

**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

Thursday, December 6, 2018

9:00 AM

Municipal Plaza Building

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 Rabbi Chaim Block, Chabad Center for Jewish Life & Learning, 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 of the Regular City Council Meetings of October 31 - November 1, 2018

Councilmember Shaw moved to approve the Minutes of the Regular City Council Meetings of October 31-November 1, 2018. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

POINTS OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Rabbi Chaim Block. Rabbi Block stated that in honor of the fourth day of Hanukkah; they would kindle the Menorah. He invited Pre-School Children to sing several Hanukkah Songs and they presented each of the City Councilmembers with a painting and chocolates.

Mayor Nirenberg recognized Rear Admiral Tina Davidson, Commander, Navy Medicine Education, Training and Logistics Command at Joint Base San Antonio-Fort Sam Houston. He highlighted her many accomplishments and welcomed her to San Antonio. Admiral Davidson thanked the City Council for the recognition and stated that it was an honor and pleasure to serve.

Mayor Nirenberg highlighted the Tricentennial Quilt Project and welcomed Jennifer Nicolella of Abby's Attic Sewing & Crafting Studio. Ms. Nicolella presented the quilt to the City Council and stated that they had been working on it for over one year. She noted the 384 fabric squares that were used to create the quilt and thanked the City Council for the recognition.

Councilmember Pelaez congratulated Joe Van Kuiken who would be graduating from the Alexander Briseño Leadership Development Program the following day.

CONSENT AGENDA ITEMS

No Items were pulled from the Consent Agenda. Councilmember Saldaña moved to approve the Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak on Consent Items.

Jack M. Finger spoke in opposition to the affordable housing development projects (Item 19).

Mike Phillips, President of the Ingram Hills Neighborhood Association, stated that the developer of the Majestic Ranch Apartments had agreed to numerous concessions with the Ingram Hills Neighborhood. He presented the City Council with a copy of the signed Memorandum of Understanding.

Councilmember Sandoval highlighted the Affordable Housing Development Projects (Item 19) and thanked everyone for their work.

Councilmember Viagran highlighted the Espada Trail Connection Project (Item 9) and the Traffic Signal Installation Project (Item 10).

Councilmember Gonzales highlighted the funding agreement with the Guadalupe Cultural Arts Center (Item 11) and invited a representative from the Guadalupe Cultural Arts Center to the podium. Cristina spoke of the programming at the Center and thanked the City Council for their continued support.

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

2018-12-06-0956

5. Ordinance approving a contract with Cyclone Technology, LLC to provide airport rubber and paint build-up removal services on an as-needed basis for the Aviation Department for an estimated annual cost of \$204,000.00, funded from the department's FY 2019 Airport Operations and Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-12-06-0957

6. Ordinance approving a contract with Booker's Tree Service, LLC to provide as needed tree and palm maintenance and removal services for an estimated annual cost of \$157,000.00, funded from the Center City Development and Operations FY 2019 Adopted General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Chief Financial Officer]

2018-12-06-0958

7. Ordinance approving a contract with Selrico Services, Inc. to provide custodial services for the Department of Human Services, San Antonio Fire Department, San Antonio Police Department, the Solid Waste Management Department, and the Transportation and Capital Improvements Department for an estimated cost of \$1,100,000.00 annually, funded from each department's respective FY 2019 Adopted Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2018-12-06-0959

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$130,000.00 annually, included in the respective department's FY 2019 Adopted Budget:

(A) Fun Abounds, Inc. for wood fiber playground chips; and

(B) Salt Exchange, Inc. for salt pellets.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-12-06-0960

9. Ordinance awarding a construction contract, including an additive alternate, to J. Sanchez Contracting in the amount of \$2,615,850.21 to perform construction work in connection with the Espada Trail Connection project located in Council District 3. Funding for this project is available from the Sales Tax Proposition 2 Linear Creekway Parks and included in the FY 2019 Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

2018-12-06-0961

10. Ordinance awarding a construction contract to D&G Energy Corporation for the Traffic Signal Installation Package B, a Tax Notes funded project, in the amount of \$591,989.00 to construct three traffic signals located in Council Districts 3 and 5. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0962

11. Ordinance amending the funding agreement with the Guadalupe Cultural Arts Center in an amount not to exceed \$450,000.00 for continued improvements to the interior of the facility, supporting the Guadalupe Cultural Arts Center Project, a 2017-2022 Bond Funded project located in Council District 5. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0963

