

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



**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, September 19, 2019

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. 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 Father Ryan Carnecer Zamora, CICM, Divine Providence Parish, guest of Councilmember Rocha Garcia, District 4.
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 Special Meeting of August 13, 2019 and the City Council Regular Meetings of August 14 - 15, 2019.

Councilmember Viagran moved to approve the Minutes of the City Council Regular Meetings of August 13, 14, and 15, 2019. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Councilmember De'Keither Stamps, City Clerk Christy Moore, Shanica Moseley, and Pamela Palmer from Jackson, Mississippi. He noted that they were in San Antonio to study the World's Best City Clerk's Office specifically our Passport Operations Division Best Practices.

Mayor Nirenberg spoke in support of Item 26 regarding an Interlocal Agreement for a two-year term with the Alamo College District for the Alamo Promise Initiative. He added that Alamo Colleges provides workforce development for the job success Employment Skills Program with the City. Mayor Nirenberg reported that the CoSA Economic Development Mentor Protégé Skills Program will also be funded with the CoSA City Employment Training Program that is Gold Standard nationwide.

CONSENT AGENDA ITEMS

Items 14, 25, and 27 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

Jack M. Finger spoke in opposition of Items 21 approving the Internal Audit Plan for FY2020 and questioned why the San Antonio Water System was not on the Internal Audit Plan. He spoke in opposition of Item 27 relating to the proposed contract with Carbonfree Chemicals which should not include incentives to do business in San Antonio.

Councilmember Treviño spoke in support of Item 26 and recognized Professor Wanda Lee Smith and her Texas Government Students from San Antonio College. Councilmember Treviño recognized Charlie Mazuca, Council Aide with District 6, adding that he has been a Council Aide for 27 years and teaches Government Classes at San Antonio College. He thanked all teachers and professors for preparing students for success.

Councilmember Treviño spoke in support of Item 24 approving the continuation of the Residential Permit Parking Program Zone in the Lavaca Neighborhood. He added that this was the second year of the program and was a model for other districts to follow.

Councilmember Rocha Garcia spoke in support of Item 12 for Sports Field Lighting in connection with the Rainbow Hills Park Project.

Councilmember Viagran spoke in support of Item 13 approving a lease agreement with Sky Safety at Stinson Municipal Airport. She noted that the lease agreement would generate approximately \$58,000 for the Airport Operating Maintenance Fund.

Councilmember Courage spoke in support of Item 16 approving funding for Veterans 5K Walk sponsored by Council Districts 9 and 10. He noted that thousands of people from the Veterans Community participated during that last event and he was happy to continue the program another year. He added that Veterans throughout the City were welcomed to participate.

Councilmember Andrews-Sullivan welcomed Councilmember Stamps and Staff from Mississippi. She

added that Councilmember Stamps was also the President of the National Black Caucus of Elected Officials and welcomed them to attend Texas Municipal League and National League of Cities held in San Antonio this year.

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

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

2019-09-19-0729

4. Ordinance approving a contact with Craftsman Plumbing to provide maintenance, inspections, and repair services to lift stations and other waste disposal systems for the San Antonio Fire Department and the Building and Equipment Services Department for an initial term upon Council award through June 30, 2020 with three additional, one-year renewals for an estimated annual amount of \$146,000.00. Funding is available from the FY 2020 Facility Services Fund budget and FY 2020 General Fund budget. Funding for subsequent fiscal years is subject to City Council approval of the annual budget and funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0730

5. Ordinance approving a contract amendment with Tritech Software Systems in the amount of \$238,663.94, from contract execution to September 30, 2020, which includes required implementation and project management services and first year license fees to provide the San Antonio Police Department (SAPD) with a required upgrades to the Tritech Software Systems Public Safety Computer Aided Dispatch (CAD) System. Funding is available from the FY 2019 Adopted ITSD Operating Fund. Additionally, the contract amendment will provide for up to five additional one-year terms at \$75,180.50 annually for maintenance and support costs. Funding for subsequent years is subject to City Council approval of the annual budget and of funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0731

6. Ordinance approving a contract with Grande Truck Center to provide 34 automated side load refuse collection trucks for a total cost of \$12,297,698.00. Funding for this purchase is available in the FY 2020 Equipment Renewal and Replacement Fund budget in the amount of \$11,936,001.00 for 33 automated side load refuse trucks, and funding in the amount of \$361,697.00 for one additional unit will be available in the FY 2020 Solid Waste Operating Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0732

7. Ordinance approving contracts with Ancira Chrysler Dodge Jeep Ram, Gunn Chevrolet LTD., Gunn Nissan LTD, Kyrish Truck Center, and Red McCombs Ford to provide twenty-four Light & Medium Duty Service Vehicles for a total cost of \$871,396.27. Funding for twenty-two replacement vehicles in the amount of \$794,717.02 is available from the FY 2019 Equipment Renewal and Replacement Fund Budget; one vehicle addition in the amount of \$33,643.75 is available from the FY 2019 General Fund Budget; and one vehicle addition in the amount of \$43,035.50 is available from 2018 Urban Area Security Initiative Grant. [Ben Gorzell, Chief

Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0733

8. Ordinance approving a contract with GT Distributors, Inc. to provide the San Antonio Police Department with tactical equipment, body armor and accessories for a total cost of \$177,118.16, funded out of the FY 2019 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0734

9. Ordinance approving a contract with FarrWest Environmental Supply, Inc. to provide the San Antonio Fire Department with a Chemical Identifier System for a total cost of \$78,114.00, funded from the 2017 Urban Area Security Initiative (UASI) grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0735

10. Ordinance approving the following contracts establishing unit prices for an estimated annual cost of \$1,970,165.00, available and included in the respective departments FY 2019 or FY 2020 Adopted Budget:
- (A) Drileck Enterprises Incorporated dba Fast Signs San Antonio NW for Solid Waste Management Department cart stickers;
 - (B) Kent Powersports, L.P. and Overseas Parts Distributing Inc., dba Alamo BMW for Police motorcycles parts & services;
 - (C) NewsBank, Inc. for Newsbank database & newspaper archive service;
 - (D) Climatec, LLC for HVAC monitoring;
 - (E) Creative Software Solutions, LLC dba MJM Innovations for Senior Center software & equipment updates;
 - (F) Innovyze, Inc. for XPSTORM software & XPERTCARE; and
 - (G) Atlas Body Shop, Collision San Antonio, Express Collision Center, Pro Care Automotive, LLC, Red McCombs Ford, dba Red McCombs Collision Center, Star Collision Repair, LLC, and Southwest Paint and Body for on-call collision repairs for sedans & light-duty pickup trucks. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-09-19-0736

