

**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, April 4, 2019**

**9:00 AM**

**Municipal Plaza Building**

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

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

**ABSENT:** 1 - Saldaña

Mrs. Vacek announced that Councilmember Saldaña was absent as he was taking his son to the doctor.

1. The Invocation was delivered by Pastor James Dew, St. John's Lutheran Church, 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 of the City Council Regular Meetings of February 20 - 21, 2019.

Councilmember Treviño moved to approve the Minutes of the City Council Regular Meetings of February 20-21, 2019. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 2 - Saldaña, and Pelaez

### **POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg observed a moment of silence for Tito Bradshaw who was killed by a drunk driver while riding his bicycle in San Antonio earlier in the week. Councilmember Gonzales spoke of the importance of moving forward with Vision Zero Policies to make streets safer for all users.

Mayor Nirenberg presented a Certificate of Appreciation to former CPS Energy Board Member Homer Guevara and thanked him for his many years of service. Mr. Guevara stated that he was pleased to serve and appreciated the recognition.

Councilmember Hall recognized District 2 City Council Candidate Keith Toney who was shadowing him. He also recognized Kim Abernathy, President and CEO of Child Safe.

Ms. Abernathy highlighted their Cardboard Kids Campaign to raise awareness of the issue of Child Abuse. Mayor Nirenberg and the City Council thanked Ms. Abernathy for their efforts.

Councilmember Viagran highlighted the Viva SA Healthy Corner Store Initiative approach to improve the availability, quality, and affordability of fresh fruits and vegetables in neighborhood corner stores. She invited everyone to join the kickoff event tomorrow at 9:00 am at the Red Rooster Mart in District 3. She also noted that April was National Poetry Month and invited everyone to attend the “Viva Poesia Notas Sabrosas” Event at the Mission Marquee Plaza on Saturday, April 6th.

Councilmember Sandoval highlighted the HIV Know Your Status Campaign and noted that one in seven people are infected with HIV and do not know they have it. She challenged all of the City Councilmembers to a competition on getting residents to get tested.

### **CONSENT AGENDA ITEMS**

Items 6 and 28 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Hall seconded the

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motion.

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

Jack M. Finger spoke in opposition to the housing tax credits for Franklin Development Properties and Gardner Capital (Items 26 and 27).

Warren Wilkinson of Centro spoke in support of the Urban Master Lighting Plan (Item 21).

Ryan Reed, President of the Monte Vista Historical Association, spoke in support of the Urban Master Lighting Plan (Item 21).

Patrick Shearer, President of Crockett Urban Ventures, stated that he was supportive of the Urban Master Lighting Plan (Item 21).

Councilmember Courage stated that while he was supportive of the replacement mowers for Parks and Recreation; he would like for staff to explore alternatives such as propane mowers (Item 9).

Councilmember Perry highlighted the Randolph Weidner Intersection Project (Item 12).

Councilmember Treviño thanked CPS Energy for their partnership on the Urban Lighting Plan (Item 21). He stated that the guidelines could be utilized in many areas and he was pleased that the project would impact the entire city.

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

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

**ABSENT:** 1 - Saldaña

#### **2019-04-04-0263**

5. Ordinance approving a contract with Sirsi Corporation dba SirsiDynix to provide the core functionality in an Integrated Library System for the San Antonio Public Library for an estimated total amount of \$1,717,000.00. The first year amount of \$354,798.00 will be funded through ITSD Project Fund and the subsequent years will be funded through the Library Department's General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-04-04-0265**

7. Ordinance approving contracts with Bluebonnet Ford, Doggett Freightliner of South Texas LLC, Grande Truck Center, and Santex Truck Centers LTD to provide City departments with 21 medium and heavy duty trucks for a total cost of \$1,432,487.29. Funding for this purchase is available in the FY 2019 Equipment Renewal and Replacement Fund Budget, FY 2019 Airport Operating & Maintenance Fund Budget, FY 2019 Community & Visitor Facilities Fund Budget, and FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-04-04-0266**