12. Ordinance awarding a construction contract to FRS Trenchcore, Inc. in the amount of \$204,737.76 for HVAC Upgrades and Perimeter Fence Replacement Project for the Department of Human Services Head Start Administration Building located in Council District 5. Funding for this project is available from previously authorized funds from the Head Start Federal Grant Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0964

13. Ordinance extending the 2015 Job Order Contracts to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnely Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas

Premier Building Contractor, Inc. and The Sabinal Group for the use of Job Order Contracting as an alternative project delivery method for construction, renovation, rehabilitation and maintenance for projects in City facilities. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0965

14. Ordinance approving Agreements for the Street Maintenance Program with Ford Engineering, Inc., Fernandez, Frazer, White and Associates, Inc., Mendez Engineering, PLCC., and HNTB Corporation in the amount not to exceed \$1,500,000.00, \$750,000.00, \$250,000.00 and \$750,000.00, respectively, for a term of one year to provide Civil Engineering Services for street rehabilitation projects. Funding is available in the General Fund, Advanced Transportation District (ATD) Fund, Certificates of Obligation, and Tax Notes. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0966

15. Ordinance approving a five-year lease extension with Real Futures, LLC for the San Antonio Metropolitan Health District's continued operation of the Women, Infants, and Children (WIC) clinic located at 6723 South Flores Street, Suite 101. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2018-12-06-0967

16. Ordinance approving Amendment #2 to the Antenna License Agreement with TEGNA d/b/a KENS TV for equipment at the Tower of the Americas extending the Agreement through December 31, 2023 for a total revenue of \$141,314.00 over the five-year renewal term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

17. Approving the following items related to Brooklyn Avenue (area located between Burnet Street and Live Oak Street) in City Council District 2: [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-12-06-0968

- 17A. Ordinance accepting a portion of Brooklyn Avenue between Burnet Street and Live Oak Street from the Texas Department of Transportation. Payment for the property has been waived by TxDOT under the Texas Transportation Code 202.021(e), and the City of San Antonio will assume jurisdiction, control and maintenance of the right-of-way for public purpose.

2018-12-06-0969

- 17B.** Ordinance approving the declaration and sale of surplus property being a 7 foot wide section of unimproved right-of-way containing 0.049 of an acre (2,153 square feet) adjacent to Brooklyn Avenue between Live Oak Street and Burnet Street for a fee of \$26,643.38 to be deposited into the General Fund.

2018-12-06-0970

- 18.** Ordinance approving a five-year concessions agreement with Jacobsen/Daniels Associates, LLC dba Fly-Away Valet to operate valet services at the San Antonio International Airport with a minimum annual guarantee of \$200,000.00 which will be deposited into the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2018-12-06-0971

- 19.** Ordinance awarding \$1,250,000.00 in FY 2019 HOME Investment Partnerships Program (HOME) funding and \$3,250,000.00 in FY 2019 Community Development Block Grant (CDBG) funding as Affordable Rental Housing Development Gap Financing to the following affordable housing development projects:
- (1) up to \$1,250,000.00 in HOME funding and up to \$1,100,000.00 in CDBG funding to Alsbury Apartments;
 - (2) up to \$900,000.00 in CDBG funding to Village at Roosevelt; and
 - (3) up to \$1,250,000.00 in CDBG funding to Majestic Ranch Apartments;
- with a total of 30 HOME-assisted affordable housing units and 300 CDBG-assisted affordable housing units which exceeds the City's fiscal year 2019 performance goal of 111 affordable units for these funding sources. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

CONSENT ITEMS CONCLUDED**ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4A:

- 4.** Items relating to the creation of the San Antonio Tourism Public Improvement District:
- 4A.** Public Hearings on the advisability of creating a Tourism Public Improvement District and the Assessment Rate of 1.25% of gross short-term room rental revenue as a

special assessment on qualifying property within the Tourism Public Improvement District boundaries.

Ben Gorzell provided an overview of the Tourism Public Improvement District (TPID) and stated that Visit San Antonio (VSA) was responsible for the marketing and promotion of San Antonio. He reported that VSA and the San Antonio Hotel & Lodging Association brought forward the proposed creation of a TPID. He noted that State Law outlines the process and requirements for creation of a TPID and presented a timeline of the process. He added that staff recommended approval.

