

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



**FINAL  
Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, March 1, 2018

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Reverend Dr. John Aniemeke, Bethel Covenant Assembly of God, guest of Mayor Ron Nirenberg.
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 Regular Meetings of January 17-18, 2018 and the Special Meeting of January 25, 2018.

Councilmember Shaw moved to approve the Minutes for the City Council Regular Meetings of January 17-18, 2018 and the Special Meeting of January 25, 2018. Councilmember Treviño 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

**POINTS OF PERSONAL PRIVILEGE**

Councilmember Pelaez recognized the students from the St. Matthew's Catholic School Robotics Club and wished them well on their upcoming Regional Competition. Mayor Nirenberg and the City Council added their congratulations and wished the students good luck.

Mayor Nirenberg observed a moment of silence for City Employee Jeffery Castillo of the Parks and Recreation Department who passed away on February 12th. He noted that Jeffery was 23 years old and had been employed for one year. He offered his condolences to Jeffery's parents, noting that his father; Jerry, was also a Parks and Recreation Department Employee.

**CONSENT AGENDA ITEMS**

No items were pulled for Individual Consideration. Councilmember Treviño moved to approve the Consent Agenda Items. Councilmember Shaw seconded the motion. The motion to approve the Consent Agenda Items prevailed by the following vote:

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

**2018-03-01-0152**

5. Ordinance approving a contract with ARINC Incorporated to provide the San Antonio International Airport with a Common Use Passenger Processing System for a total cumulative amount of \$1,774,502.00, funded from Airport Capital Improvement Funds and Airport Operating and Maintenance Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-03-01-0153**

6. Ordinance approving the purchase of four turnkey 4x4 squad trucks from Cowboy Motor Company LLC DBA Cowboy Dodge for the San Antonio Fire Department for a total cost of \$226,752.00, funded from the FY 2018 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-03-01-0154**

7. Ordinance approving the purchase of two replacement and three additional compact crew cab trucks from Gunn Chevrolet LTD for the Parks and Recreation Department for a total cost of \$119,980.00, funded from the Equipment Renewal and

Replacement Fund and General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-03-01-0155**

8. Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$5,017,000.00: (A) BSN Sports for recreational games and sports equipment; (B) Helena Chemical Company and Red River Specialties, LLC for herbicides; (C) Alanis Wrecker Service for towing services of mobile stages; and (D) Municipal Emergency Services, Inc. for the purchase of bunker gear. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-03-01-0156**

9. Ordinance authorizing a task order to a Job Order Contract for a structural stabilization project of the Dullnig House, located in Council District 2, in the amount of \$425,000.00, funded from the FY 2018 Parks and Recreation General Fund operating budget, Deferred Maintenance, payable to Davila Construction, Inc. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2018-03-01-0157**

10. Ordinance approving a five year concession agreement with Cardtronics USA, Inc. for automated teller machines in the San Antonio International Airport terminals with an estimated annual revenue of \$49,500.00. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-03-01-0158**

11. Ordinance approving the First Amendment to the Antenna License Agreement with Mary Lopez for the continued placement of a radio broadcast translator on the Tower of the Americas through February 28, 2023. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2018-03-01-0159**

12. Ordinance approving a Master Lease Agreement with the Boys and Girls Clubs to include the Eastside Branch located in Martin Luther King Park in Council District 2 and Calderon Branch located along Apache Creek in Council District 5, to consolidate the existing lease periods; and approving a Funding Agreement in an amount up to \$100,000.00 to develop sports fields at Martin Luther King Park in Council District 2. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2018-03-01-0160**

13. Ordinance amending the Lease Agreement with the City of Alamo Heights for use of park property in Olmos Basin Park, extending the contract term by 40 years with one 40 year extension. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2018-03-01-0161**

14. Ordinance amending Chapter 19 of the City Code to update the Traffic Control Devices Schedules to add locations where new installations of traffic control devices have occurred, remove locations where devices have been altered or removed, and update oversized vehicle parking violations. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
15. Approval of the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019, to be effective immediately upon the receipt of eight affirmative votes, or, if 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) Appointing Raul Reyes (District 10) to the Building Standards Board.

B) Reappointing Arthur J. Gonzales, Jr. (District 9) to the SA2020 Commission on Strengthening Family Well-being.

C) Appointing Melanie Cawthon (District 7) to the Disability Access Advisory Committee.

D) Appointing Patrick Lang (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2019.