11. Ordinance approving a construction contract in the amount of \$452,000.00 to Majestic Services, Inc. for the Bob Ross Senior Center Pool House Project, a Deferred Maintenance Project, located in Council District 8. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-09-19-0737

12. Ordinance approving a task order to a Job Order Contract with Belt Built Contracting LLC in an amount not to exceed \$157,503.55 for sports field lighting in connection with the Rainbow Hills Park Project, a 2017 General Obligation Bond funded project, located in Council District 4. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

13. Approving the following lease agreements with Sky Safety, Inc., DBA Sky Safety Flight Academy at Stinson Municipal Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-09-19-0738

- 13A. Ordinance approving a lease agreement with Sky Safety, Inc., DBA Sky Safety Flight Academy for 4,476 square feet of office space within the Terminal Building at Stinson Municipal Airport. The agreement will generate \$52,413.96 for the Airport Operating and Maintenance Fund.

2019-09-19-0739

- 13B. Ordinance approving a lease agreement with Sky Safety, Inc., DBA Sky Safety Flight Academy totaling 19,643 square feet for two hangar buildings and 140,972 square feet of ground space at Stinson Municipal Airport. The agreement will generate \$58,257.64 for the Airport Operating and Maintenance Fund.

15. Approving the following three ordinances for leases with ground handling firms at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-09-19-0742

- 15A. Ordinance approving a lease with Flight Services & Systems, LLC for 154 square feet of office space in Terminal A at the San Antonio International Airport to give the firm space to provide airline customer service support and will generate \$15,443.12 in annual revenue, which will be deposited in the Airport Operating and Maintenance Fund.

2019-09-19-0743

- 15B. Ordinance approving a lease with ABM Aviation, Inc. for 141 square feet of office space in Terminal A at the San Antonio International Airport to give the firm space to provide airline customer service support and will generate \$14,139.48 in annual revenue, which will be deposited in the Airport Operating and Maintenance Fund.

2019-09-19-0744

- 15C. Ordinance approving a lease with DAL Global Services, LLC for 184 square feet of office space in Terminal A at the San Antonio International Airport to give the firm space to provide airline customer service support and will generate \$18,451.52 in annual revenue, which will be deposited in the Airport Operating and Maintenance Fund.

2019-09-19-0745

16. Ordinance approving City Council Project Fund grant allocations in the following amounts:
(A) in an amount not less than \$12,084.92 to San Antonio Sports for the District 9 and District 10 Veterans 5K;
(B) in an amount not less than \$14,250.00 to The Magik Theatre for the Tickets to Literacy Program with contributions from Districts 1, 2, 3, 6, 7, 8, 10 and the Mayor. [John Peterek, Assistant to the City Manager; Emily McGinn, Interim Assistant to City Council, Office of Mayor and Council]

2019-09-19-0746

17. Ordinance accepting funds from the U.S. Department of Homeland Security in an amount not to exceed \$35,000.00 for laboratory infrastructure support of the San Antonio Metropolitan Health District's BioWatch program beginning September 18, 2019 through September 17, 2020. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

2019-09-19-0747

18. Ordinance accepting a grant award of \$69,710,621.00 for the period beginning October 1, 2019 through September 30, 2020; approving a full year budget in the amount of \$73,317,316.00 which includes an in-kind match of \$3,605,695.00 for the purpose of managing the Child Care Services program in the 13 County Alamo Workforce Development Area; approving a personnel complement of 70 positions; and accepting up to 20% additional funding if awarded and matching funds are available in the City's budget. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

2019-09-19-0748

19. Ordinance approving the submission of the 2020 application for and acceptance upon award of Community Services Block Grant funds in the amount of \$2,051,128.00 from the Texas Department of Housing and Community Affairs for the period January 1, 2020 through December 31, 2020, and approving a budget and personnel complement. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

2019-09-19-0749

20. 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) Reappointing Victoria M. Garcia (District 4) to the Port Authority of San Antonio.
B) Reappointing Cynthia Cox (District 1) to the Animal Care Services Advisory Board.
C) Reappointing James R. Campbell (District 1) to the Brooks Development Authority.

2019-09-19-0750

21. Ordinance approving the City Auditor's Fiscal Year 2020 Annual Audit Plan. [Kevin Barthold, City Auditor]

2019-09-19-0751

22. Ordinance providing the City Manager or his designee authority to approve changes in sub consultants to three on-call professional services agreements with RS&H, Inc.; AECOM Technical Services, Inc.; Freese and Nichols, Inc. without further Council action. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-09-19-0752

23. Ordinance approving an amendment to the bylaws for the Westside Development Corporation. There is no fiscal impact associated with this item. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-09-19-0753

24. Ordinance approving the continuation of the Residential Permit Parking Program Zone in the Lavaca Neighborhood and suspending the Event Decal Program for areas in the Lavaca Neighborhood. The anticipated revenue generated by this ordinance will be deposited into the Parking Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations Department]

2019-09-19-0755

26. Ordinance approving an Interlocal Agreement for a two-year term effective September 1, 2019 through August 31, 2021 with the Alamo Colleges District to administer funds for education and training programs. The Agreement includes a FY2020 budget of \$1,241,928.00 including \$154,218.00 for the Alamo Promise initiative. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Interim Director, Economic Development]

2019-09-19-0757

28. Ordinance approving an Investment Policy and Strategy for the City of San Antonio, Texas, in accordance with the requirements of the Texas Public Funds Investment Act (the “Act”), as amended, for City Council to annually review and approve the City’s Investment Policy and Strategy; designating certain employees as Investment Officers for the City of San Antonio; and providing an effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2019-09-19-0758

29. Ordinance approving an agreement with Quality Response Medical Staffing, LLC to provide professional healthcare services in an amount up to \$50,000.00 for a term ending September 30, 2020 with a renewal option. Funding for this agreement is available in the FY 2020 Metro Health General Fund Adopted Budget. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

