

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 22, 2019

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting on Thursday, August 22, 2019 at 9:00 am. City Clerk Leticia M. Vacek took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Garcia Rocha, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

1. The Invocation was delivered by Pastor Joe E. Barber of St. Luke Baptist Church, guest of 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 from the City Council Goal Setting Session of June 21, 2019 and the City Council Special Meeting of June 24, 2019.

Councilmember Treviño moved to approve the Minutes of the City Council Special Meetings of June 21, 2019 and June 24, 2019. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez, Courage, and Perry.

ABSENT: Cabello Havrda

OATH OF OFFICE – MAYOR PRO TEM

4. Councilmember Shirley Gonzales will be sworn-in as Mayor Pro-Tem, serving the term August 29, 2019 through November 7, 2019.

City Clerk Vacek administered the Oath of Office to Councilmember Shirley Gonzales, District 5, as Mayor Pro-Tem with an effective date of August 29, 2019 through November 7, 2019.

POINT OF PERSONAL PRIVILEGE

Councilmember Treviño recognized Jim Cullum Jr., award winning Jazz Musician whom passed away August 11, 2019. He was a community leader, passionate neighborhood preservationist, local business owner, and San Antonio's Ambassador who led the Jim Cullum Jazz Band.

CONSENT AGENDA ITEMS

Councilmember Courage moved to approve the Consent Agenda Items. Councilmember Treviño seconded the motion.

Councilmember Pelaez recognized Item 22 UTSA San Antonio for UTSA Intercollegiate Football Games hosted at the Alamodome.

Councilmember Viagran highlighted Items 9 and 10; funding agreements between the Mission Drive-In TIRZ and the City's World Heritage Office. The project creates sidewalk connectivity and public improvements from Military Drive to Mission San Juan.

Mayor Nirenberg called upon Jack M. Finger to speak.

Jack M. Finger spoke in opposition of Item 22 and spoke of UTSA's Football record.

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

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-22-0642

6. Ordinance ratifying contracts with Big-Tex Contractors, Ida Ponce, Michael Ramirez, and JR Ramon & Sons, Inc. in the total amount of \$107,706.00 for clearing debris and emergency structural repairs resulting from a storm on June 6, 2019. Funding was provided from the Development Services - Code Enforcement General Fund in the FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-08-22-0643

7. Ordinance approving a contract with D&L Communication Systems, Inc. for the purchase of a video display system at the Alamodome for a total cost of \$1,299,240.00. Funds in the amount of \$279,965.00 are available from the FY 2019 Community and Visitor Facilities Fund and funds in the amount of \$1,019,275.00 are appropriated from the Hotel Occupancy Tax Redemption & Capital Reserve Fund for a total cost of \$1,299,240.00 which will be submitted for reimbursement by the State of Texas Events Trust Fund program. This will amend the FY 2019-2024 Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-08-22-0644

8. Ordinance approving the following contracts establishing unit prices for an estimated annual cost of \$347,200.00, with funding from the respective departments' FY 2019 Adopted Budget:
 - (A) Cooper Equipment Co. for Etnyre equipment parts;
 - (B) Reliance Truck and Equipment for Wayne Refuse truck body parts;

(C) Life Technologies Corporation for 7500 Fast DX equipment services;
(D) Johnson Controls, Inc. for chiller maintenance at City Tower;
(E) an amendment to the Chemsearch, a division of NCH Corporation, contract for industrial water treatment at City Tower; and
(F) an amendment to the EMR Elevator, Inc. contract for elevator and escalator preventive maintenance for City Tower. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-08-22-0645

9. Ordinance approving an amendment to the Funding Agreement between the Mission Drive-In TIRZ and the City's World Heritage Office for the River-To-Mission Connection Project, located within the World Heritage Buffer Zone at 6701 San Jose Drive for an additional \$100,000.00 in TIRZ funding, for an amount not to exceed \$250,000.00, to be used for public improvements and eligible project costs. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing Services]

2019-08-22-0646

10. Ordinance approving a Funding Agreement between the Mission Drive-In TIRZ and the City's World Heritage Office for the Mission Road Sidewalk Connectivity Project, located along the World Heritage Trail at the intersection of S.E. Military Drive to 99th Street, north of Runway 14 at Stinson Municipal Airport for an amount not to exceed \$1,131,305.00, for public improvements and eligible project costs and approving the Amended Project Plan and Finance Plan. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing Services]