**2018-03-01-0162**

16. Ordinance approving the purchase of a Stop Loss Insurance policy from HM Life Insurance Company to cover City civilian employees, non-Medicare eligible civilian retirees, uniformed employees, and their dependents who are covered under the City's medical insurance plans in an estimated annual amount of \$708,615.00, for a term beginning March 1, 2018 and ending December 31, 2018. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2018-03-01-0163**

17. Ordinance extending the term of the City's non-annexation agreement with the Westside 211 Special Improvement District by 10 years or until December 30, 2052. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]

**CONSENT ITEMS CONCLUDED****INDIVIDUAL ITEM FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**2018-03-01-0151**

4. Ordinance amending the City Code relating to First Amendment assembly and procession activities within the City; and authorizing a personnel complement and associated budget. [Andrew Segovia, City Attorney][Andrew Segovia, City Attorney]

City Attorney Andy Segovia presented a Power Point regarding First Amendment Assembly and Procession Laws, Policies, and Practices. He provided a timeline of the process for amending the City Code which included numerous meetings with the Free Speech Coalition and the community. He outlined the recommendations to include the Airport, Henry B. Gonzalez Convention Center, and the Alamodome. He mentioned that the Procession and Public Assembly Application and Information Website would be available in English and Spanish. He stated that additional improvements would be implemented such as a satisfaction questionnaire for processions and quarterly public meetings.

Mayor Nirenberg called upon the citizens registered to speak.

Amy Contreras stated that she was a member of the Free Speech Coalition and supportive of the recommendations.

Antonio Diaz stated that he had been a part of the process and was supportive of the recommendations. However, he noted that there was still more work to be done.

Nazirite Ruben Flores Perez addressed the City Council in support of the recommendations.

Joleen Garcia, Amy Kastely, and Graciela Sanchez, representing the Free Speech Coalition, spoke in support of the process and recommendations. Ms. Garcia thanked everyone involved and noted the issues that had prompted the need for change. Ms. Kastely added that she was pleased that traditional public spaces would continue to be available. She thanked the City Attorney's Office for their work.

Councilmember Treviño stated that he was proud of the process that had taken over a year to complete and thanked everyone involved. He noted that it was a work in progress and that there was still more work to be done.

Councilmember Saldaña recognized Councilmember Treviño for his leadership on the issue and the Free Speech Coalition for their work.

Councilmember Gonzales thanked everyone that worked on the process and spoke of the positive impact on cultural events.

Councilmember Brockhouse stated that he was pleased to support the revisions and recognized the Free Speech Coalition for their work. He noted that he would like to work on regulating public-private spaces to open their access to free speech.

Councilmember Viagran recognized everyone for their work and asked of the areas at the Convention Center that are rented out. Mr. Segovia stated that the spaces designated for assembly at the Convention Center were not rented out. He added that sidewalks and other public property were also available as long as they did not block entrances or exits.

Councilmember Perry stated that he would support the item today but still had some reservations due to the costs that would not be recouped.

Councilmember Courage stated that he was pleased that free speech would really be free in the City of San Antonio and that it was the role of the city to support constitutional rights.

Councilmember Shaw expressed concern that those that did not have the ability to pay for things had a limited voice. He stated that he was supportive of the amendments and asked of balances due for previous marches. Mr. Segovia responded that they would review same to see if they could eliminate the balances.

Councilmember Pelaez thanked the Free Speech Coalition and everyone involved for their work. He stated that there should be a balance between free speech and public safety.

Councilmember Sandoval recognized everyone involved and thanked the Free Speech Coalition for bringing solutions to the issues. She asked if any users had tested the website. Mr. Segovia stated that they would test the website once they started processing permits and would continue the dialogue with users. Councilmember Sandoval spoke of the need to make the public aware of the changes and to track progress.

Councilmember Treviño asked if costs would increase for those organizations that hosted

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commercial processions. Mr. Segovia confirmed that costs would not increase for those events.

Mayor Nirenberg expressed his support and stated that he was pleased with the revisions that were a great example of local government working with the community.

Councilmember Treviño moved to adopt the Ordinance for Item 4. Councilmember Saldaña 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

## 18. City Manager's Report

### **FY 2018 1ST QUARTER FINANCIAL REPORT**

Mrs. Sculley presented the 3+9 Report of the First Quarter Financial Report. Within the General Fund, she reported \$5.9 Million in additional revenue with \$1.6 Million in less expenses. She stated that the sales tax collected in January was \$1 Million below budget with CPS Energy Revenue collected at \$2.2 Million above budget. She projected a better ending balance for the FY 2018 General Fund of \$13.8 Million. She provided an overview of the Restricted Funds to include the Hotel Occupancy Tax (HOT), Development Services, and Solid Waste. She highlighted the Budget Initiatives and FY 2019 Recommended Budget Calendar.

