 Asphalt Overlay Task Order Contract Package 8, accepting the lowest responsive bid and awarding a contract to J&P Paving Co., Inc. in an amount not to exceed \$4,970,736.55, of which \$170,020.00 will be reimbursed by San Antonio Water System (SAWS) and \$20,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 18.** Consideration of the following four contracts totaling \$12,540,081.00 for the FY 2017-2018 Infrastructure Management Program (IMP) and Neighborhood Access and Mobility (NAMP) Program and federally funded projects [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]:

**2017-09-21-0679**

- 18A.** An Ordinance accepting the lowest responsive bid and awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements, Package 24 to Cal-Tex Interiors, Incorporated., for a term of 18 months and in an amount not to exceed \$2,070,616.00 of which \$174,000.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2017-09-21-0680**

- 18B.** An Ordinance awarding the 2017-2018 City-wide Task Order Contract for Flatwork and Street Improvements, Package 25 to Austin Constructors, LLC; MCOR Construction Company; HESI Enterprises, LLC; BlueTex Irrigation & Construction, LLC; J&P Paving Co., Inc.; and E-Z Bel Construction, LLC in the amount not to exceed \$980,000.00 for each contract with a term of one year, for a total for all six contracts in an amount not to exceed \$5,880,000.00, of which \$363,682.60 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2017-09-21-0681**

- 18C.** An Ordinance accepting the lowest responsive bid and awarding the 2018-2019 Task Order Contract for Flatwork and Street Improvements-Package 26 to Austin Constructors, LLC, for an amount not to exceed \$3,460,045.00 primarily for the construction of various projects that have received federal funding, located throughout the City.

**2017-09-21-0682**

- 18D.** An Ordinance accepting the lowest responsive bid and awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements, Package 27 to MCOR Construction Company for a term of 18 months and in an amount not to exceed \$1,129,420.00, of which \$52,350.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2017-09-21-0683**

- 19.** An Ordinance authorizing a lease agreement with DHL Express (USA), Inc. for 7,381 square feet of land, 23,700 square feet of building space and 11,378 square feet of ramp space at the San Antonio International Airport for a term of three years. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-09-21-0684**

- 20.** An Ordinance authorizing the execution of a Joint Use Agreement and a Temporary Construction Easement with the San Antonio River Authority for construction of a water line and lift station necessary for the San Pedro Creek Improvements Project in Council District 1 and waiving associated fees. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2017-09-21-0685**

- 21.** An Ordinance authorizing the execution of the 3rd Renewal of Lease Agreement with Sushi Zushi of Downtown, LLC, for the continued use of space in the City-owned property known as the International Center, located at 203 South St. Mary's St. Suite 170, in City Council District 1, for a term of five years. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2017-09-21-0686**

- 22.** An Ordinance authorizing the assignment of a Riverwalk Lease Agreement and Riverwalk Use Fee Agreement from Paseo-Losoya, Ltd. to MCC Resort San Antonio LLC for continued use of 485 square feet of River Walk patio space and use of 149 square feet of River Walk airspace. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

- 24.** Consideration of two Ordinances authorizing the acquisition of conservation easements totaling 368.16 acres over the Edwards Aquifer Recharge Zone: [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2017-09-21-0688**

- 24A.** An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 176.35 acre tract of land known as the Bendele Ranch located in Medina County, Texas from Michael Bendele, at a cost of \$242,665.35.

**2017-09-21-0689**

- 24B.** An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 191.81 acre tract of land known as the Currier Ranch located in Medina County, Texas from Anthony Currier and Patrice Currier, at a cost of \$267,800.20.

**2017-09-21-0690**

- 25.** An Ordinance authorizing the submission of a grant application to Gilead for Frontlines of Communities in the United States (FOCUS) to make routine Hepatitis C (HCV) and Hepatitis B (HBV) screening a standard of care for appropriate patient populations and authorizing the acceptance of funds in an amount not to exceed \$189,716.29 for 12 months beginning January 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-09-21-0691**

- 26.** An Ordinance authorizing the acceptance of a FY 2017 Housing Counseling Grant in the amount of \$24,661.00 from the U.S. Department of Housing and Urban Development for the period October 1, 2016 to March 31, 2018; and approving a budget.[María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2017-09-21-0692**

- 27.** An Ordinance authorizing the acceptance of grant award of \$47,390,468.00 for the period beginning October 1, 2017 through September 30, 2018; a full year budget in the amount of \$51,068,525.00 which includes an in-kind match of \$3,638,057.00 for the purpose of managing the Child Care Services program in the 13 County Alamo Workforce Development Area; a personnel complement of 61 positions; and acceptance of additional funds if awarded and matching funds are available in the City's budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2017-09-21-0693**

- 28.** An Ordinance authorizing the submission of the 2018 application for and acceptance, upon award, of Community Services Block Grant funds of \$2,022,541.00 from the Texas Department of Housing and Community Affairs for the period January 1, 2018

through December 31, 2018, and authorizing a budget and personnel complement of 25 grant funded positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

29. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Reappointing Bonnie G. Weed (District 6) to the Disability Access Advisory Board.
  - B) Reappointing Michael Hogan (District 6) to the Capital Improvements Advisory Committee.
  - C) Reappointing Alfredo Dominguez III (District 6) to the City Commission on Veterans Affairs.
  - D) Reappointing Myrl R. Britten (District 6) to the Linear Creekway Parks Advisory Board.
  - E) Appointing Elizabeth H. Montgomery (District 4) and Robert R. Legg (District 6) to the Citizens Environment Advisory Committee.
  - F) Appointing Carl F. McAndrews (District 6) and reappointing George L. Britton, Jr. (District 4) to the City County Joint Commission on Elderly Affairs.
  - G) Appointing Kathleen Davis (District 6) and reappointing Rita C. Braeutigam (District 4) to the Animal Care Services Advisory Board.
  - H) Reappointing Mary Kathryn Luna (District 4) to the Parks and Recreation Board.
  - I) Reappointing George L. Britton, Jr. (District 4) to the Zoning Board of Adjustment.
  - J) Reappointing Michael C. Connor (District 4) to the Historic and Design Review Board.
  - K) Appointing Leticia Delgado Gonzales (District 6) and reappointing Cristina J. Bazaldua (District 4) to the Mayor's Commission on the Status of Women.
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L) Reappointing Victoria M. Garcia (District 4) to the Port Authority of San Antonio.