8. Ordinance approving a contract with Caldwell Country Chevrolet to provide three police pursuit vehicles for the San Antonio Police Department for a total cost of \$103,908.00, funded from the FY 2019 Equipment Renewal and Replacement Fund Budget and the FY 2019 Confiscated Property Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-04-04-0267**

9. Ordinance approving a contract with Professional Turf Products to provide seven replacement mowers for a total cost of \$68,558.77 for the Transportation & Capital Improvements and Parks & Recreation departments. Funding is available from the FY 2019 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-04-04-0268**

10. Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$128,000.00, funded through the departments' FY 2019 Adopted Operating Budgets:
- (A) Buckeye International, Inc. DBA Buckeye Cleaning Center - San Antonio for concentrated chemicals with dilution systems;
  - (B) Reddy Ice for ice; and
  - (C) Datamir, Inc. for the incident detection and alerting system for the San Antonio Police Department.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-04-04-0269**

11. Ordinance approving a construction contract with Davila Construction, Inc. in the amount of \$965,292.00 for repairs to the wall and roof of the Airport Firefighting Rescue facility located at 1750 Skyplace Boulevard at the San Antonio International

Airport and appropriated funding from the Airport Improvement and Contingency Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-04-04-0270**

12. Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$491,260.00 for the Randolph Weidner Intersection Project, a FY 2018 Certificates of Obligation and FY 2019 General Fund funded project located in Council District 10 and authorizing the transfer of funds in the amount of \$200,000.00 from the FY 2019 Traffic Signal Installation Project to the Randolph Weidner Intersection Project. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-04-04-0271**

13. Ordinance extending the lease agreement with Cutter Aviation San Antonio, Inc. at 367 Sandau Road at the San Antonio International Airport for an additional year to March 31, 2020, for the annual rate of \$121,614.60 in rental revenue for the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

14. Approving the following two items to acquire fee simple and a conservation easement in the amount of \$8,500,000.00 for approximately 248.318 acres located over the Edwards Aquifer Recharge Zone in Bexar County, Texas from Morgan's Wonderland Camp, authorized through the voter approved 2015 Sales Tax Proposition 1 Edwards Aquifer Protection Program. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation].

**2019-04-04-0272**

- 14A. Ordinance approving the fee simple acquisition of 151.688 acres of land known as Cibolo Vista Tracts 1 and 2 located over the Edwards Aquifer Recharge Zone in Bexar County, Texas from Morgan's Wonderland Camp at a cost of \$5,500,000.00.

**2019-04-04-0273**

- 14B. Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 96.63 acre tract of land known as Cibolo Vista Tract 3 located in Bexar County, Texas from Morgan's Wonderland Camp at a cost of \$3,000,000.00.

**2019-04-04-0274**

15. Ordinance approving the submission of a grant application and acceptance of funds, if awarded, from the Centers for Disease Control and Prevention, Office of Grants Services for the Immunization and Vaccines for Children Program in an amount not

to exceed \$2,345,944.00 for twelve months beginning July 1, 2019 and authorizing a personnel complement. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, MPH, Interim Director of Health]

**2019-04-04-0275**

16. Ordinance approving the submission of a grant application in an amount up to \$2,136,824.00 to the Office of National Drug Control Policy and the acceptance of funds, upon award, for a High Intensity Drug Trafficking Area grant for the period January 1, 2019 through December 31, 2020; providing for the application and acceptance of additional grant funds; and establishing a budget and personnel complement. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