2019-08-22-0647

11. Ordinance approving a task order to a Job Order Contract for a tree installation initiative in the Woodlawn Lake area, including the Woodlawn Lake, Jefferson and Monticello Park neighborhoods in an amount not to exceed \$250,000.00 payable to Sabinal Group; and appropriating funds from the FY 2019 Tree Canopy Preservation and Mitigation Fund. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks & Recreation]

2019-08-22-0648

12. Ordinance approving a Labor and Material Contract to Dorazio Enterprises, Inc. for asphalt work in San Antonio parks for an estimated amount of \$2,018,180.00 for a duration of up to three years, as needed with funding from the annual adopted budget approved by City Council. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

2019-08-22-0649

13. Ordinance approving two task orders to Job Order Contracts for improvements to the Westside Creeks Linear Greenway Trail Systems, one for the Lower Apache Creek Linear Greenway Trail tree and irrigation installation for an amount not to exceed \$350,000.00 payable to Alpha Building Corporation, and one for the Martinez Creek Linear Greenway Trail tree and irrigation installation for an amount not to exceed \$600,000.00 payable to LMC Corporation and appropriating funds from the FY 2019 Tree Canopy Preservation and Mitigation Fund. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks & Recreation]

2019-08-22-0650

14. Ordinance approving a construction contract in the amount of \$938,848.51 to All In Construction, L.L.C. for the N. Ellison Drive at Wiseman Boulevard Intersection Improvement Project, a FY 2018 Advanced Transportation District funded project. Funding of \$638,848.51 is available from the FY 2019 Advanced Transportation District's budget and funding of \$300,000.00 is available from previously authorized Certificates of Obligation. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-22-0651

15. Ordinance approving an Advanced Funding Agreement with the Texas Department of Transportation (TxDOT); accepting reimbursement in an amount not to exceed \$8,712,000.00 from TxDOT for construction-related expenses; and approving payment in an amount not to exceed \$114,394.00 to TxDOT for administrative oversight of federal funds for Presa Road Complete Streets, a S. Presa Street (S.E. Military Drive to Southcross Boulevard) 2017-2022 Bond and federally funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-22-0652

16. Ordinance approving a construction contract to E-Z Bel Construction, LLC in the amount of \$5,271,945.25 of which \$1,191,094.95 will be reimbursed by San Antonio Water System (SAWS) and \$198,797.80 will be reimbursed by CPS Energy for the South Pine Street/Greer Street Phase 1 Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-22-0653

17. Ordinance revising the Advanced Funding Agreement with the Texas Department of Transportation (TxDOT) previously authorized by Ordinance 2019-01-31-0100; accepting reimbursement in an amount not to exceed \$968,000.00 from TxDOT for construction-related expenses; and approving payment in the amount not to exceed \$12,166.00 to TxDOT for administrative oversight of federal funds for the Judson Road Sidewalks Project, funded by previously authorized Certificates of Obligation and federal funds. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-22-0654

18. Ordinance extending three antenna license agreements with Alpha Media LLC, a Delaware limited liability company and San Antonio RadioWorks, LLC effective September 1, 2019 through August 31, 2024 for a total \$423,938.70 in license fees to be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-08-22-0655

19. Ordinance approving a lease with Brandy Ann Garcia d/b/a B.Link for Building 1 in La Villita effective September 1, 2019 through August 31, 2023. All revenue from this lease agreement will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-08-22-0656

20. Ordinance approving the submission and acceptance upon award of a 2019 Urban Area Security Initiative Grant Program for an amount up to \$2,730,000.00 and a personnel complement of 4 positions. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]
21. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 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 Gabriel Quintero Velasquez (District 3) to the Historic and Design Review Committee.

2019-08-22-0657

22. Ordinance approving the Second Amendment to the Revised and Restated License Agreement with UTSA for UTSA Intercollegiate Football Games hosted at the Alamodome. Revenues collected by this amendment will be deposited in the Community & Visitors Facilities Fund. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention & Sports Facilities]

2019-08-22-0658

23. Ordinance approving the renaming of "Bur Bluff" to "Burr Bluff", generally located southwest of Chestnut Crossing. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

2019-08-22-0659

24. Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Engineer Frederick Johnson. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2019-08-22-0054R

25. Resolution of No Objection for St. John's Square Apartments, LP's application to the Texas Department of Housing and Community Affairs for the Non-Competitive 4% Housing Tax Credits program for the construction of St. John's Square Apartments, a 251 unit affordable multi-family rental housing development, located at 422 E. Nueva Street in City Council District 1. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-08-22-0660