Cassandra Matej spoke of the TPID opportunity to enhance sales and marketing efforts. She noted that boosting travel and tourism would grow jobs and quality of life opportunities. Lisa Barratachea outlined the TPID Operation in which hotels would remit a 1.25% Assessment Fee to the City for allocation to VSA. She noted that an SATPID Corporation Board of Directors would provide oversight for increased sales and marketing initiatives with a 7:1 established return on investment.

Mayor Nirenberg opened the public hearing on the advisability of creating a Tourism Public Improvement District and the Assessment Rate of 1.25% of gross short-term room rental as a special assessment on qualifying property within the Tourism Public Improvement District Boundaries. He called upon the citizens registered to speak.

Rusty Wallace, Chair of the VSA Board, spoke in support of the TPID.

Kevin Latone, Chair of the Hotel Lodging Association, stated that he was supportive of the TPID.

Secretary Hope Andrade expressed support for the San Antonio TPID.

Henry Feldman stated that he was the Owner and Operator of a hotel in the Medical Center and supportive of the TPID.

Bill Petrella, Former Chair of the San Antonio Hotel & Lodging Association, spoke in support of the TPID.

Todd Walker stated that he had worked in the Hotel Industry for over 25 years and was supportive of the TPID.

Robert Thrailkill, General Manager of the Hilton Palacio del Rio, spoke in support of the TPID.

Suzy Hart, General Manager of the Marriott Rivercenter and Riverwalk Hotels, stated that she was in support of the TPID.

Belinda Hartwig and Shaun Kennedy representing the San Antonio Chamber of Commerce spoke in support of the TPID.

Scott Joslove, President and CEO of the Texas Hotel & Lodging Association, spoke in support of the TPID.

Joleen Garcia, Jesus Vidales, and Elida Contreras representing the Texas Organizing Project asked that the item be postponed in an effort to incorporate a broader service plan to include homelessness solutions.

Jack M. Finger spoke in opposition to the TPID.

There being no other citizens registered to speak, Mayor Nirenberg declared the Public Hearing closed.

City Clerk Vacek read the caption for Item 4B:

4B. Certification of petitions to create a Tourism Public Improvement District. [Leticia M. Vacek, City Clerk]

City Clerk Vacek stated that the Public Improvement District (PID) Act provides that a petition for creation of a TPID is sufficient only if signed by record owners of taxable real property liable for assessment under the proposal who constitute: 1) More than 60% of all record owners of taxable real property that are liable for assessment; and 2) More than 60% of the appraised value of taxable real property liable for assessment. She reported that Ordinance 2018-06-21-0500 authorized a Master Contract between the City of San Antonio, Visit San Antonio, and the San Antonio Tourism Public Improvement District Corporation. She noted that said Ordinance provides for the creation of an SATPID and a Service Plan for the proposed district. She added that the Office of the City Clerk utilized “Exhibit B – SATPID Hotel Property List” from the Ordinance to verify the properties.

Mrs. Vacek reported that on October 24, 2018, the San Antonio Hotel Lodging Association (SAHLA) submitted a petition signed by 106 registered property owners of hotels with 100 or more rooms within the proposed SATPID. She stated that the petition was verified as required by State Law, utilizing Bexar Appraisal District property records/value. She noted that of the 155 total hotel properties; staff verified 100 signatures for a total of 64.52%. She stated that staff had obtained the cumulative appraised value of all of the verified

properties in “Exhibit B – SATPID Hotel Property List” and the cumulative appraised value of all of the properties in which a verified record owner signed the petition. In total, 74.24% of the total appraised value of all properties in Exhibit B were verified. Having met at least 60% for each of the two-step process required; the SATPID Petition was valid and hereby certified. No action was required for Item 4B.

City Clerk Vacek read the caption for Item 4C:

2018-12-06-0955

4C. Ordinance establishing the San Antonio Tourism Public Improvement District; specifying the nature and cost of the proposed improvements; establishing District boundaries; specifying the method of assessment; providing for the apportionment of costs between the City and the District; levying an assessment rate of 1.25% of the gross short-term room rental revenue of qualified hotels within the District; and providing for the method of payment of the assessment. [Ben Gorzell, Chief Financial Officer]

Councilmember Viagran thanked City Clerk Vacek for her work on the verification and everyone that assisted with the process to include the City Attorney’s Office and Tourism Industry Representatives. She stated that they had been working on this process for two years and that tourism and marketing helps all of the City of San Antonio.