**2019-04-04-0276**

17. Ordinance reappointing Jeffrey S. Beyer (HVAC Contractor - Open Shop - Primary) and appointing Robert B. Jones (Master Plumber - Union - Primary), Jennifer Alley (Mechanical/Plumbing Engineer - Alternate), Scott E. Burger (HVAC Contractor - Open Shop - Alternate), Karen C. Carpenter (Fire Protection Engineer - Alternate), Michelle S. Davis (Commercial Building Contractor - Alternate), and George L. Saliba (Master Plumber - Open Shop - Alternate) to the Building-Related and Fire Codes Appeals and Advisory Board for terms of office to expire May 31, 2019; and waiving the City Code Residency Requirement in Chapter 10, Article I, Section 10-14(d) for specified appointees: Jeffrey S. Beyer, Scott E. Burger, and Karen C. Carpenter. [Leticia M. Vacek, City Clerk]
18. Appointing Dr. Russell A. Persyn (Medina County), Jessica Alderson (Texas Parks & Wildlife Department), John Chisholm (San Antonio River Authority), Brock J. Curry (Edwards Aquifer Authority), Scott Randall Halty (San Antonio Water System), Rogelio Garcia (San Antonio Economic Development Foundation) and Dr. Francine S. Romero (Parks & Recreation Advisory Board) to the Conservation Advisory Board for the remainder of an unexpired term of office to expire May 31, 2019. [Leticia M. Vacek, City Clerk]
19. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Jacob G. Jopling (District 1) to the Tax Increment Reinvestment Zone No. 31 - Midtown.

B) Appointing Carol Harle (District 8) to the SA2020 Commission on Education.

C) Appointing Zachary Harris (District 2) to the Historic and Design Review Commission.

D) Appointing Renee A. Yanta (District 8) to the Ethics Review Board effective April 26, 2019 for a term of office to expire April 25, 2021.

**2019-04-04-0277**

20. Ordinance approving three professional services agreements for on-call general engineering consulting services for the San Antonio Airport System with Atkins North America, Inc., Reynolds, Smith and Hills, Inc. and Jacobs Engineering Group, Inc. each in the amount not-to-exceed \$5,000,000.00 for an initial term of three years with two, one-year renewal options. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-04-04-0028R**

21. Resolution accepting the Urban Master Lighting Plan. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2019-04-04-0278**

22. Ordinance approving the 2019 Scope of Services for the San Antonio Economic Development Foundation Agreement – the 2019 Forefront San Antonio Business Plan. Funding is available in the Economic Development Incentive Fund FY 2019 Adopted Budget. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2019-04-04-0029R**

23. Resolution in support of nonpartisan municipal elections. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

**2019-04-04-0279**

24. Ordinance approving an agreement with the University of Texas Health Science Center at San Antonio for implementation of tobacco prevention and cessation strategies for the San Antonio Metropolitan Health District's Racial and Ethnic Approaches to Community Health (REACH) Healthy Neighborhoods Program in an amount up to \$35,000.00 with the initial term ending September 29, 2019 with options to renew. Funding is available from the CDC REACH Grant. [Colleen M.

Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, MPH, Interim Director of Health].

**2019-04-04-0280**

25. Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$32,501,815.00 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

**2019-04-04-0030R**

26. Resolution of No Objection for Franklin Development Properties' application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Parkdale, a 235 unit multi-family rental housing development in partnership with the City's 2017 Neighborhood Improvements Affordable Housing Bond, located at 3830 Parkdale Drive in City Council District 8. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-04-04-0031R**

27. Resolution of No Objection for Gardner Capital, Inc.'s application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Provision at Kitty Hawk, a 210 unit multi-family rental housing development, located at approximately 7219 Crestway Drive in San Antonio's Extra Territorial Jurisdiction. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-04-04-0282**

29. Ordinance approving a professional service contract with ABS Quality Evaluations, Inc. to provide Occupational Health and Safety Management System ISO 45001:2018 certification auditing services for a three year period with the option of a two year extension at a total 5 year cost of \$119,200.00. Funding for this contract will be allocated from the Workers' Compensation Fund and subsequent funding is contingent upon future budget appropriation. [Ben Gorzell, Chief Financial Officer, Debra Ojo, Director, Risk Management]

**CONSENT ITEMS CONCLUDED**

**ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

4. Briefing on legislation filed in the 86th Regular State Legislative Session. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

Jeff Coyle presented a power point and stated that 7,456 Total Bills and Joint Resolutions were filed. He provided an overview of the bills related to Property Taxes, Public School Finance Reform, Military Protection, Transportation, and Other City Related Issues.