### **SA SPEAK UP**

Jeff Coyle presented information on the FY 2019 SA Speak Up Campaign noting that the goals were to let residents know how and when to participate in the budgeting process, and to solicit input on their needs and priorities. He provided an overview of the growth of the campaign since 2015 and mentioned that feedback was solicited in person and through digital marketing. He highlighted new initiatives for FY 2019 to include Influencer Meetups and Partnerships.

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized City Attorney Andy Segovia who would be celebrating his birthday on March 6th. The City Council sang Happy Birthday to Mr. Segovia.

### **RECESSED**

Mayor Nirenberg recessed the meeting at 12:02 pm and announced that the meeting would resume at 2:00 pm for Zoning.

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:05 pm and addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items P-1, Z-5, P-3, and Z-7 were pulled for Individual Consideration. Mayor Nirenberg announced that Items P-2 and Z-6 were withdrawn by the applicant and would not be addressed. Councilmember Sandoval moved to approve the remaining Consent Zoning Items. Councilmember Shaw seconded the motion.

Mayor Nirenberg called upon Ms. Jan Wells to speak.

Jan Wells spoke in opposition to the development in Item Z-9 noting concerns with traffic and construction.

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

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

**2018-03-01-0164**

**Z-1.** ZONING CASE # Z2018068 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.099 acres out of NCB 3053, located in the 100 block of Valero 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: 0.099 ACRES OUT OF NCB 3053 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2018-03-01-0165**

**Z-2.** ZONING CASE # Z2018072 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement

Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) on 0.957 acres out of NCB 964, located at 1603, 1611 and 1615 Broadway and 1612 Avenue B. 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: 0.957 ACRES OUT OF NCB 964 TO WIT: FROM "IDZ RIO-2 UC-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "I-1 RIO-2 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 RIO-2 UC-2 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-2 DN UC-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY

DEVELOPMENT NODE BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT, AND MULTI-FAMILY USES (APARTMENTS OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS/ACRE; LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOLIC (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE) AND "IDZ RIO-2 DN AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY DEVELOPMENT NODE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT AND MULTI-FAMILY USES (APARTMENTS OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS/ACRE; LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOLIC (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE).

**2018-03-01-0166**

- Z-3.** ZONING CASE # Z2018003 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 10 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia 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: LOT 10 AND THE WEST 25 FEET OF LOT 11, BLOCK 4, NCB 3888 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED KNOB HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 CD H AHOD" RESIDENTIAL MIXED KNOB HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AN ASSISTED LIVING FACILITY WITH UP TO 10 RESIDENTS.

**2018-03-01-0167**

**Z-4.** ZONING CASE # Z2018008 (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 "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Six (6) Single-Family Residential Units on the West 25.16 feet of the South 53 feet of Lot 7, the West 26.82 feet of Lot 10, the East 70 feet of the North 27.5 feet of Lot 10, the East 42.5 feet of the West 108.32 feet of Lot 10, the West 30 feet of the East 100 feet of Lot 10, the East 39.7 feet of Lot 9, the East 39 feet of the West 65.82 feet of Lot 10, Block 17, NCB 568, located at 105,107,109,111,113 and 115 Brown Alley, and 415 North Mesquite. 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: THE WEST 25.16 FEET OF THE SOUTH 53 FEET OF LOT 7, THE WEST 26.82 FEET OF LOT 10, THE EAST 70 FEET OF THE NORTH 27.5 FEET OF LOT 10, THE EAST 42.5 FEET OF THE WEST 108.32 FEET OF LOT 10, THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 10, THE EAST 39.7 FEET OF LOT 9, THE EAST 39 FEET OF THE WEST 65.82 FEET OF LOT 10, BLOCK 17, NCB 568 TO WIT: FROM "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR SIX (6) SINGLE-FAMILY RESIDENTIAL UNITS.