2019-09-19-0759

30. Ordinance ratifying an agreement with the Texas Department of State Health Services to increase the compensation to the San Antonio Metropolitan Health District by an amount of \$17,943.00, for a total amount not to exceed \$89,714.00, for laboratory analysis of milk samples for a term ending August 31, 2020. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

PULLED FROM CONSIDERATION BY STAFF

31. Resolution of No Objection for Herman & Kittle Properties, Inc.’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of The Montage Apartments, a 216 unit affordable multi-family rental housing development, located at FM 78 & Walzem Road in San Antonio’s Extra Territorial Jurisdiction. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-09-19-0057R

32. Resolution of No Objection for Village Capital Corporation and Pedcor Housing Corporation’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4%

Housing Tax Credits program for the construction of Northview Apartments, a 164 unit affordable multi-family rental housing development, located at 23132 US-281 North in Council District 9. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-09-19-0760

33. Ordinance approving the purchase of one year Commercial Insurance Policies for Excess Workers' Compensation Insurance and Cyber Liability Insurance at a total cost of \$822,233.00, appropriating funds in the amount of \$822,233.00 from the Liability Insurance Fund, and amending the FY 2020 Adopted Budget. [Ben Gorzell Jr., Chief Financial Officer; Debra Ojo, MPA, Director, Risk Management]

2019-09-19-0761

34. Ordinance approving a contract with KGB Texas Marketing/Public Relations, Inc., dba KGB Texas Communications for consultant services related to concept development and production of advertising campaigns for the Solid Waste Management Department in an amount not to exceed \$250,000.00 per year, for an initial term of two years with an option to renew. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

2019-09-19-0762

35. Ordinance amending the Interlocal Agreement with Bexar County for regional watershed flood control projects as part of Bexar County Flood Control Capital Improvement Projects (CIP). [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

Mayor Nirenberg announced that the Meeting will recess at 10:30 am for an important Press Announcement. The Announcement made was that “Navistar” would be opening in San Antonio.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Items 14, 14A, and 14B:

14. Approving two ordinances associated with conservation easements totaling 2,362.01 acres over the Edwards Aquifer Contributing Zone in Medina County: [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks & Recreation]

2019-09-19-0740

- 14A. Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 1,544.4-acre tract of land known as the Providence Springs Ranch located in Medina County, Texas from Patterson Energy of Texas, LLC, at a cost of \$3,228,484.10, from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2020 - FY 2025 Capital Improvement Program.

2019-09-19-0741

- 14B. Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 817.61-acre tract of land known as the Lazy K Ranch located in Medina

County, Texas from Eddoran Partnership LTD and The Lois C. Johnson Family GST Exemption Trust, Randall Thomas Johnson as Trustee, at a cost of \$3,528,804.00, from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2020 - FY 2025 Capital Improvement Program.

Councilmember Perry spoke in support of Items 14A and 14B associated with conservation easements that were approved by voters to purchase easements over the Edwards Aquifer.

Homer Garcia Interim Parks & Recreation Director provided a presentation of the Edwards Aquifer Protection Program Conservation Easements Acquisitions. He noted that the proposed ordinance was for the acquisition of two conservation easements in Medina County for approximately 2,362 acres of land. He added that with the purchase of the two conservation easements the total was approximately 160,000 acres of protected land over the aquifer. He explained that a portion of \$70 million sales tax collected was allocated to acquire the property over the Edwards Aquifer. \$59 million was committed for the purchase of the two conservation easements.

Councilmember Perry requested that City Manager Walsh provide a B Session presentation showing maps, what has been acquired, what land was available to be acquired, and what the target goals were regarding conservation easements. He added that this was a great program and was a good return on our investment.

Councilmember Perry moved to approve Items 14A and 14B. Councilmember Sandoval seconded the motion. The motion to approve prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello-Havrda, Sandoval, Courage and Perry.

NAY: 1 - Pelaez

City Clerk Vacek read the caption for Item 25:

2019-09-19-0754

- 25.** Ordinance approving a Ticketing Services Agreement with Ticketmaster, L.L.C., to provide exclusive event ticketing services for the Convention and Sports Facilities Department for a 5-year term with an option to renew. Revenues generated from this agreement will be deposited into the Community and Visitor Facilities Fund. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention and Sports Facilities]

Patricia Muzquiz Cantor, Director of Convention and Sports Facilities provided a presentation for the approval of a Ticketing System Agreement with Ticketmaster for the Convention and Sports Facilities. She noted that the proposed contract terms were for a 5-year with 5-year renewal option.

Mayor Nirenberg called upon the individuals that were registered to speak:

Kathleen Vale, Chairwoman of the San Antonio Symphony spoke in favor of the proposed Ticketing System Agreement with Ticketmaster. She noted that the Symphony has wonderful education programs that touch 55,000 children per year. She thanked the Council for their support and asked for

continued support of the Arts in San Antonio.

Michael Fresher, President and CEO of the Tobin Center spoke in opposition of the proposed contract with Ticketmaster. He noted that the Tobin Center was one of the top performing arts centers in the world and offers education initiatives to over 100,000 San Antonio Students annually. He added that the Tobin Center was now operating in 40 markets across the country with its concert promotion company Tobin Entertainment.

Mr. Fresher stated that the Tobin's Ticketing Division, Tobi Services responded to the RFP. He added that Tobi Services operates in San Antonio and was recognized as the National Ticket Association Box Office of the Year which is an International Award. He stated that the system Tobi Services uses is called Audience View and was a Multinational Ticketing System. He added that the numbers presented the day prior at B Session was different than the presentation provided by City Staff today and urged the Council to reconcile the numbers before a vote takes place.

Lisa Robbins, Director of Client Development for Ticketmaster spoke in favor of the proposed Ticketing System Agreement with Ticketmaster. She noted that Ticketmaster has been in business over 20 years and has reached approximately 2.1 million fans in the San Antonio Market looking for events at various venues. She added that 1.3 million fans have opted to receive weekly emails from Ticketmaster. She further added that Ticketmaster was an extension of the Marketing Department for City venues to grow the audience.

Mayor Nirenberg recessed the meeting at 10:30 am for a Press Conference to announce Navistar, a new \$250 million Truck Factory in District 3.

Mayor Nirenberg reconvened the meeting at 11:13 am.

Councilmember Treviño asked why the Item presented today was different than that presented a day prior during B Session. He added what was concerning to him is he has not had enough time to compare and make an informed decision from one day to the next day.