26. Ordinance extending the City limits by full purpose annexation of a 52.48 acre property located at 11000 Fischer Road, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County, as requested by the property owner, Maruchan Texas, Inc., approving a Service Agreement, and establishing an effective date of August 22, 2019. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning Department]

2019-08-22-0661

27. Ordinance extending the City limits by full purpose annexation of a 2.51 acre property located at 10440 Quintana Road, which is contiguous to the city limits of San Antonio and located within

the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County, as requested by the property owner, approving a Service Agreement, and establishing an effective date of August 22, 2019, near City Council District 4. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning Department]

2019-08-22-0662

- P-1.** PLAN AMENDMENT CASE # PA-2019-11600048 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Light Industrial" on Lot 3, Block 2, CB 4301A and from "Regional Commercial" to "Public/Institutional" on Lot 4, Block 2, CB 4301A, located at 11000 Fischer Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700175)

2019-08-22-0663

- Z-1.** ZONING CASE Z-2019-10700175 (Council District 4): Assigning zoning to property located Outside the City Limits to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 3 and 4, Block 2, CB 4301A, located at 11000 Fischer Road. Staff and Zoning Commission recommend Approval, pending the Plan Amendment. (Associated Plan Amendment PA-2019-11600048)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 3 and 4, Block 2, CB4301A. TO WIT: Assigning zoning to property located Outside the City Limits to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

CONSENT ITEMS CONCLUDED

ACTION ITEMS FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 5:

- 5.** Briefing on the status of the Climate Action and Adaptation Plan [Roderick J. Sanchez, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer, Office of Sustainability]

Doug Melnick provided a presentation on the San Antonio Climate Action and Adaptation Plan. He provided background information and expressed that the SA Tomorrow Sustainability Plan was adopted August 11, 2016. Mr. Melnick explained that SA Tomorrow established a roadmap for enhancing the quality of life while balancing the impact of expected growth of 1.1 million people by 2040. He described the Paris Climate Agreement that City Council supports with the goals of reducing greenhouse gas emissions and prepare for climate change.

Mr. Melnick defined what SA Climate Ready meant and described strategies for ensuring economic prosperity and prioritized clean air, public health, water quality, conservation, transportation choices, clean secure energy, and emergency preparedness. He stated that SA Climate ready was grounded in climate science and best practices. He provided the Greenhouse Gas Inventory and Greenhouse Gas Mitigation & Adaptation Framework.

Greenhouse Gas Reduction Strategies	Adaptation Strategies
Increase carbon-free energy	Increase infrastructure resilience
Reduce building energy consumption	Strengthen Public Health Systems
Reduce transportation energy consumption	Enhance emergency management & community preparedness
Advance the circular economy	Promote, restore, and protect green infrastructure & ecosystems
Promote biodiversity and health ecosystems	Protect local food security
Educate and empowerment	Increase resiliency awareness & outreach
28 Community Strategies	45 Community Strategies
13 Municipal Strategies	45 Municipal Strategies

Mr. Melnick outlined the SA Climate Ready draft plan and identified objectives of City Council’s Resolution in support of the Paris Climate Agreement. He described the process for reporting, updates, implementation and timeline.

Mayor Nirenberg applauded the efforts of the Office of Sustainability staff, outreach, and coordination that occurred in creating a draft plan.

Mayor Nirenberg called upon the citizens registered to speak:

Bill Hurley spoke in support of the Draft Climate Action and Adaptation Plan. He stated that he wrote numerous articles for 10 years published in the Express News regarding climate change.

Russell Seal spoke in support of the Draft Climate and Adaptation Plan. He stated that coal plants needed emission controls to mitigate damage to air quality. He proposed draft language to reduce the carbon intensity and work with CPS Energy for implementation of the Flex Path towards carbon neutrality by 2050.

Jack M. Finger spoke in opposition of the Draft Plan. He noted that global warming was real and 100-degree temperatures, torrential rain, and flooding was proof of climate change.

Mayor Nirenberg announced that the Draft Climate Action and Adaptation Plan are online at www.saclimateready website.

Councilmember Sandoval thanked Mr. Melnick and the Office of Sustainability staff for providing the Draft Climate Action and Adaptation Plan. She noted the consistent hot weather which puts a strain on the utility grid. She described parts of the Draft Plan which are preparation for extreme weather events such as strong winds and unexpected storms that cause significant damage. Councilmember Sandoval explained her background and experience in air pollution and climate modeling. She asked Mr. Melnick to explain what carbon neutral meant.