**WITHDRAWN BY APPLICANT**

- P-2.** PLAN AMENDMENT CASE # 18010 (Council District 5): An Ordinance amending the Nogalitos/South 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 Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018026)

**WITHDRAWN BY APPLICANT**

- Z-6.** ZONING CASE # Z2018026 (Council District 5): An Ordinance amending the Zoning District Boundary from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 14 and Lot 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment Case 18010) (Continued from February 15, 2018)

**2018-03-01-0170**

- Z-8.** ZONING CASE # Z2018084 (Council District 5): 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 1.646 acres out of NCB 3685, located at 448 Castroville 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: 1.646 ACRES OUT OF NCB 3685 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2018-03-01-0171**

- Z-9.** ZONING CASE # Z2017296 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and “MF-33” Multi-Family District on 15.611 acres of land out of NCB 17642, located in the 5200 block of Rogers 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: 15.611 ACRES OF LAND OUT OF NCB 17642 TO WIT: FROM "C-3 GC-2" GENERAL COMMERCIAL HIGHWAY 151 GATEWAY CORRIDOR OVERLAY DISTRICT AND "C-3" GENERAL COMMERCIAL DISTRICT TO "MF-33 GC-2" MULTI-FAMILY HIGHWAY 151 GATEWAY CORRIDOR OVERLAY DISTRICT AND "MF-33" MULTI-FAMILY DISTRICT.

**2018-03-01-0172**

**P-4.** PLAN AMENDMENT CASE # 18019 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Civic Center" and "Specialized Center" to "Suburban Tier" on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018069)

**2018-03-01-0173**

**Z-10.** ZONING CASE # Z2018069 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18019)

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: 16.520 ACRES OUT OF NCB 11379 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Items P-1 and Z-5 were addressed jointly.

**2018-03-01-0168**

**P-1.** PLAN AMENDMENT CASE # 18016 (Council District 3): An Ordinance amending

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the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" and "Suburban Tier" to "Suburban Tier" on 100.349 acres out of CB 4167, located in the 3700 block of South Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018062) (Continued from February 15, 2018)

**2018-03-01-0169**

**Z-5.** ZONING CASE # Z2018062 (Council District 3): An Ordinance amending the Zoning District Boundary from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 81.941 acres out of NCB 4167 and "C-2" Commercial District on 18.408 acres out of NCB 4167, generally located in the 3700 block of South Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18016) (Continued from February 15, 2018)

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: 81.941 ACRES OUT OF NCB 4167 TO WIT: FROM "RE" RESIDENTIAL ESTATE DISTRICT AND "C-2" COMMERCIAL DISTRICT TO "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT.

Melissa Ramirez presented Item P-1 and stated that it would amend the Heritage South Sector Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-5, she stated that staff and the Zoning Commission recommended approval. She reported that of 7 notices mailed; none were returned in favor or opposition.

Mayor Nirenberg called upon Mr. Mark Brown to speak.

Mark Brown stated that he was the applicant and would like to withdraw only the Commercial District request from Item Z-5 and approve the Residential request.

Councilmember Viagran moved to approve Items P-1 and Z-5 with the exclusion of the Commercial District and only approve the Residential request. Councilmember Shaw seconded the motion. The motion as amended prevailed by the following vote:

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

Items P-3 and Z-7 were addressed jointly.

**CONTINUED TO MAY 3, 2018**

**P-3.** PLAN AMENDMENT CASE # 18014 (Council District 5): An Ordinance amending the Kelly South/San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Regional Commercial” on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018055 S) (Continued from February 15, 2018)

**CONTINUED TO MAY 3, 2018**

**Z-7.** ZONING CASE # Z2018055 S (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family 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 Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 18014) (Continued from February 15, 2018)

Melissa Ramirez presented Item P-3 and stated that it would amend the Kelly South/San Pueblo Community Plan. She reported that staff and the Planning Commission recommended denial.

For Item Z-7, she stated that staff and the Zoning Commission recommended denial. She reported that of 18 notices mailed; five were returned in favor and five in opposition. She noted that due to the amount of opposition; the case would require nine votes for approval. She added that the Thompson Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon the citizens registered to speak.

Sarah Cervantes spoke in opposition to the request noting concerns with the damage to streets and increased traffic. She stated that she had photos and a petition with 32 signatures opposed to the zoning.

Jack M. Finger spoke against the request noting that staff and the Planning and Zoning Commissions recommended denial.

Councilmember Gonzales moved to continue Items P-3 and Z-7 to May 3, 2018. Councilmember Pelaez seconded the motion. The motion to continue prevailed by the following vote:

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

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:20 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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