Councilmember Sandoval noted that she supports staff recommendations and had some clarifying points. She asked who the current vendor was. Ms. Muzquiz Cantor replied Ticketmaster. Councilmember Sandoval asked how much revenue was generated annually for CoSA. Ms. Muzquiz Cantor reported approximately \$1 million.

Councilmember Sandoval requested that historical data be provided to her office regarding the percentage of revenue retained by CoSA from Ticketmaster since the Alamodome opened in 1993. Ms. Muzquiz Cantor stated that she would provide that data.

Councilmember Courage noted that additional information has come forward and that taking more time to consider additional information presented was not a bad thing. He added that he needed more time to consider the information that has been presented and supported Councilmember Treviño's motion to continue the Item until the next available Council Meeting.

Councilmember Rocha Garcia questioned if this proposal was in line with the current Arts Policy that's in place. Mrs. Debbie Racca Sitter reported that the Arts Funding Policy was adopted in February 2018 and follows a three-year process that sets maximums for Art Agencies to receive through that process of

HOT Tax Funds. She added that CoSA was in the second year of the three-year funding cycle.

Councilmember Rocha Garcia questioned how adjusting any of the numbers might affect the Arts Funding Policy. Mrs. Racca Sitter reported that would mean there would be more agencies funded at a higher level. She added that would not affect the Symphony as they are funded at the maximum level.

Councilmember Perry noted that the process in place works and that the solicitation went through the Audit and Accountability Council Committee. He added that even if points were adjusted in a category, it would not matter which far outweighs the point differential and still does not get their score higher. He noted that the answers are on the score sheet and that Ticketmaster scored the best on their proposal and the process was followed.

Councilmember Pelaez questioned how much funding the Tobin received. Mr. Carlos Contreras, Assistant City Manager reported that the City contributed the Municipal Auditorium as well as the San Antonio Fire Department Headquarters located across the street valued at \$41 million. He further added that in 2012, the City appropriated \$500,000 annually for five years for operations of the Tobin. Mr. Contreras explained that in September 2016, the City appropriated \$5 million towards the construction of the Parking Garage, and in total \$148.5 million since 2008.

Mayor Nirenberg stated that the most important question was can they perform. He added that the ticketing service was critically important to generate revenue by filling seats. He noted that there was not a compelling reason for delay.

Councilmember Treviño moved to postpone Item 25 until the next available City Council Meeting and for staff to execute an extension with Ticketmaster to provide continuation of services. Councilmember Courage seconded the motion. The motion to postpone Failed by the following vote:

AYE: 4 - Treviño, Cabello-Havrda, Pelaez, and Courage

NAY: 6 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Sandoval, and Perry.

ABSENT: 1 - Viagran

Councilmember Rocha Garcia moved to approve staff recommendation regarding Item 25 with the condition of bringing to Council an Art Funding Strategy. Councilmember Gonzales seconded the motion. The motion to approve Item 25 with conditions prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello-Havrda, Sandoval, Pelaez, Courage and Perry.

NAY: 1 - Treviño

ABSENT: 1 - Viagran

City Clerk Vacek read the caption for Item 27:

2019-09-19-0756

- 27.** Ordinance approving a E16 Rider Agreement with Carbonfree Chemicals SPE I LLC and recommending Carbonfree Chemicals SPE I LLC for participation in CPS Energy's E16 Economic Incentive Rate Rider Program. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Interim Director, Economic Development]

Ms. Alex Lopez, Interim Director Economic Development provided a presentation on Carbonfree Chemicals E16 Rider Agreement. She noted that Carbonfree used a process called SkyMine to capture chemicals emitted into the air during the cement manufacturing process. She added that Carbonfree uses this process locally at Capital Aggregates, the cement plant located in District 10.

Ms. Lopez added that since 2017 Carbonfree has resumed SkyMine operations and increased its energy demand which was why they were requesting the E16 Rider Agreement. Based on Carbonfree's anticipated energy demand, CPS Energy was willing to provide 10% discount for two years which could increase in Carbonfree substantially increases its demand above 10 megawatts. In return, Carbonfree has agreed to retain 67 full-time jobs, create an additional 9 jobs, and hire at least two paid interns every year. Carbonfree would receive the benefit for two years however, the agreement also includes a two-year recapture provision should they fail to meet the job creation and internship requirements. Ms. Lopez added that over the four-year term, the City is projected to receive \$1.1 million in CPS revenue from the project along with approximately \$77,000 in sales taxes associated with the jobs that are retained and created.

Councilmember Perry questioned how much cleanup of the exhaust was captured. Ms. Amy Contreras reported that they were capturing approximately 50,000 tons of metric carbon dioxide, which was equivalent of 40,000 cars off the road.

Councilmember Perry moved to approve Item 27. Councilmember Courage seconded the motion. The motion to approve Item 27 prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Andrews-Sullivan and Viagran

36. City Manager's Report

City Manager Walsh reminded the Council about National Night Out. He added that for over 30 years neighborhoods and residents from across San Antonio come together. He noted that it was one of the largest National Night Out Programs in San Antonio and was a testament to the strong relationships between the City, Police Department, and Neighborhoods. He explained this year's event would be held on Tuesday, October 1st. He added that over 500 organizations and 100,000 residents are expected to take part in the community building festivities.

Mayor Nirenberg recessed the Regular City Council Meeting at 12:23 pm and announced that it would reconvene at 1:00 pm for the Special Work Session on Paid Sick Leave followed by the Zoning Agenda which will be held at 3:00 pm.

Mayor Nirenberg reconvened the Zoning Portion of the Agenda at 3:38 pm.

CONSENT ZONING ITEMS

Zoning Items 37A, 37B, P-1, Z-1, Z-7, Z-9, Z-15, Z-22 and Z-23 were pulled for Individual Consideration.

Mayor Nirenberg called upon individuals registered to speak on the remaining Consent Zoning Items:

Jack M. Finger spoke in opposition of Item Z-2 adding that approximately 10 residential units were planned for the small parcel of property located in East Evergreen. He also spoke in opposition of Item Z-16 in District 5 adding that approximately five residential units were planned on a small parcel of land located on East La Chappelle Street. Mr. Finger spoke in opposition of Items Z-15, Z-23, and Z-25.