M) Appointing Gerald B. Lopez (District 6) to the SA2020 Commission on Education.

**2017-09-21-0694**

30. An Ordinance approving the Fiscal Year 2018 Annual Audit Plan. [Kevin Barthold, City Auditor]

**2017-09-21-0695**

31. An Ordinance authorizing the Facility Usage Policy to promote Stinson Municipal Airport as a meeting and special events location for external organizations, authorizing the execution of associated agreements, and modifying Chapter 3, Airports, of the San Antonio Municipal Code. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-09-21-0696**

32. An Ordinance authorizing the settlement of litigation styled Jose Samaniego v. City of San Antonio, Cause Number 2016-CI-02552 pending in the 438th Judicial District Court, Bexar County, Texas in an amount up to \$120,000.00. [Andrew Segovia, City Attorney]

**2017-09-21-0697**

33. An Ordinance authorizing the settlement of litigation styled Arthur Vargas and Jennifer Perales v. City of San Antonio, et al, Cause Number 2015-CI-01154 pending in the 288th Judicial District Court, Bexar County, Texas in an amount up to \$62,500.00. [Andrew Segovia, City Attorney]

**2017-09-21-0699**

35. An Ordinance authorizing a local contribution in the amount of \$107,896.00 to the Events Trust Fund in anticipation of reimbursement of up to \$782,242.00 from the State of Texas Governor's Office for eligible expenses related to the 2017 Confederation of North, Central American and Caribbean Association Football (CONCACAF) Gold Cup Tournament. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

**2017-09-21-0702**

38. An Ordinance authorizing the issuance of up to \$100,000,000.00 in principal amount of City of San Antonio, Texas Tax Notes, Taxable Series 2017, for the purpose of financing improvements to the San Antonio International Airport; securing the payment thereof by authorizing the levy of an annual ad valorem tax; approving and

authorizing the execution of a Revolving Installment Delivery Note Purchase Agreement, a Paying Agent/Registrar Agreement, and all other instruments and procedures related thereto; delegating authority to certain City officials to approve certain final terms and the installment delivery of such notes; and providing for an immediate effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2017-09-21-0704**

40. An Ordinance authorizing an amendment to an agreement with the University of Texas Health Science Center at Tyler for the San Antonio Metropolitan Health District's Tuberculosis Prevention and Control Program for physician services to extend the current agreement term through December 31, 2017. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-09-21-0705**

41. An Ordinance authorizing an agreement with Humana Inc. for the provision of diabetes data to the San Antonio Metropolitan Health District's Diabetes Collaborative for a term beginning October 1, 2017 and ending September 30, 2018 with options to renew for two, one-year terms. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-09-21-0706**

42. An Ordinance authorizing a Development Agreement between the Inner City Tax Increment Reinvestment Zone (TIRZ) and San Antonio Housing Authority in an amount not to exceed \$1,500,000.00 in Inner City TIRZ revenue for the development of the Victoria Commons Labor Street Multi-Family, Mixed-Income project located at 800 E. Cesar Chavez Blvd. in Council District 1. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

**2017-09-21-0707**

43. An Ordinance authorizing the approval of the Project and Finance Plans for the Hemisfair Tax Increment Reinvestment Zone (TIRZ) as approved by the Hemisfair TIRZ Board of Directors on August 15, 2017. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, AICP, Director, Neighborhood and Housing Services Department]

**2017-09-21-0039R**

44. A Resolution directing the Planning Department to prepare a Service Plan regarding the proposed Voluntary Annexation of a 62.57 acre property located northwest of the intersection of West Military Drive and West Loop 1604 in Bexar County. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning Department]

**2017-09-21-0708**

45. An Ordinance authorizing funding agreements with Greater Edwards Aquifer Alliance in an amount not to exceed \$351,474.00, and the University of Texas at San Antonio in an amount not to exceed \$692,452.00, for water quality demonstration projects under the Proposition 1 Edwards Aquifer Protection Program. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2017-09-21-0710**

47. An Ordinance authorizing the second and final one year renewal of two professional services agreements for standby landfill compliance, environmental remediation and consulting services with Drash Consultants, LLC, and Stearns, Conrad, and Schmidt, Consulting Engineers, Inc., dba SCS Engineers, in an amount not to exceed \$165,000.00 for each firm during the term of the renewal, for various closed City landfills and other environmental compliance projects citywide, funded by the Solid Waste Operating and Maintenance Fund and through allocations from specific project funds at the time work is required. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]
49. PULLED - Consideration of two Ordinances related to downtown shuttle services at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**PULLED FROM THE AGENDA BY STAFF**

- 49A. PULLED - An Ordinance authorizing a five-year downtown shuttle services concession agreement for exclusive airport shuttle service and additional non-exclusive at the San Antonio International Airport with a minimum annual guarantee of \$127,500.00.

**PULLED FROM THE AGENDA BY STAFF**

- 49B. PULLED - An Ordinance consenting to the assignment and assumption of the downtown hotel shuttle concession agreement from Star Shuttle, Inc. to Trans Texas Shared Ride Services, LLC.
50. Consideration of the following Ordinances related to amending Lease Agreements with the San Antonio Zoological Society, Inc. and the San Antonio Museum Association d/b/a/ The Witte Museum [Maria Villágoomez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2017-09-21-0712**

- 50A.** An Ordinance authorizing an Amendment to the Lease Agreement with the San Antonio Zoological Society, Inc. to establish a new fee structure effective October 1, 2017 and allowing administrative approval for adjusting admission fee increases by no more than a cumulative 18% during any two-year period.

**2017-09-21-0713**

- 50B.** An Ordinance authorizing an Amendment to the Lease Agreement with the San Antonio Museum Association d/b/a The Witte Museum to allow administrative approval for adjusting admission fee increases by no more than a cumulative 18% during any two-year period.

- 51.** Consideration of the following agreements related to the San Antonio Metropolitan Health District's Teen Pregnancy Prevention Medicaid 1115 Waiver Project commencing October 1, 2017 and terminating on September 30, 2018, with options to renew for two, one-year terms. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-09-21-0715**

- 51B.** An Ordinance authorizing an agreement with Communities in Schools of San Antonio (CISSA) for adolescent health services to provide in-school behavioral and mental health counseling for the San Antonio Metropolitan Health District's Teen Pregnancy Prevention Medicaid 1115 Waiver Program in an amount up to \$216,000.00 for a term commencing October 1, 2017 to September 30, 2018, and further provides two, one-year renewal options.