Councilmember Viagran moved to adopt the Ordinance for Item 4C. Councilmember Treviño seconded the motion.

Councilmember Treviño expressed his support and thanked everyone that worked on the process. He spoke of the importance of a partnership with the Tourism Industry that would benefit all of the citizens of San Antonio. He added that he was confident that they could find creative solutions to generate funds for the homeless population.

Councilmember Courage expressed support for the TPID and stated that he understood that these funds were not the instrument to address homelessness.

Councilmember Brockhouse thanked everyone for their work and spoke of the importance of partnering with the Tourism Industry. He highlighted the benefits of the TPID and noted the great work that was occurring to address homelessness.

Councilmember Pelaez expressed his support for the TPID; however, he noted that there was much more that could be done to address homelessness. He challenged members of the Industry to work on a voucher program for battered women and children who need immediate shelter and thanked everyone for their work.

Councilmember Perry thanked staff and the Tourism Industry Representatives for their work on the TPID over the past two years. He expressed his support and stated that this was a step in the right direction.

Councilmember Saldaña thanked the Tourism Industry for their work. He spoke of the potential to utilize TPID Funds to support Homeless Nonprofit Organizations noting the many needs. He stated that although it was important to invest in making San Antonio more competitive; he could not support the TPID.

Councilmember Gonzales spoke of the issues of homelessness that she encountered in Seattle and in District 5. She noted the need to redirect funding toward homelessness and prevention services. She stated that it was important to have a clean and safe Downtown and looked forward to future discussions.

Councilmember Sandoval thanked everyone for their work and stated that she was pleased with the outreach conducted throughout the Tourism Industry. She asked of the estimated increases in Hotel Occupancy Tax and Sales Tax as a result of the TPID. Mrs. Matej replied that they did not have that data but were working with the City of Dallas to identify their return on investment.

Mayor Nirenberg stated that the conversation began in 2015 and the City Council charged VSA to identify sustainable, dedicated revenue that would not be provided by the City. He noted that the purpose of the TPID was to maintain the City's competitive market share and increase it in the future. He added that it would be important to develop a service plan to address homelessness and preventive measures.

The motion to approve prevailed by the following vote:

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

Councilmember Shaw moved to reconsider Item 4C. Councilmember Treviño seconded the motion. The motion to reconsider prevailed by the following vote:

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

Councilmember Viagran moved to adopt the Ordinance for Item 4C. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

NAY: 1 - Saldaña

20. City Manager's Report

SWAT OFFICERS

Mrs. Sculley reported that on Wednesday, December 5th, the San Antonio Police Department held a press conference to present the two newest members of the Special Weapons And Tactics (SWAT) Team; Officer Perla Dominguez and Officer Marshall Davis. Mrs. Sculley stated that Officer Dominguez was a native of the Dominican Republic and a six-year Veteran who was recently assigned to the DWI Unit. She added that Officer Dominguez had the distinction of being the second female officer to be assigned to the SWAT Unit. Mrs. Sculley reported that Officer Davis was a six-year Veteran from San Antonio who was most recently assigned to Bike Patrol. She noted that Officer Davis would be joining his brother who was also a member of the SWAT Team. She congratulated Officers Dominguez and Davis on their accomplishment.

EXECUTIVE SERVICE NIGHT

Mrs. Sculley reported that last night, the City of San Antonio Executive Team and their families celebrated the holidays with an evening of service benefiting Haven for Hope. She reported that the Executive Team contributed personal hygiene items for care bags, as well as jackets, gloves, socks, hats, and blankets. The Executive Team put together 228 care bags and filled 26 boxes with jackets, hats, socks, and blankets in combination with a donation from the Tricentennial.