Mayor Nirenberg called upon the citizens registered to speak.

Joleen Garcia, Jesse Gloria, and Cecilia Gutierrez representing the Coalition Against SB 15 spoke in opposition to Senate Bill (SB) 15 noting concerns that it erodes the rights of citizens and local control in San Antonio. Ms. Garcia expressed concern that it would eliminate Paid Sick Time for San Antonians.

Jack M. Finger expressed concern with the continued increase in property taxes and spoke against moving the Cenotaph at The Alamo.

Councilmember Sandoval asked of the bill related to Cable Fees and if other cities had weighed in on it. Mr. Coyle spoke of the great financial impact it would have on the City of San Antonio. He noted that various cities to include Houston had expressed concern with it since it would have an even greater impact on their city. Councilmember Sandoval stated that she had received a text from Councilmember Saldaña who was privileged to have Paid Sick Leave so that he could take time off to care for his son. He requested that the City Councilmembers state their position regarding SB 15. Councilmember Sandoval stated that she was supportive of Paid Sick Leave and expressed concern with the Non-Discrimination Ordinance (NDO) portion being folded into one of the proposals. She stated that she would like for the City of San Antonio to take a position on SB 15 and asked that another Legislative Update be brought before the City Council with possible action.

Councilmember Courage spoke in support of Paid Sick Leave and noted concern for the State taking away local control. Councilmember Treviño also noted support for Paid Sick Leave and stated that he was opposed to the State taking away local control.

Councilmember Gonzales asked if any action was necessary at this time. Mr. Coyle stated

that the State Legislative Agenda was approved by the City Council and that the Intergovernmental Relations Council (IGR) Committee had chosen not to take a position on SB 15 but to continue to monitor it closely. Councilmember Gonzales expressed support for Paid Sick Leave and making it a priority.

Councilmember Viagran asked that staff stay abreast of the bill filed by Representative Bernal related to Legacy Homeowners. She stated that they needed more information about the various bills related to SB 15 and how they work together.

Councilmember Hall stated that it was best to take a general approach as opposed to specific language due to the constant changes occurring in the Session.

Councilmember Sandoval asked of the position the City Council adopted related to Local Control. Mr. Coyle replied that he did not have the exact language but that it provided the ability for Local Elected Officials to pass Ordinances and Policies that they believe are in the best interest of their community.

Councilmember Brockhouse stated that he was generally supportive of Local Control; however, he asked for consistency to apply it across the board.

Councilmember Perry stated that the IGR Committee followed a process and that anyone was welcome to attend their meetings and ask questions.

Councilmember Pelaez stated that they should send the issue back to the IGR Committee for further vetting.

Mayor Nirenberg asked of the status of SB 1152 and its fiscal impact. Mr. Coyle replied that it was heard in the House this week and left pending in Committee but had passed out of Committee in the Senate. He noted that there would be an \$8 million reduction in revenue to the City of San Antonio. Mayor Nirenberg asked if the impact of HB 2 and SB 2 related to Property Taxes had been conveyed to the City's Delegation. Mr. Coyle replied that it had been conveyed. Mayor Nirenberg asked that SB 15 be sent back to the IGR Committee and expressed support for defending the city's NDO.

No action was required for Item 4.

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

City Clerk Vacek read the caption for Item 6:

**2019-04-04-0264**

6. Ordinance approving an Agreement with Economic & Planning Systems, Inc. to provide a comprehensive study of local ad valorem property tax appraisal for a one year term commencing not later than April 8, 2019, in an amount not to exceed \$79,780.00. Funding for this contract is included and available in the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Treviño recused himself from voting on Item 6 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Councilmember Viagran asked of the partnership with the Bexar County Appraisal District (BCAD). Troy Elliott replied that they were unable to fund any part of the study but would cooperate on the study.

Councilmember Pelaez submitted a letter for the record from the Bexar Appraisal District indicating that they would work cooperatively with the City of San Antonio's comprehensive study of local ad valorem property tax appraisals.