- 52.** Consideration of the following items relating to the San Antonio Metropolitan Health District's Medicaid 1115(a) Demonstration Waiver Projects for a period beginning October 1, 2017 through September 30, 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Public Health]

**2017-09-21-0716**

- 52A.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-Diabetes Prevention and Management Project for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0717**

- 52B.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-School Based Oral Health Project for a period beginning October 1, 2017 through December 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0718**

- 52C.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-HIV and Syphilis Prevention and Screening Project for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0719**

- 52D.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-Baby Café Breastfeeding Promotion Project for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0720**

- 52E.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-Teen Pregnancy Prevention Project for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0721**

- 52F.** An Ordinance authorizing the San Antonio Metropolitan Health District to continue funding and operating the Medicaid 1115(a) Demonstration Waiver Program-Healthy Neighborhoods Project for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0722**

- 52G.** An Ordinance authorizing the San Antonio Metropolitan Health District to fund and operate the Stand Up San Antonio Program for a period beginning October 1, 2017 through September 30, 2018, and authorizing a proposed project budget and personnel complement.

**2017-09-21-0723**

- 52H.** An Ordinance authorizing a proposed operational budget for critical infrastructure
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support to include monitoring, compliance and sustainability planning for seven projects funded through the Medicaid 1115 Waiver for a period beginning October 1, 2017 through September 30, 2018.

## **CONSENT ITEMS CONCLUDED**

### **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Deputy City Clerk Saenz read the caption for Item 14:

#### **2017-09-21-0675**

- 14.** An Ordinance for the Tiffany Sidewalk Project, a 2012-2017 General Obligation Bond project for District 1 Area Pedestrian Mobility & Street Improvements awarding a construction contract to Pronto Sandblasting and Coating and Oil-Field Service, Company. Inc. in the amount of \$322,261.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Treviño asked staff to highlight the project. Mike Frisbie stated that this was the second pilot project utilizing precast sidewalks. He noted that they had gone through a competitive bidding process and were ready to award the construction contract. Councilmember Treviño thanked staff for their innovation and expressed his support.

Councilmember Shaw moved to adopt the Ordinance for Item 14. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Viagran, Saldaña, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Gonzales and Brockhouse

Deputy City Clerk Saenz read the caption for Item 15:

#### **2017-09-21-0676**

- 15.** An Ordinance for the San Antonio Fire Department (SAFD) Exhaust Ventilation Project, a one-time project in the amount of \$2,869,420, accepting the lowest responsive bid and awarding a construction contract to F.A. Nunnally Company, in the amount of \$2,376,125, including nine additive alternates, for providing direct-capture vehicle exhaust capture systems in Fire facilities, with \$493,295 available from the FY 2017 Fire Department General Fund Budget and \$2,376,125 will be financed through tax-exempt lease purchase financing or other financial obligations, contingent on the execution of a lease program schedule or other issuance approved by subsequent ordinance. [Erik Walsh, Deputy City Manager; Mike Frisbie,

Director, Transportation & Capital Improvements]

Councilmember Sandoval highlighted said item and stated that it was extremely important in keeping Firefighters healthy. She requested a brief presentation. Mike Frisbie presented information on the San Antonio Fire Department (SAFD) Exhaust Ventilation Project and stated that it would provide direct capture of exhaust from apparatus and Emergency Management Services (EMS) Vehicles. He noted that they would install the new exhaust ventilation-capture systems in 52 Fire Stations as well as the SAFD Services/Logistics Facility. He reported that the project was scheduled for completion in October 2018 and that each ventilation system would become operational as it was installed at each facility. Fire Chief Charles Hood added that they had many discussions regarding Cancer in Fire Service and this was one way to make members safer. Councilmember Sandoval asked if there was currently any Environmental Health Staff available to identify potential reductions to health risks. Chief Hood replied that there was and would continue to work on ensuring a healthy environment for Firefighters.

Councilmember Pelaez commended the SAFD for their work and noted the great amount of research regarding the positive impact of reducing exposure to diesel fumes. Councilmember Brockhouse expressed his support and stated that he was pleased with making the environment safer and healthy for Firefighters.

Councilmember Treviño also expressed his support and stated that this was a best practice that he was glad to implement. Councilmember Perry asked if this was a new design for future fire stations. Chief Hood replied that it would be standard for all new stations.

Councilmember Sandoval moved to adopt the Ordinance for Item 15. Councilmember Brockhouse seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

Items 17A and 17B were addressed jointly. Deputy City Clerk Saenz read the captions for Items 17A and 17B:

17. Consideration of the following items related to the \$7,000,000.00 2012 General Obligation Bond Project for Presa Ramps at Highway 90 Project [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]:

**2017-09-21-0038R**

- 17A.** A Resolution abandoning the Presa Ramps Project, a 2012-2017 General Obligation Bond funded project, declaring as surplus bond funds previously allocated to this project, and other matters relating to the foregoing.

**2017-09-21-0678**

- 17B.** An Ordinance authorizing the reprogramming of \$800,000.00 from the Presa Ramps Project to the World Heritage Underpass Art Infrastructure Project for sidewalk, lighting, and landscape improvements, located in Council Districts 3 and 5; authorizing the reprogramming of \$2,000,000.00 from Presa Ramps Project to the South Presa Street Project from Southcross Boulevard to W. Boyer Street for corridor improvements including pedestrian amenities and enhancements, located in Council District 3; authorizing the reprogramming \$3,000,000.00 from the Presa Ramps Project to the South Zarzamora Street Overpass Project at Union Pacific Railroad / Frio City Road, a 2017-2022 General Obligation Bond Program for development of an overpass, located in Council District 5; and authorizing the reallocation of funds from the Alamo Area Metropolitan Planning Organization approved project for the Presa Ramps Project as listed in the FY 2019 Statewide Transportation Improvement Program to the South Presa Street Project from Southcross Boulevard to W. Boyer Street.

