

**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, October 19, 2017

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 with 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 Mara S. Nathan, Senior Rabbi of Temple Beth-El, guest of Councilmember Roberto C. Treviño, District 1.
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 September 5, 2017 and City Council Regular Meetings of September 6-7, 2017

Councilmember Treviño moved to approve the Minutes for the City Council Special Session of September 5, 2017 and City Council Regular Meetings of September 6-7, 2017. 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

**INDIVIDUAL ITEM FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**2017-10-19-0040R**

4. A Resolution recognizing the 75th anniversary of City ownership of CPS Energy. [Ben Gorzell, Chief Financial Officer]

Mayor Nirenberg stated that the City of San Antonio had been transformed in part by the ownership of its electric utility which was the largest municipally-owned utility in the country. He recognized Paula Gold-Williams, President and CEO of CPS Energy.

Ms. Gold-Williams thanked the City Council for the recognition and stated that she was honored to serve in her capacity. She spoke of the utility company and noted that it was a great asset for the community. She stated that they worked hard to keep rates affordable and highlighted the REAP Program that provides financial assistance to those that need it.

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

Jack M. Finger expressed concern with the excessive CPS Energy rate and pay increases.

The City Council commended CPS Energy for their work and stated that they looked forward to the future.

Councilmember Treviño moved to approve the Resolution. Councilmember Viagran 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

**CONSENT AGENDA ITEMS**

Items 8, 10A, 10B, 14, 18, 21, 28A, 28B, and 28C were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon Mr. Jack M. Finger to speak on the Consent Items.

Jack M. Finger spoke in opposition to the lawsuit settlements (Items 22 and 23) and asked if the responsible employees would be reprimanded. He noted that he was against tax abatement agreements (Items 26 and 28).

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

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

**2017-10-19-0798**

5. An Ordinance authorizing contracts with The Brandt Companies, LLC and Mechanical Technical Services, Inc. d/b/a Mtech to provide the San Antonio Airport System with on call HVAC maintenance and repair services for a total estimated annual cost of \$800,000.00, funded from the Aviation Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-10-19-0799**

6. An Ordinance authorizing a contract with Schindler Elevator Corporation to provide the San Antonio Airport System with elevator and escalator maintenance and repairs for an estimated annual cost of \$1,600,000.00, funded from the Aviation Operations and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-10-19-0800**

7. An Ordinance accepting the bids from Mission Golf Cars, DeWinne Equipment Company, Professional Turf Products and Ewald Kubota Tractor to provide 34 light utility vehicles for a total cost of \$417,356.72, funded from the Equipment Renewal and Replacement Fund and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-10-19-0802**

9. An Ordinance authorizing the execution of an amendment to an existing funding agreement between the City of San Antonio and the San Antonio Botanical Society, Inc. to provide an additional \$500,000.00 in Bexar County funding towards the 2012 Bond Project for Botanical Gardens, located in Council District 2, funded from Bexar County, for a total City and County contribution of \$1,700,000.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

11. Consideration of the following items related to the FY 2018 Infrastructure Management Program: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-10-19-0805**

- 11A. An Ordinance for the 2018 Asphalt Overlay Contract Package 1, accepting the lowest responsive bid and awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$7,353,255.60, of which \$301,500.00 will be reimbursed by San Antonio Water System and \$40,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2017-10-19-0806**

- 11B. An Ordinance for the 2018 Asphalt Overlay Contract Package 2, accepting the lowest responsive bid and awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$4,870,914.30, of which \$122,625.00 will be reimbursed by San Antonio Water System and \$8,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2017-10-19-0807**

12. An Ordinance authorizing the Amendment of a Riverwalk Lease Agreement with Tacoland Studios LLC to renew the term through October 31, 2022 for continued use of 180 square feet of River Walk patio space. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2017-10-19-0808**

13. An Ordinance authorizing a Lease Agreement with Brandy Garcia d/b/a B.link for use of Building 14B in La Villita for a one year term, with two, one year renewal options. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2017-10-19-0810**

15. An Ordinance authorizes the reimbursement of up to \$50,000.00 for a grant from the Texas Department of Transportation as part of the Routine Airport Maintenance Program for improvements at the Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-10-19-0811**

16. An Ordinance authorizing the acceptance of funds from the U.S. Department of Homeland Security in an amount not to exceed \$50,000.00 for laboratory infrastructure support of the San Antonio Metropolitan Health District's BioWatch

program beginning September 18, 2017 through September 17, 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-10-19-0812**