John Kelly, President of Crown Ridge of Texas Owners Association spoke in favor of Item P-3 and Z-25. He noted that Crown Ridge was established in the early 1980s and includes approximately 750 homes, apartment complexes, a school, two churches, office buildings, and retail businesses. He added that the area has experienced exponential growth. He stated that Crown Ridge Master Association Board and the Heights of Crown Ridge Junior Board have worked with a proposed developer to mitigate potential impacts to the existing residents in the Heights Portion of Crown Ridge. He conceded that some technicalities remain to be finalized. An agreement in principle has been reached which will provide a physical buffer between the existing homes and the apartments. He stated that the apartments have agreed to a new separate access point into the apartment complex off of Babcock Road.

Robert Lens spoke in opposition of P-3 and Z-25 and stated that the proposed apartments would look directly into the back of many homes. He displayed pictures taken from his drone of the proposed site and surrounding Crown Ridge area. He added that the master plan was residential, but because of bad business deals the back end was rezoned as the community was redeveloped. He noted that he paid a premium to have a nice view and that the development was ruining same.

Frank Cerda spoke in opposition of P-3 and Z-25 noting the Ecological Issues in the area. He added that Frederick Park was adjacent to where the development will be and was known as a bird sanctuary for the Golden Cheek Warbler. He stated that the development would put stress on the endangered species population. He added that there are several caverns that open up to a very large size of 30-40 feet deep directly into the Edwards Aquifer. He urged the Council to limit the development and protect the local environment around Crown Ridge.

Sunny Singh spoke in opposition of P-3 and Z-25 adding that he built his home six years ago when the area was pristine and specifically built for single family resident homes. He added that the according to the Master Plan, Phase II of Heights was supposed to be single family homes. He urged the Council not to approve apartments in the middle of single family homes.

Jenny Swilley spoke in opposition of P-3 and Z-25 stated that she resided in Crown Ridge and supports her neighbors. She added that there are plenty of apartments from Babcock Road to where the

apartments are proposed. She noted that City services were already strained without adding more apartments.

Oscar Castillo spoke in opposition of P-3 and Z-25 noting that the proposed development was happening right across the street from his home. He announced that he has gone door-to-door gathering 70 signatures opposing the apartments and urged the Council to vote against the proposed rezoning request.

Gabriel Fernandez spoke in opposition of P-3 and Z-25 noting that documents restrict John Kelley and himself from publicly opposing the project. He added that the HOA and the residents in the area do not support the proposed rezoning request.

Jonathan Card spoke in opposition of Z-5 noting that he resides immediately adjacent to the subject property. He added that the property was residential zoned but the applicant was asking for IDZ2. He stated that the application was incomplete and inaccurate and questioned how the proposed request got this far. He added that the residential street could accommodate approximately 36 residents and that rezoning would double or triple the density and urged the Council to vote against the request.

Terry McManus spoke in favor of Z-5 noting that originally the Architect he hired did not complete the application properly but he has since fired the Architect, hired another and corrected the application. He stated that his plan fit in well with the community and that there would be eight parking spots, dedicated elevator, stairwell, and a gallery.

James Griffin spoke in favor of Item Z-24 noting the request was for a townhome project across from the Dominion. He stated that the original plan was for 72 homes and he has compromised down to 54 homes with restricted covenants to prevent more than 54. He listed a number of additional restrictions such as the use of native plants, prohibiting invasive species, restrictions on cats, and lighting, outdoor speakers, vehicular and pedestrian access.

Councilmember Pelaez thanked Mr. Griffin for negotiating with the Friends of Friedrich Park and memorializing those commitments in restrictive covenants. He added that this was a wonderful project for everyone involved and voiced his support of the rezoning request.

Councilmember Pelaez asked Mr. Killen what were the plans for the property if the rezoning request was not approved. Mr. Killen reported that the R-6 zoning allows for a density of approximately 300 homes on the 40 acre property however, the traffic impact study calls for approximately 200 homes which will be built on the property and the traffic will flow through the Heights of Crown Ridge as opposed to emptying out onto Babcock Road. Mr. Killen added that David Parker was the developer and engineer and was present for questions. He noted that Mr. Parker has agreed to build approximately 150-175 homes as 200 homes would be tight.

Councilmember Pelaez noted that the Mayor's Appointee to the Zoning Commission informed him of an agreement of negotiated covenants reached. He added that a conservation easement which will be a permanent greenspace was being donated to the HOA. The HOA will have the authority to do whatever they wish with the conservation easement and will be added to the existing Crown Ridge Canyon Reserve.

Councilmember Viagran moved to approve the remaining Consent Zoning Items. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello
Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 1- Treviño

2019-09-19-0767

Z-2. ZONING CASE Z-2019-10700083 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District, "C-2 UC-2 AHOD" Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 UC-5 AHOD" Residential Mixed McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units and "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 8, west 50.06 feet of Lot 9, Lot 10 and east 6.06 feet of Lot 9, Block 30, NCB 392, located at 307, 311 and 315 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: ON LOT 8, THE WEST 50.06 FEET OF LOT 9, LOT 10 AND THE EAST 6.06 FEET OF LOT 9, BLOCK 30, NCB 392. TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT, "C-1 UC-5 AHOD" LIGHT COMMERCIAL MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT, "C-2 UC-2 AHOD" COMMERCIAL MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 UC-5 AHOD" RESIDENTIAL MIXED MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR TEN (10) RESIDENTIAL UNITS AND "IDZ-1 UC-5 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR TEN (10) RESIDENTIAL UNITS

2019-09-19-0768

Z-3. ZONING CASE Z-2019-10700147 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the northwest 94 feet of Lot 1, NCB 1756, located at 727 East Park 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: THE NORTHWEST 94 FEET OF LOT 1, NCB 1756. TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 AHOD" LIMITED

INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR ONE (1) DWELLING UNIT.

2019-09-19-0769

- Z-4.** ZONING CASE Z-2019-10700167 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 27 and Lot 28, Block 3, NCB 6402, located at 827 West Hollywood 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 27 AND LOT 28, BLOCK 3, NCB 6402. TO WIT: FROM "R-6 NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

2019-09-19-0770

- Z-5.** ZONING CASE Z-2019-10700173 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Limited Intensity Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 23 and 24, BLK 5, NCB 6793, located at 760 East Locust 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 23 AND 24, BLK 5, NCB 6793. TO WIT: FROM "R-6 UC-4 AHOD" RESIDENTIAL SINGLE-FAMILY NORTH SAINT MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 UC-4 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE NORTH SAINT MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FOUR (4) DWELLING UNITS.