Mr. Melnick defined carbon neutral means that we will be emitting no net carbon to the atmosphere. He stated that it did not mean we will be emitting zero.

Councilmember Rocha Garcia thanked Mr. Melnick and his team for the Draft Plan. She noted the importance to revisit the roadmap to measure progress and evaluate unintended consequences. She noted reassessments and updates every three to five years from the adoption date; as too long. She stated that additional San Antonio Stakeholders should be highlighted in the Draft Plan. She described a tour she took of the Coca-Cola Bottling Company which reduced environmental emissions. Councilmember Garcia requested a variety of statistical data from Mr. Melnick and the cities that were used to compare San Antonio.

Councilmember Gonzales thanked Mr. Melnick and his team for the Draft Plan. She requested the same statistical data that Councilmember Rocha Garcia requested. She expressed that District 5 was prone to flooding and that infrastructure projects were delayed or never completed. Councilmember Gonzales stated that District 5 needed additional funding to complete storm water projects. She requested an equity assessment and compared District 5 to other Districts in San Antonio.

Councilmember Andrews-Sullivan noted support in planting trees and plants to absorb carbon. She referenced a soccer field within the Wheatly Heights Complex that is not used, be turned into a community garden of fruits and vegetables. Councilmember Andrews-Sullivan asked many questions on the Coal Plants and the costs associated with keeping them open and/or closing. She expressed concern for those with COPD or Asthma needing air filtration systems and their cost. She also described partnerships with Lowe's and Home Depot to provide energy-efficient AC Units to those in need.

Councilmember Courage thanked Mr. Melnick and the Office of Sustainability for the Draft Plan. He expressed concern with climate change occurring around the world. He noted that with the potential adoption of the Climate Action and Adaptation Plan; San Antonio joins hundreds of cities across the country doing their part. He noted 28 community wide strategies with 86 potential measures to consider and 13 municipal strategies and 26 measures towards implementation. Councilmember Courage asked for the details of how to implement all the strategies and the priorities outlined. He also requested a timeline and costs for implementation. Lastly, he requested the mechanisms be used to monitor the successful implementation.

Councilmember Treviño thanked Mr. Melnick and his team for preparing the Draft Plan. He recognized the partnership with UTSA and acknowledged their incredible research institution. He thanked Dr. Hazem Rashed-Ali, UTSA Associate Professor Architecture for research he conducted for the Under One Roof Program. He stated that the Under One Roof Program recently won state an award for effectiveness. He noted that one of the key categories (building energy) by reducing the temperature of a home. Councilmember Treviño explained the benefits of building smarter and maintaining aging infrastructure. He also expressed his support for partnerships with Lowe's and Home Depot.

Councilmember Cabello Havrda thanked Mr. Melnick and his team for preparing the Draft Plan. She asked which stakeholders support the Climate Action and Adaptation Plan. Mr. Melnick stated that he has meet with industry leaders such as auto dealers, chambers of commerce, environmental organizations, and Nature Conservancy to the San Antonio Zoo. Councilmember Cabello Havrda requested a breakdown of the stakeholders from District 6.

Councilmember Viagran thanked Mr. Melnick and his team for the Draft Plan. She requested that same statistical data that Councilmember Rocha Garcia requested. Councilmember Viagran requested who the equity leaders and experts are that were used and/or referenced in the Draft Plan. She thanked Mr. Melnick for the UNESCO sustainability development goals and climate heritage. She stated that climate change was one of the biggest threats to world heritage sites and Missions. Councilmember Viagran asked if the Draft Plan was a framework, strategy, or plan because all of the terms are being used referencing the Climate Action and Adaptation Plan. She also asked what SA Climate Ready was.

Councilmember Perry thanked Mr. Melnick and his team for the Draft Plan. He expressed disappointment from the outset and the main criticism was the cost. He asked for the cost of implementing the Climate Action and Adaptation Plan. He explained that the cost was not included in the Draft Plan however; the cost of doing nothing was outlined in the Draft Plan. Councilmember Perry stated that many components were missing from the plan such as converting buses to CNG. He added that the San Antonio River, the Edwards Aquifer Protection, and Air Quality were all missing from the plan.