17. An Ordinance authorizing the submission of an application to the Robert Wood Johnson Foundation for the Culture of Health Prize and, if awarded, the acceptance of funds in an amount up to \$25,000.00 for the San Antonio Metropolitan Health District. [Erik Walsh, Deputy City Manager; Dr. Colleen M. Bridger, MPH, PhD, Director of Health]
19. 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 Roger F. Martinez (District 10) to the Zoning Board of Adjustment.
  - B) Appointing Juanita F. Sepulveda (District 4) to the Small Business Advocacy Committee.
  - C) Appointing Hilliard Drew Galloway (District 8) to the SA2020 Commission on Strengthening Family Well-being.
  - D) Reappointing Azza Kamal (District 8) to the Historic and Design Review Commission.
  - E) Reappointing Gabriel L. Lopez (District 8) to the San Antonio Housing Trust.
  - F) Appointing Vanessa Moreno (District 8) to the SA2020 Commission on Education.
  - G) Appointing Travis J. Block (District 8) to the Animal Care Services Advisory Board.
  - H) Appointing Cesar Cantor (District 8) to the Disability Access Advisory Committee.
20. Consideration of the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the remainder of unexpired terms of office concurrent with their respective terms of

office unless otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember John Courage (District 9) and reappointing Councilmember Rey Saldaña to the San Antonio Education Partnership Board of Directors.

**2017-10-19-0815**

22. An Ordinance authorizing the settlement of litigation styled Terry Gleason v. City of San Antonio, Cause Number 2016-CI-15632 pending in the 285th Judicial District Court, Bexar County, Texas for an amount up to \$150,000.00. [Andrew Segovia, City Attorney]

**2017-10-19-0816**

23. An Ordinance authorizing the settlement of litigation styled James Melton v. City of San Antonio, Cause Number 2016-CI-17315 pending in the 73rd Judicial District Court, Bexar County, Texas for an amount up to \$130,000.00. [Andrew Segovia, City Attorney]

**2017-10-19-0817**

24. An Ordinance rescheduling City Council Meetings in November, December, and January. [Leticia M. Vacek, City Clerk]

**2017-10-19-0818**

25. An Ordinance authorizing an agreement with the University of Texas Health Science Center at San Antonio School of Dentistry for an amount up to \$168,852.00, for the provision of dental services for a period beginning September 1, 2017 and ending August 31, 2018 for the San Antonio Metropolitan Health District's Oral Health Program. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2017-10-19-0819**

26. An Ordinance authorizing the approval of a tax abatement agreement by Bexar County for the Brewery South, LLC Project in an amount not to exceed \$357,000.00 located at 226 Newell Avenue in Council District 1 and within the MidTown Tax Increment Reinvestment Zone boundary as is required by State Law to enable Bexar County to offer a tax abatement. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

**2017-10-19-0820**

27. An Ordinance approving a Funding Agreement with the Mission Drive-In Tax Increment Reinvestment Zone in an amount not to exceed \$150,000.00 for public infrastructure located within the Mission Drive-In Tax Increment Reinvestment Zone

(TIRZ) 32, located at 6701 San José Drive in City Council District 3 and within the World Heritage Buffer Zone, as approved by the TIRZ Board. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, AICP, Director, Neighborhood and Housing Services]

## **CONSENT ITEMS CONCLUDED**

## **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 8:

### **2017-10-19-0801**

8. An Ordinance accepting the bids from Clarke Mosquito Control Products and Target Specialty Products to provide pesticide products for the San Antonio Metropolitan Health District for an estimated total cost of \$80,000.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Saldaña requested additional information. Dr. Colleen Bridger stated that the contracts would allow staff to continue efforts to address mosquito concerns. She noted that there were multiple venues in which citizens could contact the Health Department regarding mosquito concerns.

Councilmember Viagran asked if there was a full staff for Vector Control. Dr. Bridger replied that they had been down to one staff person but several Sanitarians stepped up.

Councilmember Perry asked of follow up on citizen complaints. Erik Walsh stated that they could provide follow up if individuals provided contact information when calling 3-1-1. Councilmember Perry requested education and communication with the community regarding efforts to address mosquitoes.