2019-09-19-0771

- P-2.** PLAN AMENDMENT CASE PA-2019-11600012 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" and "Community Commercial" to "Low Density Residential" on 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700037)

2019-09-19-0772

- Z-6.** ZONING CASE Z-2019-10700037 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District out of 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600012)

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: 39.114 ACRES OUT OF NCB 17630. TO WIT: FROM "I-1 MLOD-3 MLR-2 AHOD" GENERAL INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 MLOD-3 MLR-2 AHOD" GENERAL COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 MLOD-3 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0773

- Z-8.** ZONING CASE Z-2019-10700150 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and East 21.4 feet of Lot 2, Block 2, NCB 1347, located at 2010 Burnet 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 3 AND EAST 21.4 FEET OF LOT 2, BLOCK 2, NCB 1347. TO WIT: FROM "MF-33 EP-1 MLOD-3 MLR-2 AHOD" MULTI-FAMILY FACILITY PARKING/TRAFFIC CONTROL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 EP-1 MLOD-3 MLR-2 AHOD" COMMERCIAL FACILITY PARKING/TRAFFIC CONTROL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 EP-1 MLOD-3 MLR-2 AHOD" RESIDENTIAL MIXED FACILITY PARKING/TRAFFIC CONTROL MARTINDALE ARMY AIRFIELD MILITARY

LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0774

- Z-10.** ZONING CASE Z-2019-10700162 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 NCD-6 UC-2 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District to "C-2 NCD-6 UC-2 AHOD" Commercial Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District on the West 52 feet of Lot 4 and Lot 5, Block 5, NCB 3859, located at 115 Natalen 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: THE WEST 52 FEET OF LOT 4 AND LOT 5, BLOCK 5, NCB 3859. TO WIT: FROM "MF-33 NCD-6 UC-2 AHOD" MULTI-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 NCD-6 UC-2 AHOD" COMMERCIAL MAHNCKE PARK NEIGHBORHOOD CONSERVATION BROADWAY URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0775

- Z-11.** ZONING CASE Z-2019-10700200 (Council District 2): Ordinance amending the Zoning District Boundary from "R-3 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) residential units and "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with three (3) residential units on the north 67.8 feet of Lot 9 and the north 42.5 feet of the south 85 feet of Lot 9, Block 2, NCB 1028, located at 910 South Pine Street and 918 South Pine 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 67.8 FEET OF LOT 9 AND THE NORTH 42.5 FEET OF THE SOUTH 85 FEET OF LOT 9, BLOCK 2, NCB 1028. TO WIT: FROM "R-3 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO (2) RESIDENTIAL UNITS AND "C-2 NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH THREE (3) RESIDENTIAL UNITS.

2019-09-19-0776

- Z-12.** ZONING CASE Z-2019-10700148 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 106.7 acres out of NCB 11166, located at 12200 South US Highway 281. 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: 106.7 ACRES OUT OF NCB 11166. TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "PUD R-5 AHOD" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0777

Z-13. ZONING CASE Z-2019-10700158 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 11G and Lot 12G, NCB 10758, located at 2036 South WW 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: LOT 11G AND LOT 12G, NCB 10758. TO WIT: FROM "R-5 MLOD-3 MLR-1" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT TO "C-1 MLOD-3 MLR-1" LIGHT COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT.

2019-09-19-0778

Z-14. ZONING CASE Z-2019-10700143 S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Portable Building Sales on Lot 19 and 20, Block 1, NCB 14551, located at 10905 State Highway 16 South and 10907 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 19 AND 20, BLOCK 1, NCB 14551. TO WIT: FROM "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR PORTABLE BUILDING SALES.

2019-09-19-0779

Z-16. ZONING CASE Z-2019-10700144 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential units on Lot 4 and Lot 5, Block 3, NCB 2582, located at 124

East La Chappelle. 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 4 AND LOT 5, BLOCK 3, NCB 2582. TO WIT: FROM "I-2 AHOD" HEAVY INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FIVE (5) RESIDENTIAL UNITS.

2019-09-19-0780

Z-17. ZONING CASE Z-2019-10700154 (Council District 5): Ordinance amending the Zoning District Boundary from "NC MLOD-2 MLR-1 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P MLOD-2 MLR-1AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 1, NCB 8973, located at 1542 West Harlan 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 8973. TO WIT: FROM "NC MLOD-2 MLR-1 AHOD" NEIGHBORHOOD COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2P MLOD-2 MLR-1 AHOD" COMMERCIAL PEDESTRIAN LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0781

Z-18. ZONING CASE Z-2019-10700160 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Block 1, NCB 18218, located at 7576 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 7, BLOCK 1, NCB 18218. TO WIT: FROM "C-3 NA MLOD-2 MLR-2 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0782

Z-19. ZONING CASE Z-2019-10700168 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 6, NCB 17640, located in the 1700 Block of North Ellison 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: LOT 5, BLOCK 6, NCB 17640. TO WIT: FROM "C-3 MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 GC-2 MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 MLOD-2 MLR-2 AHOD" LOW DENSITY MULTI-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "MF-25 GC-2 MLOD-2 MLR-2 AHOD" LOW DENSITY MULTI-FAMILY HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0783

Z-20. ZONING CASE Z-2019-10700186 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-2 AHOD" Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (outdoor boarding, runs, pens or paddocks permitted) on 1.577 acres on NCB 17643, located in the 1200 Block of Richland Hills 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: 1.577 ACRES ON NCB 17643. TO WIT: FROM "C-3 GC-2 MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD GC-2 MLOD-2 MLR-2 AHOD" COMMERCIAL HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR ANIMAL AND PET SERVICES (OUTDOOR BOARDING, RUNS, PENS OR PADDOCKS PERMITTED).