Councilmember Pelaez thanked Mr. Melnick for the Draft Plan. He expressed concerns with communicating with stakeholders and challenged Mr. Melnick to talk to all the stakeholders to ensure their needs and position were incorporated into the Draft Plan. Councilmember Pelaez stated that he researched other cities Climate Adaptation Plans and compared them to San Antonio's Draft Plan. He listed Toyota, Microsoft, British Petroleum, United Airlines, IBM, Marriott Hotels, Chevron, Union Pacific, General Motors, Exxon Mobil, Cost Co, Shell Oil, and AT&T; all have a Climate Adaptation Plan. He explained that the majority of them have a goal of carbon neutrality within the next 50 years. He stated that all the companies listed have a fiduciary duty to their investors and the public.

Mayor Nirenberg thanked Mr. Melnick, Councilmember Sandoval and the Community Health and Equity Committee for working on the Climate Action and Adaptation Plan. He noted the importance of declaring support for the Paris Climate Accord. He stated that it was important to make a difference on the world we leave behind to our children and grandchildren. Mayor Nirenberg explained the goal of the Paris Agreement and the primary foundation of the Climate Action and Adaptation Plan was to limit the global temperature increase to one and a half degrees this century rather than the projected two degrees.

CITY MANAGER'S REPORT

28. City Manager's Report

City Manager Erik Walsh reported that last week COSA kicked off the 2020 United Way Charitable Campaign. He stated that San Antonio was one of eight pace setter organizations in the community. The kickoff is a Community Wide Campaign for the United Way at the Alamodome and over 1,300 employees participated in the kickoff. He explained that to date, e-pledges had raised \$123,000 towards the goal which was 10% over the goal compared to last year on the same day.

Councilmember Viagran announced that City Council United Way Auction will be held on Friday, August 23, 2019 in the Plaza de Armas Gallery.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Councilmember Rocha Garcia who would celebrate her birthday on

August 23, 2019. The City Council sang Happy Birthday to Councilmember Rocha Garcia.

RECESS

Mayor Nirenberg recessed the meeting at 11:41 am and announced that City Council will reconvene at 2:00 pm for the Zoning portion of the Agenda.

RECONVENED

Mayor Nirenberg reconvened the City Council Meeting at 2:08 pm.

CONSENT ZONING ITEMS

Zoning Items 29, P-4, Z-7, and Z-18 were pulled for Individual Consideration.

Mayor Nirenberg called upon the citizens registered to speak:

Jack M. Finger spoke in opposition of Item 29 Alcohol Variance in District 8. He also spoke in opposition to Items 9-4 and Z-7, he added that the Zoning Case would have an adverse impact and not consistent with the residential character of the neighborhood.

Kenny Wilson spoke on behalf of Haven for Hope in favor of Z-16. He stated that Haven for Hope has partnered with the San Antonio Housing Authority since their inception in 2010. He noted that thousands of their residents have been assisted and approval would continue their affordable housing efforts.

Leonard Rodriguez spoke on behalf of the Westside Development Corporation in favor of Item Z-16. He stated that the Alazan Redevelopment was a good use for undeveloped real estate and would be a community resource for affordable housing.

Linda Ortega, with the Historic West Side Residence Association spoke in opposition of Z-16 due to gentrification of the historic west side. She expressed concern with the Zoning Case not meeting the Guadalupe West Side Community Plan.

Irma Hofmann spoke in opposition of Z-16 because she was not heard. She noted that she supported positive and beneficial renovations to the West Side Community but did not support the Alazan Lofts.

Janet Garcia spoke in favor of Z-16 and noted that the residents of the Alazan Courts were also in favor of the Alazan Lofts. As Council Vice President, she has resided at the Alazan Courts for almost two years, was able to improve herself, and proudly stands before City Council to support the Alazan Lofts.

Amelia Valdez Co-Chair of the Historic West Side Resident Association spoke in opposition of Z-16. She noted that she supports Affordable Housing and Development on the West Side but that should be in line with and respect the Guadalupe Community Plan. Per the Community Plan, the direction was to limit housing to low density and two-story buildings. She explained that the Alazan Lofts are requesting IDZ3 zoning which is high density housing.

Leticia Retamozo spoke in opposition of Z-16 and noted that she could have agreed and been supportive if there was community engagement. She expressed concern that the Alazan Loft Project included

approximately 12 public housing units that ballooned to 40 units which was too dense for the area.

Alicia Arredondo spoke in opposition of Z-16 and noted that the Alazan Loft Project was an emotionally charged subject that did not conform to the Guadalupe West Side Community Plan.

Terry Castillo spoke in opposition of Z-16 noting that the process should be postponed until the Alazan Lofts were amended to fit into the Guadalupe West Side Community Plan.