Councilmember Saldaña moved to adopt the Ordinance for Item 8. 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

City Clerk Vacek read the captions for Items 10A and 10B:

- 10.** Consideration of following two items related to the Federal Aviation Administration Airport Improvement Program for the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2017-10-19-0803**

- 10A.** An Ordinance authorizing a construction contract with SpawGlass Civil Construction, Inc in the amount of \$4,368,679.15 for Runway 13R Rehabilitation - Package 5 project.

**2017-10-19-0804**

- 10B.** An Ordinance authorizing an amendment with Kimley-Horn and Associates, Inc in an amount not to exceed \$1,985,500.42 for construction administration, resident project representation, project management, inspection services and additional design services.

Councilmember Courage asked of the original contract with Kimley-Horn. Russell Handy replied that the original agreement totaled \$5.2 million but that future amendments were required based on the next phases of construction. Councilmember Courage asked if staff anticipated additional increases for this consultant. Mr. Handy stated that he was not sure but would provide said information to the City Council.

Councilmember Courage moved to adopt the Ordinances for Items 10A and 10B. Councilmember Treviño 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

City Clerk Vacek read the caption for Item 14:

**2017-10-19-0809**

- 14.** An Ordinance authorizing a lease renewal agreement between the City of San Antonio and Ella Austin Community Center for the facility located at 1023 North Pine Street for a term of five-years until October 30, 2022 for a total rental rate of \$10.00 for the entire lease term. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Mayor Nirenberg called upon the citizens registered to speak.



Beverly Watts Davis spoke in support of the renewal agreement with the Ella Austin Community Center. She thanked Councilmember Shaw for his support.

Anthony E. Hargrove, Chief Executive Officer of the Ella Austin Community Center, spoke in support of the agreement.

Councilmember Shaw stated that the Ella Austin Community Center was a gem in the community and thanked everyone for working together on the agreement.

Councilmember Perry thanked Mr. Hargrove for giving him a tour of the center and commended them for their work. Councilmember Courage stated that he had worked near the center for many years and was aware of the great services they provided to the community. Councilmember Saldaña also expressed his support and commended Councilmember Shaw for the great accomplishment.

Mayor Nirenberg thanked the Ella Austin Representatives present and expressed his support. He commended Councilmember Shaw for his great work.

Councilmember Shaw moved to adopt the Ordinance for Item 14. 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

City Clerk Vacek read the caption for Item 18:

**2017-10-19-0813**

- 18.** An Ordinance authorizing the application and acceptance of approximately \$317,146.00 in grants to fund activities such as recycling education, organics recycling, waste reduction, and illegal dumping prevention from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2018 and 2019 through the Alamo Area Council of Governments. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

Mayor Nirenberg commended the Solid Waste Department for their work and great hurricane relief efforts.

Councilmembers Gonzales, Viagran, and Shaw also thanked the Solid Waste Department for their hurricane relief efforts.

Councilmember Viagran moved to adopt the Ordinance for Item 18. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

City Clerk Vacek read the caption for Item 21:

**2017-10-19-0814**

- 21.** An Ordinance authorizing a Community Spay and Neuter Services Contract in an annual amount up to \$894,975 for a three-year term with the option to renew two additional one-year terms with Snap Neuter Inject Project of San Antonio, San Antonio Humane Society, Pet Spots, and Animal Defense League of Texas funded by the FY 2018 general fund budget to collectively provide 12,455 spay and neuter surgeries. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]

Councilmember Saldaña recused himself from Item 21 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

Councilmember Viagran moved to adopt the Ordinance for Item 21. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

**ABSTAIN:** 1 - Saldaña

City Clerk Vacek read the captions for Items 28A, 28B, and 28C:

- 28.** Consideration of the following three items related to the relocation of Credit Human's corporate headquarters, the retention of 435 Full-Time Jobs and the creation of an additional 50 Full-Time Jobs: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2017-10-19-0821**

**28A.** An Ordinance authorizing a Tax Abatement Agreement with Credit Human to exempt one hundred percent (100%) of Ad Valorem taxes for a period of ten years on real and personal property improvements estimated at \$113,000,000 at 1803 Broadway Street, which is within a Texas Enterprise Zone.

**2017-10-19-0822**

**28B.** An Ordinance authorizing a Chapter 380 Economic Development Program Grant Agreement with Credit Human to provide a grant in an amount, when combined with the amount of abated taxes provided through a Tax Abatement Agreement, does not exceed \$5,923,882.00.