Councilmember Perry expressed support for the study noting that he had received many concerns from his constituents regarding the appraisal process. Councilmember Courage also noted his support and stated that this was part of a larger plan to provide meaningful tax relief.

Councilmember Sandoval expressed support noting the need for additional information to address the problem.

Councilmember Pelaez moved to adopt the Ordinance for Item 6. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**ABSTAIN:** 1 - Treviño

City Clerk Vacek read the caption for Item 28:

**2019-04-04-0281**

- 28.** Ordinance extending the professional services agreement with EnSafe Inc. to provide Occupational Health and Safety Management System Consultant Services to the City for an additional four years for an annual cost of \$25,000.00 not to exceed \$100,000.00. The FY 2019 cost will be allocated from the Workers' Compensation Fund FY 2019 Adopted Budget and subsequent funding is contingent upon future budget appropriation. [Ben Gorzell, Chief Financial Officer; Debra M. Ojo, MPA, Director, Office of Risk Management]

Councilmember Sandoval asked how the services had helped reduce accidents. Debra Ojo highlighted the Consultant Services and Outcomes. She reported accomplishments to include a 50% reduction in workplace preventable collisions within one year. She noted that they had improved the safety culture in all Solid Waste Management Divisions and awareness of all City Employees. Councilmember Sandoval stated that she would like to have a further discussion on safety requirements for outside contractors. Ms. Ojo replied that it was a component of the system and they would work with TCI to identify the contractors.

Councilmember Perry asked of the cost of ISO Certification. Ms. Ojo replied that it was \$119,000 over five years. Councilmember Perry noted that the safety programs could reduce accidents without the ISO Certification.

Councilmember Sandoval moved to adopt the Ordinance for Item 28. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**30. City Manager's Report**

Mr. Walsh reported that the National Civic League announced San Antonio as one of the 20 Finalists for the 2019 All-America City Award. He noted that in the last decade; the City of San Antonio has won the award four times. He stated that the Annual Award recognizes communities that work together to prioritize and achieve results. He indicated that this year; Metro Health collaborated with Human Services and Government & Public Affairs to highlight their collective work focused on strategies to improve health and increase community engagement in neighborhood-based programming. He stated that Metro Health highlighted its "End Stigma End HIV Alliance" and the Fast Track Cities Initiatives to meet

the challenge of increasing the number of people living with HIV who know their status. He noted that Human Services highlighted its Immigration Services, Faith Based Initiatives, and Interfaith Welcome Coalition Partnership, to meet the challenge of increasing the cooperation of stakeholders to address immigrant, refugee, and asylum seekers in the city. He indicated that the Government & Public Affairs Department highlighted the creation of SA Speak Up to meet the challenge of increasing civic participation from residents. He added that the finalists would present their applications at the 2019 NCL All-America City Awards Event in Denver, Colorado in June with the 10 winning cities announced at the closing ceremony.

### **RECESSED**

Mayor Nirenberg recessed the meeting into Executive Session at 11:58 am and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:06 pm and announced that no action was taken in Executive Session. He addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items P-1, Z-2, Z-10, and Z-11 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-1 was withdrawn by the applicant and Item Z-9 was postponed by the applicant and would not be addressed. Councilmember Hall moved to approve the remaining Consent Zoning Items. Councilmember Courage 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:** 8 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Sandoval, Courage, and Perry

**ABSENT:** 3 - Saldaña, Brockhouse, and Pelaez

### **WITHDRAWN BY APPLICANT**

**Z-1.** ZONING CASE # Z-2019-10700009 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 Conditional Use for three (3) residential dwelling units on Lot 25, Block 19, NCB 2016, located at 1806 West Ashby Place. Staff and Zoning Commission recommend Denial.