Councilmember Viagran requested a brief presentation. Mike Frisbie stated that the Presa Ramps at Highway 90 Project was approved in the 2012 Bond Program. He noted that they were also listed to receive federal funding for the project through the Alamo Area Metropolitan Planning Organization (MPO) Statewide Transportation Improvement Project for FY 2019. He reported that the Federal Highway Administration sent a termination letter stating that for safety reasons, they would not allow construction of new on and off ramps. He explained that they would reallocate the funding for three new projects: 1) South Presa Street; 2) Zarzamora Street Pedestrian Improvements; and 3) World Heritage Underpass Infrastructure. He stated that staff recommended approval of a Resolution to cancel the Presa Ramps Project, declaring as surplus bond funds previously allocated to this project, and adopting an Ordinance authorizing reprogramming of funds to the three new projects. He noted a correction within the backup memo which noted that \$3 million was being allocated to the Zarzamora Railroad Project but that was not the correct project. He stated that the correct project that would receive the \$3 million was the Zarzamora Street Pedestrian Project from Fredericksburg Road to Southwest Military.

Councilmember Viagran stated that she was disappointed that the Presa Ramps at Highway 90 Project did not make it to fruition but was pleased that they were able to work with District 5 to move the new projects forward.



Councilmember Viagran moved to adopt the Ordinances for Items 17A and 17B. Councilmember Saldaña seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

Deputy City Clerk Saenz read the caption for Item 23:

**2017-09-21-0687**

- 23.** An Ordinance authorizing the acceptance of a property donation from ChildSafe of 21.371 acres of land out of NCB 10677 located within the 100-year floodplain, adjacent to the Salado Creek Greenway Trail in Council District 2. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

Councilmember Shaw highlighted the work of ChildSafe and recognized Kim Abernathy, ChildSafe President and CEO. Ms. Abernathy thanked the City Council for their support and recognized city staff for their work.

Councilmember Saldaña expressed his support and thanked Ms. Abernathy for her work. Councilmember Treviño stated that this was great for the community and he was proud to support it. Councilmember Brockhouse stated that he had the opportunity to visit ChildSafe a few weeks ago and commended them for their great work. Mayor Nirenberg expressed his support and recognized Harvey Najim for his efforts.

Councilmember Shaw moved to adopt the Ordinance for Item 23. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

Deputy City Clerk Saenz read the caption for Item 34:

**2017-09-21-0698**

- 34.** An Ordinance approving a Chapter 380 Economic Development Program Grant Agreement with Heat Biologics, Inc. in an amount up to \$200,000.00 for the creation of twenty-two full-time jobs on Datapoint Drive. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Councilmember Pelaez highlighted the project and asked for a brief presentation. Rene Dominguez recognized representatives from Pelican Therapeutics, a Division of Heat Biologics, Inc. and provided an overview of the project. Councilmember Pelaez recognized Dr. Rahul Jasuja, CEO of Pelican Therapeutics. Dr. Jasuja addressed the City Council and thanked them for their support. Councilmember Pelaez expressed his support and thanked them for selecting San Antonio.

Councilmember Viagran expressed her support and stated that she was pleased with the investment. Councilmember Courage highlighted the Biomed Industry and spoke of its importance to the community. Councilmember Brockhouse also expressed his support noting that it was good for the community. He asked staff to look at providing these types of incentives in other areas that need them. Mayor Nirenberg added his support and thanked Pelican Therapeutics for their great work.

Councilmember Pelaez moved to adopt the Ordinance for Item 34. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

Deputy City Clerk Saenz read the caption for Item 36:

**2017-09-21-0700**

**36.** An Ordinance approving the Workforce Solutions Alamo Annual Operating Budget for FY 2017-2018 as recommended by the Committee of Six on September 11, 2017 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Councilmember Viagran highlighted Item 36 and recognized George Hempe, Executive Director of Workforce Solutions Alamo. She spoke of her work on the Committee of Six and stated that she looked forward to continuing the good work.

Councilmember Viagran moved to adopt the Ordinance for Item 36. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

Deputy City Clerk Saenz read the caption for Item 37:

**2017-09-21-0701**

37. An Ordinance approving an Investment Policy and Strategy for the City of San Antonio, Texas, in accordance with the requirements of the Texas Public Funds Investment Act (the “Act”), as amended, for City Council to annually review and approve the City’s Investment Policy and Strategy; designating certain employees as Investment Officers for the City of San Antonio; and providing an effective date. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

Councilmember Courage expressed concern with Wells Fargo and stated that he did not believe they should be included as eligible brokers.

Councilmember Courage moved to strike Wells Fargo from the list of eligible broker dealers as shown in Exhibit 1 of the supporting documents and authorize the City’s Investment Officers to find a reasonable alternative. Councilmember Shaw seconded the motion.

Councilmember Gonzales entered the meeting at this time.

Ben Gorzell stated that staff was requesting approval of an Investment Policy and Strategy that was required annually by State Statute. He noted that the list of brokers was included in the Investment Policy and that the process began a year ago through a Request for Qualifications. He mentioned that staff was aware of the issues with Wells Fargo and would continue to monitor their work. Councilmember Courage stated that Wells Fargo did not represent the best financial institution and that it was important to set the standard as a city.

Councilmember Pelaez stated that he understood the challenges related to Wells Fargo but noted their remediation efforts. He added that they were an important employer and great contributor to the community.

Councilmember Treviño stated that this was a big issue and he would like to have additional time to discuss the concerns. Mr. Gorzell explained that they needed to approve the Investment Policy before the end of the fiscal year to be statutorily compliant. He added that the City Council could approve the item and place Wells Fargo on hold until staff could have future conversations on moving forward.

After discussion, Councilmember Courage withdrew his motion.

Councilmember Treviño moved to adopt the Ordinance for Item 37 with the condition that staff not utilize Wells Fargo until the Council can have further discussion on the matter. Councilmember Courage seconded the motion.

Councilmember Perry asked how long Wells Fargo had been partners with the City of San Antonio. Mr. Gorzell replied that they had been partners for many years and had done well over the past nine months.

Councilmember Shaw asked if removing Wells Fargo from the pool would affect the City's credit rating. Mr. Gorzell replied that it would not affect the City's credit rating.

Councilmember Brockhouse clarified that the pool would be approved but Wells Fargo would not be utilized until further discussion occurred with the City Council. Councilmember Saldaña stated that he welcomed the opportunity to have further discussion regarding the pool of brokers.