**2017-10-19-0041R**

**28C.** A Resolution approving a Tax Abatement Agreement between Bexar County and Credit Human for an economic development project within the City created Midtown Tax Increment Reinvestment Zone.

Councilmember Viagran recused herself from Items 28A, 28B, and 28C by exiting the Council Chambers and noting that she submitted the recusal forms to the City Clerk.

Councilmember Treviño thanked everyone for their work and asked for a brief presentation. Rene Dominguez presented an overview of the project noting that Credit Human was founded in San Antonio in 1935. He noted that they employ 696 individuals 435 of them being local full-time employees. He stated that they would be consolidating three San Antonio operations into one new headquarters through a \$113 million investment in a LEED certified 10-story building. He outlined the proposed incentive recommended by staff to include a 10-year, 100% tax abatement and 5-year tax rebate capped at a combined value not to exceed \$5.9 million. He added that the city would reimburse Credit Human for a portion of the public improvements and highlighted project benefits such as the creation of 50 new jobs. He indicated that there was no fiscal impact to the General Fund and that the net benefit to the city over 20 years was estimated at \$7.7 million.

Councilmember Treviño highlighted the Midtown Tax Increment Reinvestment Zone (TIRZ) and the green spaces, pocket parks, and sidewalk improvements that would be made. He asked of the Business Retention Program. Mr. Dominguez replied that they had created the program in partnership with the Economic Development Foundation eight years ago to help local companies grow. Councilmember Treviño recognized Steve Hennigan of Credit Human. Mr. Hennigan thanked the City Council for their support and stated that they were pleased to be back in the Downtown Area.

Mayor Nirenberg called upon Mr. Eddie Romero to speak.

Eddie Romero stated that he was representing Centro San Antonio in support of the project. He noted that they were pleased with the additional jobs that would be created and the investments that would be made.

Councilmember Gonzales asked who would maintain the public space. Mr. Dominguez replied that Credit Human would be responsible for same. Councilmember Gonzales asked of parking. Mr. Dominguez stated that they were reviewing various parking solutions to include additional spaces at Pearl Parkway. Councilmember Gonzales asked of the aesthetics. Bill Shown presented a rendering of the building and proposed parking.

Councilmember Pelaez spoke of the importance of inner city development and highlighted the benefits of the Pearl Development. He noted the Regional Centers of the SA Tomorrow Plan which aim to have people live and work in the same area.

Councilmember Perry asked if Credit Human would use the entire facility or lease space. Mr. Dominguez replied that they would utilize eight floors and that there would be a retail floor with room for growth. Councilmember Perry asked of the trees that would be removed. Mr. Shown stated that they would save as many trees as they could and replace trees in accordance with the City's Tree Ordinance. Councilmember Perry expressed concern with the amount of incentives provided in the area.

Councilmember Brockhouse stated that he had many robust conversations regarding said project and would like to look at improving the current incentive program. He asked who owned the parking garage. Mr. Dominguez replied that it was a proportionate ownership between Silver Ventures and Credit Human. Councilmember Brockhouse noted concern with the role of Silver Ventures in the project and the amount of incentives provided in the area. However, he stated that he was pleased that the benefit would be net positive to the city.

Councilmember Courage stated that there were benefits to keeping Credit Human in San Antonio and highlighted the structure that would be built. He asked of the minimum wages that would be paid by Credit Human. Mr. Dominguez replied that after one year; 70% of their employees would make at least \$15.68 per hour. Councilmember Courage spoke of the potential for funding to be placed in the General Fund instead of the TIRZ. Veronica Soto stated that they could look at amending the plan, boundaries, and contribution that the city makes to the TIRZ.

Councilmember Sandoval stated that Credit Human was a home grown company that should remain in San Antonio. She noted that their presence in the area could be transformative and highlighted the commuter benefits and LEED certified building.

Councilmember Saldaña stated that this was an exciting opportunity that he was pleased to support. He spoke of the investment in downtown development and the need for housing near jobs.

Mayor Nirenberg asked of the incentives process and how they were being recalibrated for housing. City Manager Sculley stated that the city had an Inner City Reinvestment and Infill Policy (ICRIP) to address housing and commercial development in underserved markets. She noted that the Center City Housing Incentive Policy (CCHIP) was adopted in 2012 to focus housing development in the core of the city. She noted that the program was being re-examined as it expires in May 2018.