Abigail Castillo spoke in favor of Z-16 and expressed that she was a resident of the Casiano Neighborhood for approximately four years. She noted that change was a beautiful process and was needed for Alazan Project and it would beautify the neighborhood.

Velma Pena, Westwood Square Neighborhood Association President spoke in opposition of Z-16. She expressed concern with the density of the proposed Alazan Loft Project and noted that the Project did not adhere to the Guadalupe Community Plan.

Robert Arnold spoke in favor of Z-16 and expressed his appreciation to the San Antonio Housing Authority's due diligence with the Alazan Lofts.

Richard Garcia spoke in opposition of Z-16. He stated that he was an informed voter and demanded respect and honor for the community which had been neglected.

Monique Gibson, Alazan Apache Treasurer spoke in favor of Z-16. She stated that development and positive growth was a gift. She praised Councilmember Gonzales for providing 250 backpacks at her back-to-school event.

Amy Kastley spoke in opposition to Z-16 and provided a handout entitled Section 35-420 Comprehensive, Neighborhood, Community, Perimeter and Sector Plan. Ms. Kastley stated that the Guadalupe West Side Community Plan specified that low density mixed use was recommended for Guadalupe Street. However, the proposed Alazan Loft Project was a high density infill development and not consistent with the Guadalupe West Side Community Plan.

Sarah Gould spoke in favor of Z-16 and mentioned that the former Ruben's Ice House was going to be transformed into a History Museum over time. Her vision for the west side community was a museum focusing on the local area to developing exhibits. She noted that the museum could focus on aspects of history and contemporary issues of importance to the poor and working class community.

Graciela Sanchez spoke in opposition of Z-16 expressing that the proposed four-story buildings were inconsistent with the Community Plan and incompatible with the neighborhood character. She stated that the demolition of the Alazan Courts will displace 1,000 residents. Ms. Sanchez provided a listing of Alazan Meeting Dates and three Maps entitled Alazan-Apache Courts Conceptual Site Plan.

Tony Garcia Tier One Neighborhood Coalition Steering Committee Member and Associate Member of the Historic West Side Resident Association spoke in opposition of Z-16. He expressed disagreement with the City's finding that IDZ-3, High Density Infill Development was consistent with the future land use designation of Low-Density Mixed Use.

Gabriel Velasquez spoke in favor of Z-16. He described the Avenida Guadalupe Neighborhood Association role and bylaws. He noted that the organization worked a number of years on the West Side

Master Plan. He explained that the primary purpose of the Master Plan was to serve as a guide.

Yaneth Flores spoke on behalf of the Esperanza Peace & Justice Center in opposition of Z-16. She noted that the proposed Zoning change was not in line with the existing community plans. She expressed support for affordable housing but did not agree with the proposed zoning change.

Susana Segura community organizer for the Alazan Apache Courts spoke in opposition of Z-16. She expressed disappointment with the San Antonio Housing Authority (SAHA). She requested additional community input and public meetings.

Francisco Tavira spoke in opposition of Z-16. He stated that the area needed economic development however; he did not agree with the Alazan Loft proposal. He suggested that the social and cultural development be considered and that the community did not have an opportunity to provide input.

Richard Acosta, President of My City is My Home spoke in opposition of Z-16. He noted that he helped non-profit entities help homeowners protest their property taxes. He noted that approximately 25% of homeowners in that area did not have the homestead exemption that they qualified for. He stated that the proposed Alazan Loft would contribute to increased property taxes.

Linda Ortega, Coordinator of the Officially Registered Historic West Side Residents' Association spoke in opposition of Z-16. She noted that the Association supports development and affordable housing but did not support the proposed IDZ-3 Zoning change. She explained that the Association's concern was with the future impact IDZ-3 would bring to the Historic West Side. She explained that IDZ-3 allows high density infill development and has no height limitations.

Jesse Vidales spoke in opposition of Z-16 and noted that the proposed Alazan Lofts would negatively impact low-income homeowners in the area. He expressed concern with increased rents and increased taxes as a result of the project.

WRITTEN TESTIMONY

A total of 33 written testimonies were submitted in favor of Zoning Item 16.

Betty Eckert spoke in opposition of P-2 and Z-2. She expressed concern with a four-story building in the middle of a neighborhood. She suggested that one-story be removed to build a three-story loft instead.

Ann Englert, Bowen Center for Neighborhood Advocacy Representative spoke in opposition of P-2 and Z-2. She noted that constituent involvement was lacking and should be at the table before decisions are made.

Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Courage seconded the motion.

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

AYES: Mayor Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez, Courage, and Perry.