2019-09-19-0784

- Z-21.** ZONING CASE Z-2019-10700130 (Council District 7): Ordinance amending the Zoning District Boundary from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 4.536 acres out of NCB 14658, located at 6359 Whitby 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: 4.536 ACRES OUT OF NCB 14658. TO WIT: FROM “C-1 AHOD” LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO “MF-18 AHOD” LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2019-09-19-0786

- Z-24.** ZONING CASE Z-2019-10700139 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District to "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10 feet on Lots 30, 31, 32, 33 and 34, NCB 35733, located at 21394 Milsa Drive and 21622 Milsa Drive. Staff and Zoning Commission recommended 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 30, 31, 32, 33 AND 34, NCB 35733. TO WIT: FROM "R-6 MLOD-1 MLR-1 MSAO-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY DISTRICT TO "PUD MF-18 MLOD-1 MLR-1 MSAO-1" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY DISTRICT WITH A REDUCED PERIMETER SETBACK OF 10 FEET.

2019-09-19-0787

- P-3.** PLAN AMENDMENT CASE PA-2019-11600044 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Rural Estate Tier” to “Suburban Tier” on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700164)

2019-09-19-0788

- Z-25.** ZONING CASE Z-2019-10700164 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting

Overlay Military Lighting Region 1 District on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600044)

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: 18.66 ACRES OUT OF NCB 18333. TO WIT: FROM "R-6 MSAO-1 MLOD-1 MLR-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT TO "MF-18 MSAO-1 MLOD-1 MLR-1" LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT.

2019-09-19-0789

- Z-26.** ZONING CASE Z-2019-10700165 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 1A and Lot 128, NCB 14890, located in the 5800 Block of UTSA 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 1A AND LOT 128, NCB 14890. TO WIT: FROM "C-3NA MLOD-1 MLR-2" GENERAL COMMERCIAL NONALCOHOLIC SALES CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 DISTRICT TO "C-2 MLOD-1 MLR-2" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 DISTRICT.

2019-09-19-0790

- P-4.** PLAN AMENDMENT CASE PA-2019-11600034 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 1.924 acres out of CB 4865 and CB 4926, generally located at Overlook Parkway and US Highway 281 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700125 ERZD)

2019-09-19-0791

- Z-27.** ZONING CASE Z-2019-10700125 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed-Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 2.919 acres out of CB 4865 and CB 4926, generally located at Overlook Parkway and Highway 281 North. Staff and Zoning Commission

recommend Approval, pending Plan Amendment. (Associated Plan Amendment A-2019-11600034).

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: 2.919 ACRES OUT OF CB 4865 AND CB 4926. TO WIT: FROM "C-2 GC-3 MLOD-1 MLR-2 ERZD" COMMERCIAL US 281 NORTH GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 EDWARDS RECHARGE ZONE DISTRICT AND "MXD GC-3 MLOD-1 MLR-2 ERZD" MIXED-USE US 281 NORTH GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 EDWARDS RECHARGE ZONE DISTRICT TO "MF-25 GC-3 MLOD-1 MLR-2 ERZD" LOW DENSITY MULTI-FAMILY US 281 NORTH GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 EDWARDS RECHARGE ZONE DISTRICT.

2019-09-19-0792

P-5. PLAN AMENDMENT CASE PA-2019-11600046 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Specialized Center" and "Mixed Use Center" to "Mixed Use Center" on 279.745 acres out of NCB 17701, generally located at 4939 North Loop 1604 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700169 ERZD).

2019-09-19-0793

Z-28. ZONING CASE Z-2019-10700169 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 MLR-1 AHOD ERZD " Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Quarry and Conditional Use for Blasting and "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 279.745 acres out of NCB 17701, generally located at 4939 North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600046).

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: 279.745 ACRES OUT OF NCB 17701. TO WIT: FROM "QD CD S MSAO-1 MLOD-1 MLR-1 AHOD ERZD " QUARRY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A QUARRY AND CONDITIONAL USE FOR BLASTING AND "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" MIXED USE CAMP BULLIS MILITARY SOUND

ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" MIXED USE CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2019-09-19-0794

Z-29. ZONING CASE Z-2019-10700166 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 22, NCB 11875, located at 8414 Broadway 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 22, NCB 11875. TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption to Items 37, 37A, and 37B:

37. Approving the following four items relating to the proposed Extraterritorial Jurisdiction Military Protection Areas (ETJMPA) in the City's Extraterritorial Jurisdiction within 5 miles of Camp Bullis/Camp Stanley and Lackland Air Force Base/Lackland Medina Training Annex: [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

2019-09-19-0763

37A. Ordinance approving amendments to Chapter 35 of the San Antonio City Code, the Unified Development Code (UDC), by adopting Article IX related to Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA.

Mr. Michael Shannon provided a presentation on the ETJ Military Protection Areas. He noted that the City had adopted several Ordinances spanning over a decade to protect the mission around Military Bases in San Antonio.

Mr. Shannon explained that in November, the voters within the five mile radius from military bases voted to allow the City to improve land use regulations as delineated in the most recent Joint Land Use Study. He added that the proposed request was a Military Protection Ordinance. He added that SA SpeakUp was utilized to get the word out about the Military Protection Areas; four community meetings were held; and the Item was discussed at the Planning and Community Development Council Committee.

Mayor Nirenberg called upon the individuals registered to speak:

Colonel Sam Field, Commander of the 502nd Support Group read a statement from Brigadier General Laura Lenderman. He thanked the Mayor and Council for their ongoing efforts to promote protections of land use around Military Installations. He added that the City's efforts were a vital component of sustaining critical missions at Military Installations. He noted that improving zoning controls that limit light pollution around Camp Bullis protects the extensive night training that goes on there. Lastly, he noted the proposed amendments address sustained challenges around JBSA-Lackland and the adjacent Medina Training Annex were all enlisted personnel entering the United States Air Force begin their service.

Councilmember Pelaez moved to approve Items 37A and 37B with amendments to strike Section 35-913(b)(5)(vi) from Article IX, related to Fire Work Sales. Councilmember Gonzales seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 1- Treviño

2019-09-19-0766

37B. Ordinance approving an amendment to the Master Interlocal Agreement with Bexar County to add an addendum to establish a division of responsibilities relating to administration of land use controls within the ETJMPA.

Mrs. Melissa Ramirez, Assistant Director of Development Services read the caption to Items P-1 and Z-1:

2019-09-19-0764

P-1. PLAN AMENDMENT CASE PA2019-11600022 (ETJ): Ordinance adopting the Land Use Plan, as a component of the Comprehensive Master Plan of the City, for Extra Territorial Jurisdiction (ETJ) Military Protection Areas (MPA) located within 5-miles of Camp Bullis / Camp Stanley and Lackland Air Force Base / Lackland Medina Training Annex in the ETJ. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700087)

Mrs. Ramirez added that 25,271 notices were mailed, 19 were returned in favor and 200 opposed.