Councilmember Perry asked how long the city had been providing incentives. Mr. Dominguez replied that he did not have an exact date but definitely since the Toyota Project when the Economic Development Incentive Fund was created. Councilmember Perry asked how the data on companies receiving incentives was maintained. Mr. Dominguez replied that they had a robust compliance unit that monitored the data.

Mayor Nirenberg thanked everyone for their work on the project. He spoke of the importance of connecting citizens to the services they need such as transportation, public safety, and parks. He mentioned that the taxes being incented for the project were rebated for the purposes of building public infrastructure that would benefit the entire community.

Councilmember Treviño moved to adopt the Ordinances for Items 28A and 28B and approve the Resolution for Item 28C. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

**ABSTAIN:** 1 - Viagran

## 29. City Manager's Report

### ICMA CONFERENCE

Mrs. Sculley reported that the 103rd Annual Conference of the International City/County Manager's Association (ICMA) would kick-off on Sunday. She stated that the City of San

Antonio and Bexar County were jointly hosting the conference at the Convention Center. She noted that over 3,500 Local Government Administrators were registered to attend which was the largest in ICMA Conference history. She mentioned that several of the city's leadership would serve as panelists discussing a wide range of topics in Local Government Management. She thanked Erik Walsh, Maria Villagomez, and Edward Benavides for serving as Tri-Chairs of the Conference Host Committee and the many staff that volunteered their time to make the conference a success. She stated that in addition to the many educational sessions, they would be showcasing San Antonio through a number of other events including the City Manager's 5K Walk/Run on Sunday, October 22nd. She reported that over 150 ICMA Members from nine countries were registered for the event. She mentioned that Síclovía would be held that same day beginning at 11:00 am and invited everyone to attend both events.

### **AIRPORT TRIENNIAL SAFETY EXERCISE**

Mrs. Sculley reported that the 2017 Triennial Airport Emergency Mass Casualty Exercise was held the previous day at the San Antonio International Airport. She noted that the exercise simulates an aircraft accident that results in multiple injuries on the airfield. She mentioned that the exercise allows airport staff, Fire Department, and key stakeholders to review their procedures and identify areas of improvement that may need to be addressed before an actual event occurs. She added that the exercise was required every three years by the Federal Aviation Administration for all United States Airports that have commercial air carrier service. She commended the Airport Team and Fire Department of their professionalism and dedication to making the Airport as safe as possible.

### **SAPD UPDATES**

Mrs. Sculley highlighted the start of Cadet Class 2017-D on Monday in the San Antonio Police Department (SAPD) comprised of 43 Police Cadets. She reported that they would be the first of five Cadet Classes scheduled for FY 2018. She stated that there were currently 72 Cadets in two classes that would graduate in December 2017 and March 2018. She noted that as of Monday, they would have 2,312 of 2,443 authorized positions filled.

Mrs. Sculley reported that SAPD initiated the Violent Crimes Task Force (VCTF) in January 2017. She stated that the VCTF was a proactive, multi-agency unit comprised of SAPD Covert Units, as well as various Local, State, and Federal Law Enforcement Agencies designed to effectively reduce crime throughout San Antonio. She noted that since inception, the VCTF has made considerable progress in disrupting criminal activity throughout the city.

Lastly, Mrs. Sculley reported on the Texas Anti-Gang (TAG) Program consisting of a working group of Federal, State, and Local Law Enforcement Agencies. She stated that the agencies would share intelligence regarding all investigations of gang activity and was funded through a grant from the Office of the Governor-Criminal Justice Division. She stated that

there was currently commitment from 10 Agencies committing 95 Personnel to the program, with more expected. She added that the program was scheduled to begin in December of this year.