Mayor Nirenberg stated that it was important to keep in mind how the city is best serving the tax dollars that are being invested. He made a friendly amendment that the pool be provided to the Audit City Council Committee for further discussion and possible action. Councilmembers Treviño and Courage accepted the friendly amendment. The motion to approve with the friendly amendment prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Deputy City Clerk Saenz read the caption for Item 39:

**2017-09-21-0703**

- 39.** An Ordinance authorizing a professional services contract with Worldwide Languages & Communication, LLC to provide written Spanish translations of City Council agendas, memos, updated agendas and selected news release documents for a one-year term and with the option to renew and extend the term with three additional one-year periods. [Carlos J. Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Councilmember Treviño highlighted said item and asked staff for a brief presentation. Jeff Coyle stated that the City of San Antonio was committed to engaging the Spanish-speaking community in all City-related business. He noted that a contract had been approved with Solis Translations in March 2017 to provide written Spanish translations of City Council A and B Session agendas, memos, and selected City news release documents. However, the

vendor was unable to fulfill the contract. He mentioned that on July 26, 2017, the City entered into a short-term professional services contract with Worldwide Languages & Communications to provide Spanish translation services. He indicated that the proposed contract would provide for a one-year term with the option to renew and extend the term with three additional one-year periods. He added that staff recommended approval. Councilmember Treviño stated that this was very important and thanked staff for their work.

Councilmember Pelaez thanked staff for their work and expressed his support. Councilmember Perry stated that he appreciated the work to be more inclusive; however, he was concerned with not reaching the hearing impaired. He asked that staff develop recommendations to address same.

Councilmember Sandoval stated that it was very important to continue the Spanish Translation Services and that they should embrace the City's heritage. She commended Councilmember Treviño for his efforts and thanked staff for their work. She asked how the services would be promoted. Carlos Valenzuela stated that they would work with Spanish Media to promote the services as well as create an infrastructure on Social Media. Councilmember Sandoval stated that she would like to see best practices for engaging the Spanish-speaking community that all city departments could use as a resource.

Councilmember Treviño moved to adopt the Ordinance for Item 39. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Deputy City Clerk Saenz read the caption for Item 46:

**2017-09-21-0709**

- 46.** An Ordinance authorizing a six-year contract and two optional one-year extensions with Alanis Wrecker Service to provide and manage storage services for the impounding, releasing and auctioning of vehicles for the San Antonio Police Department with revenue of approximately \$3.0 million, based on the graduated scale of the Total Adjusted Gross Income, or 85% of Auction Sales and 2% of Impound Fees in revenue, whichever is greater of the two. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

Councilmember Brockhouse requested a brief presentation. Erik Walsh presented information regarding the management of the Growdon Vehicle Storage Facility. He outlined the current contract in which an average of 27,000 vehicles are impounded and 5,600

vehicles auctioned annually. He noted that the contract expires on September 30, 2017. He highlighted City Towing Services in which 54,000 policed-directed tows occurred by four subcontractors: 1) Mission Wrecker; 2) Richard's Towing; 3) Texas Roadside Towing; and 4) Texas Towing. He provided an overview of the solicitation requirements, evaluation committee, and score matrix. He stated that the recommended respondent was Alanis Wrecker Service who would subcontract with AutoReturn, who had national presence in major U.S. Cities. He outlined the contract terms and added that staff recommended approval.

Mayor Nirenberg called upon Mr. Patrick Christensen to speak.

Patrick Christensen expressed concern with the process noting that AutoReturn applied as a Prime Contractor and as a Subcontractor.

Councilmember Brockhouse stated that he also had some concerns with the process and asked of the impact of postponing the item. Mr. Walsh expressed concern with negotiating with the current company which they do not intend to keep and the quality of service that would be provided.

Councilmember Courage stated that the Audit Committee had reviewed the contract and asked how often that companies received multiple opportunities to bid on multiple projects. Mr. Walsh replied that he did not have an exact number but it was not uncommon.

Councilmember Pelaez stated that he was concerned with the process noting the intended purpose of the SBEDA Policy. Rene Dominguez stated that they encouraged small businesses to apply as Prime and Subcontracts in order to build capacity and was often done on construction contracts.

Councilmember Gonzales expressed concern with the lack of information provided to the Audit Council Committee. Ben Gorzell stated that the information provided to the Audit Council Committee was related to the process and that names of companies were not provided. He further noted that the scoring matrix did not include information regarding the names of companies due to the Ethics Code and restriction on communication.

Councilmember Shaw asked if the highest rated score had to be awarded the contract. Mr. Walsh replied that it was the decision of the City Council on who to award the contract to.

Councilmember Perry stated that it was standard practice to submit a proposal as a Prime and Subcontractor. He noted that he served on the Audit Council Committee and felt they received adequate information to bring the contract to the full City Council. He asked of the requirement that the Prime perform at least 51% of the work. Mr. Dominguez confirmed

that was a requirement for Prime Small Businesses; however, in this case they have committed to perform 90% of the work.

Councilmember Perry moved to adopt the Ordinance for Item 46. Councilmember Treviño seconded the motion.

Councilmember Saldaña stated that it was his understanding that the rules were the same for all bidders and that they all received the same information.

Councilmember Treviño concurred with Councilmember Perry that this was standard practice and spoke of the city's work to make the process more inclusive for small businesses.

Councilmember Viagran stated that her issue with the process was regarding the process for selecting Evaluation Committee Members. Mr. Walsh replied that a member of the Executive Leadership Team and the Department Director were required to serve and explained the process for this selection.

Councilmember Brockhouse stated that his questions and concerns had been addressed; however, he would like to know the consequence of the Prime not performing the required amount of work. Mr. Dominguez replied that they had a robust monitoring system and payments were based on same. Councilmember Brockhouse stated that he would like to have a larger discussion on small businesses.

Mayor Nirenberg stated that he appreciated the comments and thanked staff for their work on small businesses. He noted that if they wanted to create opportunities for small businesses, this type of partnership should be encouraged.

The motion to approve prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**RECESSED**

Mayor Nirenberg recessed the meeting at 12:20 pm to break for lunch and announced that the meeting would resume at 1:15 pm.

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 1:18 pm and addressed Item 48.