CARVER GRANT

Lastly, Mrs. Sculley reported that the San Antonio Area Foundation awarded the Carver Community Cultural Center's School of Visual and Performing Arts a grant in the amount of \$49,000 that will allow the Carver to promote access to Arts Education across San Antonio. She stated that the funds would benefit programs such as Visual and Performing Art Classes offered on Saturday mornings for youth and families, Youth Matinee Series, and all-day Summer Youth Camps. She thanked the San Antonio Area Foundation for the funding.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 11:48 am to continue the previous day's Executive Session on the following items:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Deliberate the appointment, evaluation and duties of public officers and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues related to charter amendments pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues related to contemplated litigation related to real property pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal issues relating to Senate Bill 4 litigation pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Pro Tem Courage reconvened the meeting at 2:05 pm and announced that no action was taken in Executive Session. He addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-1, Z-3, P-4, Z-11, Z-17, and Z-18 were pulled for Individual Consideration. Mayor Pro Tem Courage announced that Items P-3 and Z-10 were withdrawn by the applicant and would not be addressed. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Shaw seconded the motion.

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

Dan Martinez expressed concern with the Military Lighting Overlay Districts (Item Z-8) noting that they could obstruct or hinder development.

Jack M. Finger spoke in opposition of the item related to the Professional Office (Item Z-1) that would be located near residential homes.

He expressed concern with the Financial Institution being requested (Item Z-11) and the commercial encroachment (Item Z-17).

Councilmember Treviño highlighted Item Z-2 and thanked the applicants for setting a good example of adaptive reuse.

Councilmember Pelaez thanked everyone for their work on Item Z-22 and submitted a letter of intent by TYL Holdings, Inc. to provide the Friends of San Antonio Natural Areas with development restrictions.

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

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

2018-12-06-0972

Z-2. ZONING CASE # Z2018232 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 27, Block 1, NCB 3596, located at 115 Aganier Avenue. Staff and Zoning Commission recommend Approval.

2018-12-06-0973

Z-4. ZONING CASE # Z2018337 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units on 0.844 acres out of NCB 11882, located at 1519 and 1523 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.

2018-12-06-0974

P-1. PLAN AMENDMENT CASE # 18101 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" and "Neighborhood Commercial" to "Community Commercial" on Lot 2 through Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff and Planning Commission recommend Approval.

(Associated Zoning Case Z2018344)

2018-12-06-0975

- Z-5.** ZONING CASE # Z2018344 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2NA UC-3 AHOD" Commercial Nonalcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District, "C-2NA HL UC-3 AHOD" Commercial Nonalcoholic Sales Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District, and "C-2 HL UC-3 AHOD" Commercial Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District on Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18101)

2018-12-06-0976

- Z-6.** ZONING CASE # Z2018347 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff and Zoning Commission recommend Approval.

2018-12-06-0977

- Z-7.** ZONING CASE # Z-2018-900004 (Council District 1): 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 for a single-family residential unit on Lot 19, NCB 3053, located at 130 Valero Street. Staff and Zoning Commission recommend Approval.

2018-12-06-0978

- Z-8.** ZONING CASE # Z2018341 (Council Districts 2, 3, and 10): Ordinance amending 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c)

to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Airfield. Staff and Zoning Commission recommend Approval.

2018-12-06-0979

- P-2.** PLAN AMENDMENT CASE # 18041 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" and "Medium Density Residential" to "Industrial" on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "Medium Density Residential" on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018128)

2018-12-06-0980

- Z-9.** ZONING CASE # Z2018128 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Zoning Commission recommend Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)

WITHDRAWN BY APPLICANT

- P-3.** PLAN AMENDMENT CASE # 18051 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter 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 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415 and 431 Stutts Drive. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018171)

WITHDRAWN BY APPLICANT

Z-10. ZONING CASE # Z2018171 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415, and 431 Stutts Drive. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 18051)

2018-12-06-0981

P-5. PLAN AMENDMENT CASE # 18108 (Council District 3): Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018351 CD)

2018-12-06-0982

Z-12. ZONING CASE # Z2018351 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Food and Dairy Products Processing, Packaging and Storage, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.190 acres out of NCB 10943 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Food Products - Processing on 0.189 out of NCB 10943, located at 1007 and 1031 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18108)

2018-12-06-0983

Z-13. ZONING CASE # Z2018329 S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 21, Block 45, NCB 19300, located at 10131 Potranco Road. Staff and Zoning Commission recommend Approval.

2018-12-06-0984

- P-6.** PLAN AMENDMENT CASE # 18106 (Council District 4): Ordinance amending the Nogalitos/S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018342)

2018-12-06-0985

- Z-14.** ZONING CASE # Z2018342 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18106)

2018-12-06-0986

- Z-15.** ZONING CASE # Z2018343 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Bar/Tavern on Lot P-12, ABS 16, NCB 15318, located at 121 Whitewood Drive. Staff and Zoning Commission recommend Approval.