### **RECESSED**

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

### **RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:07 pm and addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items P-3, Z-5, Z-7, P-5, Z-11, and Z-13 were pulled for Individual Consideration. Councilmember Courage 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 Zoning Items prevailed by the following vote:

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

### **2017-10-19-0823**

**Z-1.** ZONING CASE # Z2017240 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop to "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay on Lot 13, Block 1, NCB 1011, located at 244 West Cevallos Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 13, BLOCK 1, NCB 1011 TO WIT: FROM "R-6 CD RIO-7E AHOD" RESIDENTIAL SINGLE-FAMILY SAN PEDRO CREEK RIVER IMPROVEMENT OVERLAY DISTRICT AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CATERING SHOP TO "O-1 RIO-7E AHOD" OFFICE DISTRICT SAN PEDRO CREEK RIVER IMPROVEMENT OVERLAY

## DISTRICT AIRPORT HAZARD OVERLAY DISTRICT.

**2017-10-19-0824**

- Z-2.** ZONING CASE # Z2017248 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "C-1 RIO-1 AHOD" Light Commercial River Improvement Overlay Airport Hazard Overlay District on Lot 55, NCB 2806, located at 3440 North St. Mary's Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 55, NCB 2806 TO WIT: FROM "I-1 RIO-1 AHOD" GENERAL INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 RIO-1 AHOD" LIGHT COMMERCIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2017-10-19-0825**

- P-1.** PLAN AMENDMENT CASE # 17073 (Council District 2): An Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Neighborhood Commercial" to "Community Commercial" on 0.1387 acres out of NCB 1205, located at 500 Block of Runnels Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017245)

**2017-10-19-0826**

- Z-3.** ZONING CASE # Z2017245 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Parking Overlay District on 0.1387 acres out of NCB 1205 located in the 500 Block of Runnels Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17073)

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: 0.1387 ACRES OUT OF NCB 1205 TO WIT: FROM "MF-33 EP-1" MULTI-FAMILY TRAFFIC CONTROL/EVENT PARKING OVERLAY DISTRICT TO "C-2 EP-1" COMMERCIAL TRAFFIC CONTROL/EVENT PARKING OVERLAY DISTRICT.



**2017-10-19-0827**

- P-2.** PLAN AMENDMENT CASE # 17074 (Council District 2): An Ordinance amending the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Urban Living” on 40.027 acres out of NCB 16551 (formerly CB 5089), generally located at East Loop 1604 and Weichold Rd. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017247)

**2017-10-19-0828**

- Z-4.** ZONING CASE # Z2017247 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use District Airport Hazard Overlay District on 40.027 acres out of NCB 16551, generally located near the intersection of East Loop 1604 and Weichold Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17074)

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: 40.027 ACRES OUT OF NCB 16551 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "NP-10 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "MXD AHOD" MIXED USE DISTRICT AIRPORT HAZARD OVERLAY DISTRICT TO ALLOW FOR USES PERMITTED IN "MF-33" MULTI-FAMILY DISTRICT AND "C-3" GENERAL COMMERCIAL DISTRICT.

**2017-10-19-0831**

- P-4.** PLAN AMENDMENT CASE # 17053 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017164)

**2017-10-19-0832**

- Z-6.** ZONING CASE # Z2017164 (Council District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and

Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17053)

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: 7.556 ACRES OUT OF NCB 10233 TO WIT: FROM "L EP-1" LIGHT INDUSTRIAL FACILITY PARKING/TRAFFIC CONTROL OVERLAY DISTRICT TO "MXD EP-1" MIXED USE FACILITY PARKING/TRAFFIC CONTROL OVERLAY DISTRICT.

**2017-10-19-0833**

**Z-8.** ZONING CASE # Z2017241 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 21 and Lot 22, NCB 6469, located at 2427 Chihuahua Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 21 AND LOT 22, NCB 6469 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2017-10-19-0834**

**Z-9.** ZONING CASE # Z2017243 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 23 AND LOT 24, BLOCK 9, NCB 3128 TO WIT: FROM ""C-2 IDZ AHOD" COMMERCIAL INFILL DEVELOPMENT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES

PERMITTED IN "C-2" COMMERCIAL DISTRICT AND FOR THREE (3) RESIDENTIAL SINGLE-FAMILY DWELLING UNITS.

**2017-10-19-0835**

**Z-10.** ZONING CASE # Z2017253 (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 permitted in "C-2" Commercial District and for four (4) Residential Dwelling Units on the South 109.5 feet of Lot 12, Block 22, NCB 2320, located at 2401 Buena Vista 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: SOUTH 109.5 FEET OF LOT 12, BLOCK 22, NCB 2320 TO WIT: FROM "R-4 AHOD" SINGLE FAMILY RESIDENTIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND FOUR (4) RESIDENTIAL DWELLING UNITS.

