

# City of San Antonio



## City Council A Session

No in-person access for this meeting

**Thursday, October 1, 2020**

**9:00 AM**

**Videoconference**

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

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

1. The Invocation was delivered by Reverend Herman Price Jr. Pastor of St. John Baptist Church, guest of Mayor Nirenberg.
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 Meetings of June 18, 2020, June 26, 2020, and August 14, 2020

Councilmember Perry moved to approve the Minutes of June 18, 2020, June 26, 2020, and August 14, 2020. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 – Pelaez

### **CONSENT AGENDA ITEMS**

Item 25, P-1, Z-1, P-3, Z-5, and Z-6 were pulled for Individual Consideration.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition of Item 16 regarding board appointments to the Conservation Advisory Board.

Steve Versteeg spoke in opposition of Item 29 regarding an alcohol variance. He noted that children walking to school should not have to see individuals drinking alcohol.

Brad McMurray representing the applicant regarding Item Z-10 spoke in support adding that he was available to answer questions if needed.

Councilmember Andrews-Sullivan highlighted Item 24 approving a one-year extension to the Interlocal Agreement with North East ISD for continued Library Services at the Molly Pruitt Library at Roosevelt High School.

Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Perry seconded the motion. The motion prevailed by the following vote:

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

**2020-10-01-0689**

4. Ordinance ratifying an increase to the contracts with Big Tex Contractors, LLC, Michael A. Ramirez, dba Top Notch Services, and Ida Ponce, dba A+ Lawn Service, for dangerous premises abatement, lot clearing and securing of structures for the Development Services Department to an estimated cumulative amount of \$436,000.00, annually. Funding is available from the Development Services, Code Enforcement Services Division, General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-10-01-0690**

5. Ordinance approving contracts with Grande Truck Center, Gunn Chevrolet LTD., and Silsbee Ford for an estimated 23 cargo and passenger vans for various City departments for FY 2020 and FY 2021 for a total cost of \$852,539.50. Funding in the amount of \$217,710.50 is available from the FY 2020 Adopted Equipment Renewal and Replacement Fund Budget, \$37,999.00 is available from the FY 2020 Adopted Solid Waste Operating and Maintenance Fund Budget, and \$64,330.00 is available from the FY 2020 Adopted General Fund Budget. FY 2021 purchases are subject to the appropriation of annual funding. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-10-01-0691**

6. Ordinance approving contracts with Holt Cat and San Antonio Southwest Trailers for three transport trailers for the Public Works and Parks and Recreation Departments for a total cost of \$75,574.00. Funding is available from the FY 2020 Adopted Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-10-01-0692**

7. Ordinance approving a contract with Safeware, Inc., for two Explosive Ordnance Disposal suits, helmets and accessories for the San Antonio Police Department, Emergency Operations Center, for a total cost of \$77,855.05. Funding is available from the 2018 State Homeland Security Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-10-01-0693**

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$700,327.00, included in the respective department's FY 2021 Adopted Budget: (A) RDO Equipment Co., for repair parts for John Deere industrial equipment; (B) Collision Country Repair Center for collision repair services for medium and heavy duty trucks; (C) Ennis-Flint, Inc., for acrylic waterborne traffic paint; (D) Bibliotheca, LLC, for an

amendment to the maintenance agreement for 3M Radio Frequency Identification (RFID) equipment; and (E) LJ Power, Inc., for a change order to the annual contract for citywide maintenance and repair of generators & associated equipment. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-10-01-0694**

9. Ordinance approving a task order to the Job Order Contract with Tejas Premier Building Contractor, Inc., in the amount of \$172,356.74 for the Kenwood Community Center Restroom Renovations and ADA Improvements project. Funding is available from the Deferred Maintenance Program and included in the FY 2020 - FY 2025 Capital Improvement Program. [David W. McCary, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

**2020-10-01-0695**

10. Ordinance awarding a task order contract to PM Construction & Rehab, LLC dba IPR South Central in the amount of \$2,844,078.95 for construction of the 2020 Corrugated Metal Pipe (CMP) Rehabilitation project, a Storm Water Operating funded project, located Citywide. Funds are available from the Storm Water Operating Fund and are included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-10-01-0696**

11. Ordinance approving a Developer Participation Agreement with Silver Ventures, Inc. in an amount not to exceed \$400,000.00 for infrastructure improvements to and along Broadway Street in relation to the 2017 Bond funded Broadway Corridor project, located in Council District 1. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-10-01-0697**

12. Ordinance approving a renewal of the no cost lease with HEBCO Development Inc. for use by the San Antonio Police Department's San Antonio Fear Free Environment unit of 1,600 square feet of office/retail space located at the McCreless Market Shopping Center for a term ending September 30, 2022. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2020-10-01-0698**

13. Ordinance approving the acceptance of a grant in the amount of \$500,000.00 from the Federal Motor Carrier Safety Administration for the FY2021 High Priority-Commercial Motor Vehicle program. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

**2020-10-01-0699**

14. Ordinance approving the acceptance of a grant in the amount of \$900,000.00 from Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program for the period through September 30, 2021. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]
15. Approving the following Board, Commission and Committee appointments for the unexpired terms to expire May 31, 2021 or the terms shown below: [Tina J. Flores, City Clerk]

A) Appointing Audrey Herrera (District 9) to the City of San Antonio Higher Education Student Advisory Board.