Deputy City Clerk Saenz read the caption for Item 48:

**2017-09-21-0711**

- 48.** An Ordinance authorizing the release of two City-owned drainage easements adjacent to Tezel Road between Mainland Drive and Old Tezel Road as requested by BGE Inc. in Council District 7. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Sandoval requested a brief presentation. Nefi Garza presented information regarding the release of two City-owned drainage easements. He stated that the easements must be released by the city prior to the developer establishing new easements. He provided a map of the location and subdivision layout. He added that the subdivision design meets storm water Code requirements. Councilmember Sandoval stated that she was pleased to see the on-site mitigation and asked of the detention pond. Mr. Garza replied that the Homeowners Association that would be established would be required to maintain the pond. Councilmember Sandoval confirmed that the developer would pay for the underground drainage. Mr. Garza stated that the developer would be responsible for same.

Councilmember Sandoval moved to adopt the Ordinance for Item 48. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage and Perry

**ABSENT:** 1 - Pelaez

Deputy City Clerk Saenz read the caption for Item 51A:

**2017-09-21-0714**

- 51A.** An Ordinance authorizing an agreement with the Bexar County Hospital District d/b/a University Health System (UHS) for adolescent health services to prevent teen pregnancy for the San Antonio Metropolitan Health District's Teen Pregnancy Prevention Medicaid 1115 Waiver Program in an amount up to \$325,000.00 for a term commencing October 1, 2017 to September 30, 2018, and further provides two, one-year renewal options.

Councilmember Brockhouse requested a brief presentation. Dr. Colleen Bridger presented background information regarding the Teen Pregnancy Prevention Program and noted that the teen birth rate in Bexar County had declined 53% since 2006. She spoke of the use of Long Acting Reversible Contraceptives (LARCs) that were effective for preventing teen pregnancy. She stated that the agreement with University Health System would allow them to provide no-cost LARCs for female teens ages 13-19 and behavioral and mental health



counseling services for teens. She added that parental consent was required for minors. She reported that there was no impact to the General Fund.

Mayor Nirenberg called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the program that provides contraceptives to teenagers which he feels promotes promiscuity.

Reiana Fernandez spoke in support of the initiative to prevent teen pregnancy and noted that she knew many teenagers who could use the service.

Patricia Fernandez spoke in support of the initiative to prevent teen pregnancy and stated that she had two teenagers of her own. She noted that many families could not afford the service on their own and could use the assistance.

Dr. Janet Realini stated that she was supportive of the initiative to prevent teen pregnancy. She spoke of the great progress that had been made thus far and noted that it should continue.

Vanessa Lopez spoke in support of the program and highlighted the benefits of contraception. She noted that parental approval was required for minors.

Patrick Von Dohlen stated that he was speaking on behalf of the San Antonio Family Association in opposition to the program and expressed concern with the safety of young females.

Councilmember Brockhouse stated that he pulled the item for transparency and asked if the funds were limited to the use of LARCs. Dr. Bridger replied that the funds were not limited to LARCs and could be used for any aspect of the comprehensive Teen Pregnancy Prevention Program. Councilmember Brockhouse asked the estimated number of teens that would receive counseling. Mario Martinez stated that they did not have an estimated number as there was not a baseline to compare to. Councilmember Brockhouse asked if they could use more funds to educate teens and provide counseling. Dr. Bridger replied that 25% of the funding was being utilized for contraception and 75% was being used for education and counseling.

Councilmember Gonzales asked if education was the most effective way to address the issue. Dr. Bridger replied that it was difficult to determine the best solution but both education and contraceptives were effective methods.

Councilmember Viagran asked how the proposed Healthcare Reform Bill would affect these

programs. Dr. Bridger replied that the latest version of the bill that she had seen allows insurers not to cover contraceptives. Councilmember Viagran thanked Dr. Realini and the females that spoke in support of the program.

Councilmember Pelaez noted that the United States had the most teen pregnancies among first world countries and that teen pregnancy prevention education and contraception helped to reduce the number of teen pregnancies. Councilmember Sandoval stated that this would have a great impact on community health and thanked the females that spoke. She noted the risks associated with teen pregnancies.

Councilmember Treviño thanked everyone for their work and noted that the program was evidence-based and supported by experts. Mayor Nirenberg added that the City Council makes decisions based on evidence and data.

Councilmember Gonzales moved to adopt the Ordinance for Item 51A. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Sandoval, Pelaez, Courage and Perry

**NAY:** 1 - Brockhouse

**ABSENT:** 1 - Saldaña

### 53. City Manager's Report

There was no City Manager's Report.

#### **CONSENT ZONING ITEMS**

Items 54, Z-1, P-1, Z-3, P-2, Z-4, Z-11, P-4, Z-13, P-5, and Z-14 were pulled for Individual Consideration. Councilmember Sandoval moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

There were no citizens registered to speak on Consent Zoning Items.

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

**AYE:** 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez and Perry

**ABSENT:** 2 - Saldaña and Courage

**2017-09-21-0726**

**Z-2.** ZONING CASE # Z2017210 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale on 0.3077 acres out of Lot 57 and Lot 60, NCB 11966, located at 403 East Ramsey 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: 0.3077 ACRES OUT OF NCB 11966 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 CD AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR SPORTING GOODS WHOLESALE.

**2017-09-21-0731**

**Z-5.** ZONING CASE # Z2017207 (Council District 2): 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 2.721 acres out of NCB 16890 and Lot 3, Block 3, NCB 16890, located at 6903 East Sunbelt and 6944 South Sunbelt 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: 2.721 ACRES OF LAND OUT OF NCB 16890 AND LOT 3, BLOCK 3, NCB 16890 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2017-09-21-0732**

**Z-6.** ZONING CASE # Z2017176 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 32.238 acres out of NCB 10881, located in the 7800

Block of SE Loop 410. Staff and Zoning Commission recommend Approval.  
(Continued from September 7, 2017)

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: 32.238 ACRES OUT OF NCB 10881 TO WIT: FROM "C-2" COMMERCIAL DISTRICT, "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "NP-10" NEIGHBORHOOD PRESERVATION DISTRICT, AND "NP-10 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT AND "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2017-09-21-0733**

**Z-7.** ZONING CASE # Z2017178 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff and Zoning Commission recommend Approval. (Continued from September 7, 2017)

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: 3.29 ACRES OUT OF NCB 10847 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

**2017-09-21-0734**

**Z-8.** ZONING CASE # Z2017204 (Council District 4): An Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 9, Block 1, CB 4005C and 12.528 acres out of CB 4005, located at 11150 Applewhite 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 9, BLOCK 1, CB 4005C AND 12.528 ACRES OUT OF CB 4005 TO WIT: FROM "MI-1 AHOD" MIXED LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT

## HAZARD OVERLAY DISTRICT.

**2017-09-21-0735**

- P-3.** PLAN AMENDMENT CASE # 17064 (Council District 5): An Ordinance amending the Nogalitos/Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on North 90.06 Feet of Lot 106 and Lot 107, NCB 6181, located at 262 Ray Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017209)

**2017-09-21-0736**

- Z-9.** ZONING CASE # Z2017209 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Two Single-Family Residential Units on North 90.6 Feet of Lot 106 and Lot 107, NCB 6181, located at 262 Ray Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17064)

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: NORTH 90.6 FEET OF LOTS 106 AND 107, NCB 6181 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES FOR TWO SINGLE-FAMILY RESIDENTIAL UNITS.