RECUSED: Cabello Havrda

ABSENT: Andrews-Sullivan

2019-08-22-0664

P-2. PLAN AMENDMENT CASE PA-2019-11600015 (Council District 1): Ordinance amending the North Central Community 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 2, NCB 9200, located at 4415 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700046)

2019-08-22-0665

Z-2. ZONING CASE Z-2019-10700046 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service) on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600015)

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 2, NCB 9200 TO WIT: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service)

2019-08-22-0666

P-3. PLAN AMENDMENT CASE PA-2019-11600028 (Council District 1): Ordinance amending the Greater Dellview Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2019-10700104)

2019-08-22-0667

Z-3. ZONING CASE Z-2019-10700104 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2019-11600028)

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 12 and Lot 13, Block 106, NCB 7221. TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

2019-08-22-0668

- Z-4.** ZONING CASE Z-2019-10700110 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) residential units on Lot 65, NCB 11890, located at 367 Everest Avenue. 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 65, NCB 11890. TO WIT: From "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) residential units.

2019-08-22-0669

- Z-5.** ZONING CASE Z-2019-10700129 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the north 165.5 feet of the west 50 feet of Lot 11, Block 30, NCB 329, located at 319 East Evergreen Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 165.5 feet of the west 50 feet of Lot 11, Block 30, NCB 329. TO WIT: From "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

2019-08-22-0670

- Z-6.** ZONING CASE Z-2019-10700131 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 73 units to "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 90 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 29, Block 8, NCB 708. TO WIT: From "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 73 units to "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 90 units.

2019-08-22-0673

- Z-8.** ZONING CASE Z-2019-10700123 (Council District 2): Ordinance amending the Zoning District Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in “C-3” General Commercial District on 0.9379 acres out of NCB 656, located at 533 Delaware Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.9379 acres out of NCB 656. TO WIT: From “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in “C-3” General Commercial District.

2019-08-22-0674

- Z-9.** ZONING CASE Z-2019-10700135 S (Council District 2): Ordinance amending the Zoning District Boundary from “AE-1 AHOD” Arts and Entertainment Airport Hazard Overlay District to “AE-1 S AHOD” Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for Electronic Equipment Repairs on Lots 6-7, and the east 45.84 feet of Lot 8, Block 109, NCB 1386, located at 1730 East Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 6-7, and the east 45.84 feet of Lot 8, Block 109, NCB 1386. TO WIT: From “AE-1 AHOD” Arts and Entertainment Airport Hazard Overlay District to “AE-1 S AHOD” Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for Electronic Equipment Repairs.

2019-08-22-0675

- Z-10.** ZONING CASE Z-2019-10700137 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555, located in the 6600 to 6700 Block of North Graytown 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 P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555. TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

2019-08-22-0676

- Z-11.** ZONING CASE Z-2019-10700138 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 15, NCB 1295, located at 2004 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: 1.835 acres out of NCB 17729. TO WIT: From "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2019-08-22-0677

P-5. PLAN AMENDMENT CASE PA-2019-11600047 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700172)

2019-08-22-0678

Z-12. ZONING CASE Z-2019-10700172 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600047)

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 18, Block 6, NCB 1277. TO WIT: From "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2019-08-22-0679

Z-13. ZONING CASE Z-2019-10700127 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 88.78 acres out of NCB 10843 and NCB 10844, located in the 3500-3600 block of South W.W. White 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: 88.78

acres out of NCB 10843 and NCB 10844. TO WIT: From "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.

2019-08-22-0680

P-6. PLAN AMENDMENT CASE PA-2019-11600002 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Agribusiness/RIMSE Tier" to "General Urban Tier" on 131.565 acres out of CB 4301 and "Regional Center" on 3.527 acres out of CB 4301, located at 11893 Fischer Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700014)

2019-08-22-0681

Z-14. ZONING CASE Z-2019-10700014 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 122.092 acres, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres, on 135.092 acres out of CB 4301, located at 11893 Fischer Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600002)

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: 9.473 acres on 135.092 acres out of CB 4301. TO WIT: From "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 122.092 acres, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2019-08-22-0682

Z-15. ZONING CASE Z-2019-10700128 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-14 and Lot P-15, NCB 15069, located at

10357 State Highway 16 South. 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 P-14 and Lot P-15, NCB 15069. TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2019-08-22-0683

Z-16. ZONING CASE Z-2019-10700050 (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking Lot on 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, and Lot 18, Block 2, NCB 2440, located at 1013, 1014, 1015, 1018, 1019, 1021, 1022, 1023, 1101, 1102, 1107, 1114, 1121, 1201 El Paso Street, 210, 214, 316, 318, and 322 Torreon Street, and 803 South Colorado Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, and Lot 18, Block 2, NCB 2440. TO WIT: From "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking Lot.