**2017-10-19-0838**

**Z-12.** ZONING CASE # Z2017244 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height on Lot 22, NCB 12830, located at 8222 Wurzbach 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 22, NCB 12830 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOTEL HIGHER THAN 35- FEET IN HEIGHT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Items P-3 and Z-5 were addressed jointly.

**2017-10-19-0829**

**P-3.** PLAN AMENDMENT CASE # 17072 (Council District 2): 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 “Light Industrial” to “Low Density Residential” on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017238)

**2017-10-19-0830**

**Z-5.** ZONING CASE # Z2017238 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17072).

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 23, NCB 12175 TO WIT: FROM “I-2 AHOD” HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO “R-5 AHOD” RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item P-3 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-5, she stated that staff and the Zoning Commission recommended approval. She reported that of five notices mailed; none were returned in favor and two in opposition. She noted that due to the opposition exceeding 20%; the case would require nine votes for approval.

Councilmember Shaw moved to approve Items P-3 and Z-5. 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

**CONTINUED TO DECEMBER 7, 2017**

**Z-7.** ZONING CASE # Z2017227 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff and Zoning Commission recommend Approval with Conditions.

Melissa Ramirez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A Type B Landscape Buffer adjacent to residential uses and along street frontage; 2) Six-foot solid screen fencing for the side of the property abutting residential; and 3) Downward lighting. She reported that of 17 notices mailed; none were returned in favor and three in opposition. She added that the Eastgate Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon Ms. Sylvia Alaniz to speak.

Sylvia Alaniz stated that she was representing the Eastgate Neighborhood Association in opposition to the zoning request. She noted concerns with safety, rodents, and the street conditions due to large trucks.

Councilmember Shaw moved to continue Item Z-7 until December 7, 2017. Councilmember Viagran 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

Items P-5 and Z-11 were addressed jointly.

**2017-10-19-0836**

**P-5.** PLAN AMENDMENT CASE # 17044 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017135)

**2017-10-19-0837**

**Z-11.** ZONING CASE # Z2017135 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17044)

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: 5.7237 ACRES OUT OF NCB 18230 AND NCB 15664 TO WIT: FROM "C-1" LIGHT COMMERCIAL DISTRICT, "C-1 HE" LIGHT COMMERCIAL HISTORIC EXCEPTIONAL DISTRICT AND "O-2" HIGH RISE OFFICE DISTRICT TO "C-2 NA" COMMERCIAL NONALCOHOLIC DISTRICT AND "C-2 NA HE" COMMERCIAL NONALCOHOLIC HISTORIC EXCEPTIONAL DISTRICT.

Melissa Ramirez presented Item P-5 and stated that it would amend the Northwest Community Plan. She stated that staff and the Planning Commission recommended approval.

For Item Z-11, she stated that staff and the Zoning Commission recommended approval. She reported that of 87 notices mailed; one was returned in favor and 10 in opposition.

James McKnight, Applicant, requested an amendment to add an "NA" overlay to the entire property being rezoned.

Mayor Nirenberg called upon Mr. Edward Castor to speak.

Edward Castor spoke in opposition to the request noting concerns with traffic and infrastructure in the area.

Councilmember Sandoval stated that her staff had worked closely with the seller, buyer, and neighborhood association and they had agreed to restrictive covenants.

Councilmember Sandoval moved to approve Items P-5 and Z-11 with the "NA" overlay amendment. Councilmember Viagran 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

**CONTINUED TO DECEMBER 7, 2017**

**Z-13.** ZONING CASE # Z2017195 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of Lot 13 and Lot 14, Block 2, NCB 14702, located at 9545 Huebner Road. Staff recommends Approval, with Conditions. Zoning Commission recommends Denial, due to lack of a motion.

Melissa Ramirez presented Item Z-13 and stated that staff recommended approval while the Zoning Commission recommended denial due to lack of a motion. She reported that of 16 notices mailed; two were returned in favor and three in opposition. She stated that the Oakland Estates Neighborhood Association was opposed to the request. She noted that due to the opposition exceeding 20%; the case would require nine votes for approval.

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

Jack M. Finger stated that he was opposed to the request due to the traffic and noise from the proposed car wash adding there was opposition from the neighborhood.

Councilmember Pelaez stated that he would like additional time for the developer and neighborhood association to reach an agreement.

Councilmember Pelaez moved to continue Item Z-13 until December 7, 2017. Councilmember Saldaña 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 2:25 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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