**POSTPONED BY APPLICANT**

- Z-10.** ZONING CASE # Z2017059 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "O-1" Office District on Lots 3 and 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from August 17, 2017)

**2017-09-21-0737**

- Z-12.** ZONING CASE # Z2017142 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards

Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 0.376 acres out of NCB 14712, located in the 12000 Block of Huebner 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: 0.376 ACRES OUT OF NCB 14712 TO WIT: FROM "R-6 MLOD-1 ERZD "RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT AND "R-6 MLOD-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT AND "C-2 MLOD-1" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

#### **CONSENT ZONING CONCLUDED**

#### **ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Nirenberg addressed Items P-4 and Z-13 jointly first.

#### **2017-09-21-0738**

**P-4.** PLAN AMENDMENT CASE # 17048 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147) (Continued from September 7, 2017)

#### **2017-09-21-0739**

**Z-13.** ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048) (Continued from September 7, 2017)

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: 6.117 ACRES OUT OF NCB 18333 TO WIT: FROM "R-6 MSAO-1 MLOD-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "PUD RM-4 MSAO-1 MLOD-1" PLANNED UNIT DEVELOPMENT RESIDENTIAL MIXED CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT.

Melissa Ramirez presented Item P-4 and stated that it would amend the North Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-13, she stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; three were returned in favor and five in opposition. She added that the Friends of Friedrich Wilderness Park were opposed to the request.

Mayor called upon citizens registered to speak.

Lloyd Soyars stated that he owned 43 acres next to the property and spoke in favor of the zoning request.

Hai Rao spoke in opposition to the request noting concerns with the location, traffic, and design.

James Griffin stated that he was speaking on behalf of the Cresta Bella Neighborhood Association in opposition to the zoning request. He thanked Councilmember Pelaez's staff for working with them but noted the developer had failed to make any reasonable concessions.

David Pugsley stated that he was the applicant and available to answer any questions. He asked the City Council to approve his request.

John Lewis spoke in support of the request and stated that the project was much-needed in the neighborhood.

Sage Gibson stated that she was the Project Designer and asked the City Council to approve their request. She noted that they had worked closely with Cresta Bella and addressed their concerns.

Councilmember Pelaez thanked everyone that spoke and noted that they had worked hard on this project. He stated that the developer had agreed to restrictive covenants and highlighted various provisions. He confirmed that the height and setback would remain the same under the new zoning. Mrs. Ramirez replied that was correct.

Councilmember Pelaez moved to approve Items P-4 and Z-13. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Saldaña

Deputy City Clerk Saenz read the caption for Item 54:

**2017-09-21-0724**

**54.** ALCOHOL VARIANCE # AV2017008 (Council District 2): An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d)(6) of the City Code and authorizing the sale of alcoholic beverages on Lot 11, Block 43, NCB 652, located at 915 South Hackberry Street for on-premise consumption within three-hundred (300) feet of Herff Elementary, a public education institution located within the San Antonio Independent School District.

Councilmember Shaw recused himself from Item 54 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Mayor Nirenberg called upon Mr. Aubrey Lewis to speak.

Aubrey Lewis spoke in support of the Alcohol Variance and recognized Tony G's Restaurant. He stated that this would be a big boost for the neighborhood.

Councilmember Treviño moved to approve Item 54. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Saldaña

**ABSTAIN:** 1 - Shaw



**2017-09-21-0725**

**Z-1.** ZONING CASE # Z2017193 H (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-6 H UC-4 AHOD" Residential Single-Family East French Place Historic North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family East French Place Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed East French Place Historic Airport Hazard Overlay District on Multiple lots in NCB 6518, located in the 400 Block of East French Place. 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: MULTIPLE LOTS IN NCB 6518 TO WIT: FROM "R-6 UC-4 AHOD" RESIDENTIAL SINGLE-FAMILY NORTH SAINT MARY'S URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, AND "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 H UC-4 AHOD" RESIDENTIAL SINGLE-FAMILY EAST FRENCH PLACE HISTORIC NORTH SAINT MARY'S URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY EAST FRENCH PLACE HISTORIC AIRPORT HAZARD OVERLAY DISTRICT, AND "RM-4 H AHOD" RESIDENTIAL MIXED EAST FRENCH PLACE HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-1 and stated that staff and the Zoning Commission recommended approval. She reported that of 81 notices mailed; one was returned in favor and one in opposition. She added that the Tobin Hill Community Neighborhood Association was in favor of the request.

Mayor Nirenberg called upon the citizens registered to speak.

Frederica Kushner representing the Tobin Hill Community Association spoke in support of the Historic Designation. She noted that the development on the 400 block of East French Place contributes to the history and character of the City of San Antonio.

Sam Aguirre spoke in support of the Historic Designation and noted that they had met more

criteria than was required.

George Rice stated that he was in support of the Historic Designation.

Patti Zaiontz read a letter from Susan Beavin, President of the San Antonio Conservation Society, in support of the Historic Designation.

Councilmember Treviño expressed support and highlighted the quality architecture and materials.

Councilmember Treviño moved to approve Item Z-1. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Saldaña

Items P-1 and Z-3 were addressed jointly.

**2017-09-21-0727**

**P-1.** PLAN AMENDMENT CASE # 17051 (Council District 1): An Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017156)

**2017-09-21-0728**

**Z-3.** ZONING CASE # Z2017156 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 17051)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 17 AND 18, BLOCK 3, NCB 7303 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ

**AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT.**

Melissa Ramirez presented Item P-1 and stated that it would amend the North Central Neighborhoods Community Plan. She noted that staff and the Planning Commission recommended denial.