Mayor Nirenberg called upon the individuals registered to speak:

Rozea Sypniewski spoke in opposition of the proposed plan amendment and zoning case. She noted that she voted against the proposed annexation and supports the Military Missions and all who serve. She added that she is the President of her HOA and was not included in any of the discussions.

Mike Stewart spoke in opposition of the proposed plan amendment and zoning case. He noted that the area was subjected to the Dark Skies Ordinance and did not agree with the light pollution theory. He added that this was a backhanded attempt for pulling the plug on annexation.

Glenda Haynes spoke in opposition of P-1 and Z-1. She noted that she lives in the Camp Bullis-Camp

Stanley area. She added that she supports the Military and currently has a son serving in Afghanistan. She noted that the Land Use Study was only concerned with the lighting in the area which she added was a moot point due to the Dark Skies Ordinance in place.

Frances Booker spoke in opposition of P-1 and Z-1. She noted that her family lives within the five-mile radius of Camp Bullis. She pointed out a map that notes the City Council can make adjustments to the map to change the density.

Rene Sanchez spoke in opposition of P-1 and Z-1. He noted that he did not oppose the Plan Amendment and added that reducing the lighting was a noble goal. He opposed the binary choice to either oppose or approve annexation which came with the caveat to accept regulations. He added that the slow erosion of his rights as a county resident was occurring and urged all to vote against.

Councilmember Pelaez moved to approve Item P-1 to amend the Comprehensive Land Use Category for Property ID# 248041 from “Residential Estate” to “Neighborhood Mixed Use.” Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Perry

NAY: 1 - Courage

ABSENT: 2 - Treviño and Viagran

2019-09-19-0765

Z-1. ZONING CASE Z-2019-10700087 (ETJ): Ordinance amending the Zoning District Boundary to extend the Airport Hazard Overlay District (AHOD), Military Lighting Overlay District (MLOD), Military Sound Attenuation Overlay District (MSAO), and Edwards Recharge Zone District (ERZD) to certain property within 5-miles of Camp Bullis / Camp Stanley and Lackland Air Force Base / Lackland Medina Training Annex in the proposed ETJ Military Protection Areas in the Extraterritorial Jurisdiction of the City of San Antonio. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2019-11600022)

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: IN THE PROPOSED ETJ MILITARY PROTECTION AREAS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO. TO WIT: AMENDING THE ZONING DISTRICT BOUNDARY TO EXTEND THE AIRPORT HAZARD OVERLAY DISTRICT (AHOD), MILITARY LIGHTING OVERLAY DISTRICT (MLOD), MILITARY SOUND ATTENUATION OVERLAY DISTRICT (MSAO), AND EDWARDS RECHARGE ZONE DISTRICT (ERZD) TO CERTAIN PROPERTY WITHIN 5-MILES OF CAMP BULLIS / CAMP STANLEY AND LACKLAND AIR FORCE BASE / LACKLAND MEDINA TRAINING ANNEX.

Mrs. Ramirez read the caption for Item 7:

CONTINUED

Z-7. ZONING CASE Z-2019-10700133 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or more days per week on Lot 36, NCB 984, located at 217 Casa Blanca. Staff and Zoning Commission recommend Approval.

Mrs. Ramirez noted that zero notices were received in support or opposition however, Government Hill Alliance opposed Z-7.

Councilmember Andrews-Sullivan moved to continue Item Z-7 until October 3, 2019. Councilmember Rocha Garcia seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Treviño and Viagran

Mrs. Ramirez read the caption for Item Z-9:

CONTINUED

Z-9. ZONING CASE Z-2019-10700155 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lots 28, 29 and the west 7.5 feet of Lot 30, Block 4, NCB 600, located at 603 and 607 Montana Street. Staff and Zoning Commission recommend Approval.

Mrs. Ramirez noted that 38 notices were mailed and Denver Heights opposed Z-9.

Councilmember Andrews-Sullivan moved to continue Item Z-9 until October 17, 2019. Councilmember Rocha Garcia seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Treviño and Viagran

Mrs. Ramirez read the caption for Item Z-15:

DENIED

Z-15. 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. (Continued from August 22, 2019.)

Mrs. Ramirez noted that 20 notices were mailed, zero returned in favor, one in opposition and the Historic West Side Resident's Association was opposed.

Councilmember Gonzales made a motion to deny Z-15. Councilmember Rocha Garcia seconded the motion. The motion to deny Z-15 prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Treviño and Viagran

Mrs. Ramirez read the caption for Item Z-15:

CONTINUED

Z-22. ZONING CASE Z-2019-10700153 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Live Entertainment without cover charge for 3 or more days a week on 0.5779 acres out of NCB 14160, located at 5455 Evers Road. Staff and Zoning Commission recommend Approval with Conditions.

Mrs. Ramirez noted that 22 notices were mailed, zero returned in favor, and one opposed.

Councilmember Sandoval made a motion to continue Z-22 until October 3, 2019. Councilmember Rocha Garcia seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Treviño and Viagran

Mrs. Ramirez read the caption for Item Z-15:

2019-09-19-0785

Z-23. ZONING CASE Z-2019-10700159 (Council District 7): 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 35 feet of Lot 19 and the west 30.4 feet of Lot 20, Block 41, NCB 9601, located at 2543 Cincinnati Avenue, 2545 Cincinnati Avenue, 2547 Cincinnati Avenue, and 2549 Cincinnati Avenue. Staff recommends Denial. Zoning Commission recommends 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 EAST 35 FEET OF LOT 19 AND THE WEST 30.4 FEET OF LOT 20, BLOCK 41, NCB 9601. 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 "RM-4 MLOD-2 MLR-2 AHOD" RESIDENTIAL MIXED LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

Mrs. Ramirez noted that 29 notices were mailed, two were returned in favor, and zero opposed.

Councilmember Sandoval made a motion to approve Item Z-23. Councilmember Andrews-Sullivan seconded the motion. The motion to approve Z-23 prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Treviño and Viagran

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 5:09 pm.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK, TRMC/CMCMC
City Clerk