2018-12-06-0987

- Z-16.** ZONING CASE # Z2018339 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 10 and the West 60.1-feet of Lot 8 and Lot 9, Block 2, NCB 6313, located at 542 Brady Boulevard. Staff and Zoning Commission recommend Approval.

2018-12-06-0988

- P-7.** PLAN AMENDMENT CASE # 18094 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the

City, by changing the future land use from “Parks and Open Space” to “Community Commercial” on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018332)

2018-12-06-0989

- Z-19.** ZONING CASE # Z2018332 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18094)

2018-12-06-0990

- Z-20.** ZONING CASE # Z2018349 (Council District 6): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 5, Block 8, NCB 15570, located at 7318 West Military Drive. Staff and Zoning Commission recommend Approval.

2018-12-06-0991

- Z-21.** ZONING CASE # Z2018331 (Council District 7): Ordinance amending the Zoning District Boundary from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.229 acres out of NCB 18917, located at 5300 Heath Road. Staff and Zoning Commission recommend Approval.

2018-12-06-0992

- P-8.** PLAN AMENDMENT CASE # 18097 (Council District 8): 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 31.915 acres out of NCB 34727, NCB 34760, and NCB 18333, located at 6940 Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018336)

2018-12-06-0993

- Z-22.** ZONING CASE # Z2018336 (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp

Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heurman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18097)

2018-12-06-0994

- P-9.** PLAN AMENDMENT CASE # 18096 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Public Institutional" and to amend the North Sector Plan, by changing the future land use from "Suburban Tier" to "Civic Center" on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks and Schertz Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018335)

2018-12-06-0995

- Z-23.** ZONING CASE # Z2018335 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18096)

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

CONTINUED TO JANUARY 17, 2019

- Z-1.** ZONING CASE # Z2018101 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from November 1, 2018)

Melissa Ramirez presented Item Z-1 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 26 notices mailed; none

were returned in favor and 8 in opposition. She noted that the North Central Neighborhood Association was opposed to the request.

Councilmember Treviño moved to continue Item Z-1 until January 17, 2019. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO JANUARY 17, 2019

Z-3. ZONING CASE # Z2018325 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 Dwelling Units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff recommends Approval. Zoning Commission recommendation pending the December 4, 2018 hearing.

Melissa Ramirez presented Item Z-3 and stated that staff and the Zoning Commission recommended approval. She reported that of 143 notices mailed; two were returned in favor and one in opposition.

Councilmember Treviño moved to continue Item Z-3 until January 17, 2019. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

Items P-4 and Z-11 were addressed jointly.

CONTINUED TO JANUARY 17, 2019

P-4. PLAN AMENDMENT CASE # 18100 (Council District 3): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive.

Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018314 S)

CONTINUED TO JANUARY 17, 2019

Z-11. ZONING CASE # Z2018314 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18100)

Melissa Ramirez presented Item P-4 and stated that it would amend the West/Southwest Sector Plan. She noted that staff and the Planning Commission recommended denial.

For Item Z-11, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 11 notices mailed; none were returned in favor or opposition.

Councilmember Viagran moved to continue Items P-4 and Z-11 until January 17, 2019. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO JANUARY 17, 2019

Z-17. ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Continued from November 15, 2018)

Melissa Ramirez presented Item Z-17 and stated that staff recommended denial with an Alternate Recommendation of "R-6 CD" Conditional Use for a non-commercial parking lot while the Zoning Commission recommended denial. She reported that of 20 notices mailed;

none were returned in favor and 4 in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

Councilmember Brockhouse reported that the Cable-Westwood Neighborhood Association was now in support of the request; however, they were still working with the business owner.

Councilmember Brockhouse moved to continue Item Z-17 until January 17, 2019. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

CONTINUED TO JANUARY 17, 2019

Z-18. ZONING CASE # Z2018285 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Continued from October 4, 2018)

Melissa Ramirez presented Item Z-18 and stated that staff and the Zoning Commission recommended denial. She reported that of 50 notices mailed; three were returned in favor and two in opposition.

Councilmember Brockhouse moved to continue Item Z-18 until January 17, 2019. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Mayor Nirenberg and Saldaña

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Courage adjourned the meeting at 2:37 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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