For Item Z-3, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 30 notices mailed; three were returned in favor and four in opposition. She added that the Monte Vista Terrace Neighborhood Association was not opposed nor in agreement with the request.

Mayor Nirenberg called upon Mr. Jeff Mason to speak.

Jeff Mason stated that he was opposed to the request noting concerns with changes that could occur to Main Street. He noted further concerns with the lack of sidewalks along Melrose Place.

Councilmember Treviño encouraged Mr. Mason to join the new Monte Vista Terrace Neighborhood Association that was established in the area. He called upon the applicant Mr. John Cooley. Mr. Cooley stated that he had met with the Neighborhood Association four times and worked on compromises to address their concerns. He added that they would work with the TCI Department to repave and maintain full access to Main Street.

Councilmember Treviño moved to approve Items P-1 and Z-3. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Saldaña

Items P-2 and Z-4 were addressed jointly.

**2017-09-21-0729**

**P-2.** PLAN AMENDMENT CASE # 17052 (Council District 1): An Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lot 48, Block 3, NCB 6557, located at 125 West Norwood Court. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017161)

**2017-09-21-0730**

**Z-4.** ZONING CASE # Z2017161 (Council District 1): An Ordinance amending Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units on Lot 48, Block 3, NCB 6557, located at 123 & 125 West Norwood Court. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 17052)

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 48, BLOCK 3, NCB 6557 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR THREE (3) RESIDENTIAL UNITS.

Melissa Ramirez presented Item P-2 and stated that it would amend the North Central Neighborhoods Community Plan. She noted that staff and the Planning Commission recommended denial.

For Item Z-4, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 20 notices mailed; none were returned in favor and five in opposition. She added that the Monte Vista Terrace Neighborhood Association was in favor of the request.

Mayor Nirenberg exited the meeting and Mayor Pro Tem Pelaez presided.

Councilmember Treviño asked Jerry Arredondo if he was willing to amend his request to Medium Density. Mr. Arredondo confirmed that he would.

Councilmember Treviño moved to approve Items P-2 and Z-4 with a land use of Medium Density. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 2 - Mayor Nirenberg and Saldaña

**Z-11.** ZONING CASE # Z2017185 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bingo Parlor on 5,487.43 square feet out of NCB 18080, located at 8061 Culebra Road. Staff recommends Approval. Zoning Commission recommends Denial.

Melissa Ramirez presented Item Z-11 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 8 notices mailed; one was returned in favor and none in opposition. She added that staff had received a 123-signature petition of businesses and individuals in favor of the request.

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

Kimberly Rogers spoke in support of the request and noted that she worked for a number of charities that would benefit from the bingo. She outlined the process she followed and noted that she had received a great amount of support.

Brenda Chapman stated that she served on the board of St. Jude's Ranch for Children which received proceeds from Circus Bingo and expressed support for the request.

Sandy Merrill, CEO of Guide Dogs of Texas expressed support for the request and spoke of the funding they received from the bingo.

Louann Williams stated that she used a Guide Dog and was supportive of Guide Dogs of Texas which would benefit from the bingo. She expressed support for the request.

Edward Harloe stated that his wife was the CEO of Guide Dogs of Texas and he was supportive of the request which would provide funding to the organization.

Shelly Chance, President and COO of Theater for Change, stated that she was supportive of the request noting that the bingo would provide funding for her organization.

Terri Orrender stated that she was an employee of Circus Bingo and supportive of the request.

Grace Hernandez representing Mujeres Hispanas Por Mejor Justicia spoke in support of the request and noted the great work of Circus Bingo.

Charles Christian stated that he was representing the Cowboy Breakfast in support of the request noting that they would provide funding to the organization.

Councilmember Brockhouse stated that there had been a great amount of misinformation provided and he was concerned with the great amount of bingo halls in the area. He provided an overview of the timeline of events noting that the Certificate of Occupancy was denied in May. Additionally, the Development Services Department issued a violation for work being performed without permits for electrical and plumbing a few days later. He added that he understood that the applicants had spent money but they should have followed the rules. He stated that they had already identified another location for a bingo one block away. He indicated that he would work with those charities that would be affected and noted that he would like to see other opportunities for the area.

Councilmember Brockhouse moved to deny Item Z-11. Councilmember Courage seconded the motion.

Councilmember Gonzales asked if there was a state or local limit on how many of a certain type of business could be in an area. Mrs. Ramirez responded that there was not a limit.

The motion to deny prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Viagran and Saldaña

Items P-5 and Z-14 were addressed jointly.

**2017-09-21-0740**

**P-5.** PLAN AMENDMENT CASE # 17062 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on 2.342 acres of land out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017205)

**2017-09-21-0741**

**Z-14.** ZONING CASE # Z2017205 (Council District 10): 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 Specific Use Authorization for a Construction Contractor Facility on 2.342 acres out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff and

Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17062)

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: 2.342 ACRES OUT OF NCB 16153 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 CONSTRUCTION CONTRACTOR FACILITY WITH OUTDOOR STORAGE AND SCREENING.

Melissa Ramirez presented Item P-5 and stated that it would amend the San Antonio International Airport Vicinity Land Use Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-14, she stated that staff recommended approval with the following conditions: 1) Incorporate high-quality building materials into façade the building. Minimize or eliminate the use of metal siding; however chain-link with mesh screening shall be permitted as a fencing material; 2) Outside storage, service areas, mechanical equipment, and dumpsters should be screened from the view of the public right-of-way through the use of landscaping and approved fencing, to include chain-link with mesh screening; 3) Install heavy landscaping to minimize view of parking and storage areas, reduce amount of impervious ground cover, and enhance the public realm-particularly along the Naco-Perrin Boulevard and Burt Drive corridors; and 4) All signage should be designed to reduce clutter and contribute to a cohesive site. She reported that of 13 notices mailed; one was returned in favor and none in opposition.

Councilmember Perry moved to approve Items P-5 and Z-14 with the conditions read by Mrs. Ramirez. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 3 - Mayor Nirenberg, Viagran and Saldaña

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Pelaez adjourned the meeting at 3:51 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

LETICIA Y. SAENZ, TRMC  
DEPUTY CITY CLERK