**2019-04-04-0285**

- P-2.** PLAN AMENDMENT CASE # PA-2019-11600004 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.154 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700017)

**2019-04-04-0286**

- Z-3.** ZONING CASE # Z-2019-10700017 (Council District 1): Ordinance amending the Zoning District Boundary from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-1 AHOD” Light Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on 0.154 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)

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: 0.154 ACRES OUT OF NCB 9843 TO WIT: FROM “R-4 AHOD” RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO “IDZ-1 AHOD” LIGHT INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FIVE (5) RESIDENTIAL DWELLING UNITS.

**2019-04-04-0287**

- Z-4.** ZONING CASE # Z-2019-10700023 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 Conditional Use for two (2) residential dwelling units on Lot 11, Block 93, NCB 8827, located at 1703 Lee Hall. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11, BLOCK 93, NCB 8827 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO (2) RESIDENTIAL

## DWELLING UNITS.

**2019-04-04-0288**

- Z-5.** ZONING CASE # Z-2019-10700029 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot B, Block 21, NCB 2084, located at 926 Culebra 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 B, BLOCK 21, NCB 2084 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "NC AHOD" NEIGHBORHOOD COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2019-04-04-0289**

- Z-6.** ZONING CASE # Z-2018-900074 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 19, Block 6, NCB 1277, located at 1927 Interstate Highway 35 North. 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 19, BLOCK 6, NCB 1277 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY GOVERNMENT HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD H AHOD" RESIDENTIAL SINGLE-FAMILY GOVERNMENT HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

**2019-04-04-0290**

- Z-7.** ZONING CASE # Z-2019-10700020 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Transitional Home to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard

Overlay District, on 2.721 acres out of NCB 14525, located at 4703 Goldfield Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.721 ACRES OUT OF NCB 14525 TO WIT: FROM "C-3 S MLOD-3 MLR-2 AHOD" GENERAL COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR TRANSITIONAL HOME TO "I-1 MLOD-3 MLR-2 AHOD" GENERAL INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-04-04-0291**

**Z-8.** ZONING CASE # Z-2019-10700021 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the West 50 feet of Lot 715, NCB 9484, located at 115 Ware Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: WEST 50 FEET OF LOT 715, NCB 9484 TO WIT: FROM "I-1 MLOD-2 MLR-2 AHOD" GENERAL INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

**POSTPONED BY APPLICANT**

**Z-9.** ZONING CASE # Z-2019-10700018 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units on Lot 10, Block 37, NCB 8926, located at 838 Peabody Avenue. Staff and Zoning

Commission recommend Denial.

**2019-04-04-0294**

**P-3.** PLAN AMENDMENT CASE # PA-2019-11600005 (Council District 7): Ordinance amending the Huebner/Leon Creeks Community, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "High Density Residential" on 6.07 acres out of NCB 17971, located at 7719 and 7735 Eckhert Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700026)

**2019-04-04-0295**

**Z-12.** ZONING CASE # Z-2019-10700026 (Council District 7): Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 6.07 acres out of NCB 17971, located at 7719 Eckhert Road and 7735 Eckhert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600005)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.07 ACRES OUT OF NCB 17971 TO WIT: FROM "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2019-04-04-0296**

**Z-13.** ZONING CASE # Z-2019-10700031 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 24.16 acres out of NCB 15688, generally located south of the intersection of Stahl Road and Higgins 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: 24.16 ACRES OUT OF NCB 15688 TO WIT: FROM "MF-33

AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT, "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "PUD R-4 AHOD" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

## **CONSENT ZONING CONCLUDED**

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

Items P-1 and Z-2 were addressed jointly.