2019-08-22-0684

Z-17. ZONING CASE Z-2019-10700094 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Appliance Store to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on 0.33 acres out of NCB 2587, located at 150 Lone Star 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: 0.33 acres out of NCB 2587. TO WIT: From "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Appliance Store to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units.

2019-08-22-0685

- Z-19.** ZONING CASE Z-2019-10700124 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage on Lot 3, Block 1, NCB 2987, located at 1112 Roosevelt Avenue. 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 3, Block 1, NCB 2987. TO WIT: From "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage.

2019-08-22-0686

- Z-20.** ZONING CASE Z-2019-10700132 (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-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, NCB 6742, located at 211 West Zavalla Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13, NCB 6742. TO WIT: 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-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2019-08-22-0687

- P-7.** PLAN AMENDMENT CASE PA-2019-11600036 (Council District 5): Ordinance amending the Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700134 CD)

2019-08-22-0688

- Z-21.** ZONING CASE Z-2019-10700134 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 CD MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600036)

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 1 and Lot 2, Block 9, NCB 8965. TO WIT: From "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 CD MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office.

2019-08-22-0689

Z-22. ZONING CASE Z-2019-10700141 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 1-5, Block 3, NCB 2308, located at 1500 West Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1-5, Block 3, NCB 2308. TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

2019-08-22-0690

Z-23. ZONING CASE Z2018334 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District, "R-20" Residential Single-Family District, and "RE" Residential Estate District to "MF-18" Limited Density Multi-Family District on 3.413 acres out of NCB 14653, located at 5917 Whitby Road. Staff and Zoning Commission recommend Approval. (Continued from June 20, 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: 3.413 acres out of NCB 14653. TO WIT: From "R-6" Residential Single-Family District, "R-20" Residential Single-Family District, and "RE" Residential Estate District to "MF-18" Limited Density Multi-Family District.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the captions for Item 29:

CONTNUED

- 29.** ALCOHOL VARIANCE # AV2019010 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance to Itamic, Incorporated for a Convenience Store and Gas Station (Q-Mart) by authorizing the sale of alcoholic beverages on Lot 5, NCB 14445, located at 9100 West Interstate Highway 10 for off-premise consumption within three-hundred (300) feet of Pre-K for SA North Campus, a public education institution.

Councilmember Pelaez moved to continue Item 29 until September 5, 2019. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez, Courage, and Perry.

ABSENT: Andrews-Sullivan and Cabello Havrda.

2019-08-22-0671

- P-4.** PLAN AMENDMENT CASE PA-2019-11600038 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Street, 1010 Chulie Street and 707 Rexford. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700142)

2019-08-22-0672

- Z-7.** ZONING CASE Z-2019-10700142 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Drive, 1010 Chulie Drive and 707 Rexford. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600038)

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, Lot 23 and Lot 24, Block 20, NCB 13035. TO WIT: From "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units.

Melissa Ramirez presented Item P-4 and Z-7 and stated that staff recommends denial but the Planning and Zoning Commission recommended approval. She reported that of 32 notices mailed; one was returned in favor and none in opposition.

Councilmember Treviño moved to approve Items P-4 and Z-7. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez, Courage, and Perry.

ABSENT: Andrews-Sullivan and Cabello Havrda.

CONTINUED

Z-18. ZONING CASE Z-2019-10700097 CD (Council District 5): 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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Vehicle Sales on Lot 5, Block 3, NCB 2312, located at 1918 West Commerce. Staff recommends Approval. Zoning Commission recommends Denial.

Melissa Ramirez presented Item Z-18 and stated that staff recommends approval but the Zoning Commission recommends denial. She reported that of 20 notices mailed; none were returned in favor and one in opposition.

Irma Hofman, Historic Resident West Side Association representative spoke in opposition of the zoning change. She stated that the homeowner did not have permits for the fencing that was installed or for the concrete slab that was poured on the property. She reported same to Code Compliance.

Councilmember Gonzales moved to continue Item Z-18 until September 19, 2019. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Rocha Garcia, Gonzales, Sandoval, Pelaez, Courage, and Perry.

ABSENT: Andrews-Sullivan, Viagran, and Cabello Havrda.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 4:02 pm.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK, TRMC/CMC/MMC
City Clerk