#### **2019-04-04-0283**

**P-1.** PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1): Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to Mixed Use" on Lot 9 and Lot 10, Block 8, NCB 1891, located at 741 and 725 West Ashby Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900017)

#### **2019-04-04-0284**

**Z-2.** ZONING CASE # Z-2018-900017 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA NCD-2 AHOD" Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-1 IDZ NCD-2 AHOD" Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor With Two or less Screens And/Or Stages, and Studio - Fine or Performing Arts on Lot 9 and Lot 10, Block 8, NCB 1891, located at 741 and 725 West Ashby Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 9 AND LOT 10, BLOCK 8, NCB 1891 TO WIT: FROM "C-2NA NCD-2 AHOD" COMMERCIAL NONALCOHOLIC SALES ALTA VISTA NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT AND "O-1 IDZ NCD-2 AHOD" OFFICE INFILL DEVELOPMENT ZONE OVERLAY

ALTA VISTA NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ NCD-2 AHOD" INFILL DEVELOPMENT ZONE ALTA VISTA NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR ENTERTAINMENT VENUE (INDOOR), THEATER - INDOOR WITH TWO OR LESS SCREENS AND/OR STAGES, AND STUDIO - FINE OR PERFORMING ARTS.

Melissa Ramirez presented Item P-1 and stated that it would amend the Midtown Neighborhoods Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-2, she stated that staff and the Zoning Commission recommended approval. She reported that of 21 notices mailed none were returned in favor and three were received in opposition. She added that the Alta Vista Neighborhood Association was in support of the request.

Councilmember Treviño thanked everyone that worked on the case. He submitted a letter from Marcello Diego Martinez of 1718 Architecture, outlining the proposed Public Theater Design Elements.

Councilmember Treviño moved to approve Items P-1 and Z-2. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Sandoval, Courage, and Perry

**ABSENT:** 3 - Saldaña, Brockhouse, and Pelaez

**2019-04-04-0292**

**Z-10.** ZONING CASE # Z-2019-10700024 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse on Lot 23 and Lot 24, Block 5, NCB 11370, located at 2634 S.W. 34th Street. Staff and Zoning Commission recommend Approval, with Conditions.

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 5, NCB 11370 TO WIT: FROM "C-2NA CD MLOD-2 MLR-1 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR OFFICE/WAREHOUSE TO "C-2NA CD MLOD-2 MLR-1 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR OFFICE/WAREHOUSE.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Type B Landscape buffer adjacent to residential uses; 2) A six foot solid screen fence to the rear and sides of the property; and 3) Downward facing lighting. She reported that of 22 notices mailed; none were returned in favor or opposition.

Councilmember Gonzales moved to approve Item Z-10 with the conditions read by Mrs. Ramirez. Councilmember Viagran seconded the motion. The motion to approve with conditions prevailed by the following vote:

**AYE:** 7 - Mayor Nirenberg, Hall, Viagran, Gonzales, Sandoval, Courage, and Perry

**ABSENT:** 4 - Treviño, Saldaña, Brockhouse, and Pelaez

#### **2019-04-04-0293**

**Z-11.** ZONING CASE # Z-2018-900029 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff and Zoning Commission recommend Approval with Conditions. (Continued from March 21, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 9, BLOCK 2, NCB 12472 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CARWASH.

Melissa Ramirez presented Item Z-11 and stated that staff and the Zoning Commission

recommended approval with the following conditions: 1) Hours of operation from 8am to 8pm, Sunday through Saturday; 2) Solid screen fence next to adjacent properties; and 3) Landscape buffer of 15 feet. She reported that of 9 notices mailed; one was returned in favor and none received in opposition.

Mayor Nirenberg called upon Mr. Ian Cochran to speak.

Ian Cochran stated that he was pleased with the agreements made and asked that citizens be given more information ahead of time in the future.

Councilmember Sandoval moved to approve Item Z-11 with the following conditions: 1) Hours of operation seven days a week, 24 hours; 2) 15-foot Landscape Buffers on Fredericksburg and Callaghan Road Frontages; 3) Screened fencing or appropriate landscaping on boundaries abutting next door businesses; and 4) Military Lighting Overlay Features, specifically downward shielded lighting. Councilmember Hall seconded the motion. The motion to approve with conditions prevailed by the following vote:

**AYE:** 6 - Mayor Nirenberg, Hall, Gonzales, Sandoval, Courage, and Perry

**ABSENT:** 5 - Treviño, Viagran, Saldaña, Brockhouse, and Pelaez

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:14 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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