B) Appointing Shivani Modadugu (District 8) to the San Antonio Youth Commission

16. Appointing the following to the Conservation Advisory Board: Robert Puente (San Antonio Water System) and reappointing Brock Curry (Edwards Aquifer Authority), Rogelio Garcia (San Antonio Economic Development Foundation), Francine Romero (San Antonio Parks and Recreation Board Chair) and Jessica Alderson (Texas Parks and Wildlife) [Tina J. Flores, City Clerk]

**2020-10-01-0700**

17. Ordinance approving a one-year extension of a contract with Soria, Inc. dba Corporate Payroll Administrators, Inc., to provide payroll services to the Office of the Mayor and City Council for elected officials' contract employees (Council Aides) through September 30, 2021 in an amount not to exceed \$50,000. Funding for this contract is included in the FY 2021 General Fund Budget. [John Petersek, Assistant to the City Manager; Emily McGinn, Interim Assistant to the City Council]

**2020-10-01-0701**

18. Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its "First Lien Multifamily Housing Revenue Bonds (Northview Apartments Project) Series 2020A" and its "Second Lien Multifamily Housing Revenue Bonds (Northview Apartments Project) Series 2020B" (collectively, the "Bonds") under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Finance Corporation's organizational documents. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-10-01-0702**

19. Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its "Multifamily Housing Revenue Bonds (Canyon Pass Apartments) Series 2020" (the "Bonds") under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Finance Corporation's organizational documents. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-10-01-0703**

20. Ordinance approving an agreement with the University of Texas Health Science Center at Tyler for the provision of physician services to the San Antonio Metropolitan Health District's Tuberculosis Prevention and Control Program in an amount up to \$120,000.00 for a period beginning October 1, 2020 and ending September 30, 2021 with the option to renew for one year. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]

**2020-10-01-0704**

21. Ordinance approving an agreement with AVANCE-San Antonio, Inc. providing payment to the City in a total amount of up to \$31,000.00 for the provision of oral health services by the San Antonio Metropolitan Health District to Head Start enrollees for a term beginning September 1, 2020 and ending August 31, 2021. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]

**2020-10-01-0705**

22. Ordinance approving a contract with Dearborn Life Insurance Company to provide Basic Life, Accidental Death and Dismemberment (AD&D), Voluntary Supplemental Life Insurance, and Dependent Life Insurance to all eligible City of San Antonio employees and their eligible dependents in an estimated annual amount of \$1,538,871, for a term beginning January 1, 2021, and ending December 31, 2023, with an option to extend the contract for up to two one-year terms. Funding is available in the Proposed FY 2021 Employee Benefits Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2020-10-01-0706**

23. Ordinance extending contracts with Labor on Demand, Inc., Stability Staffing and Consulting, LLC, and Tri Starr Group, to provide temporary staffing services to the City as pay per use by City Departments in accordance with the FY21 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2020-10-01-0707**

24. Ordinance approving a one year extension to the Interlocal Agreement with North East Independent School District for continued Library Services at the Molly Pruitt Library at Roosevelt High School extending the current terms and payment beginning October 1, 2020 with an option for two one-year automatic renewals for an estimated annual amount of \$699,380.00. [Lori Houston, Assistant City Manager; Ramiro S. Salazar, Library Director, San Antonio Public Library]

**2020-10-01-0708**

26. Ordinance approving a Sports License Agreement with The Miracle League of San Antonio for operations, maintenance and programming of the multi-purpose sports fields located adjacent to Nelson Wolff Stadium. There is no fiscal impact associated with this ordinance. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia, III, Director, Parks & Recreation]

**2020-10-01-0709**

27. Ordinance approving the purchase of Commercial Insurance Policies for City operations in an amount not to exceed \$6,636,744, appropriating funds of \$1,209,620 from the Liability Insurance Fund, and amending the FY 2021 Adopted Budget. The Property/ Equipment policy is effective October 1, 2020 thru July 1, 2022. The term of the other policies is effective from October 1, 2020 through September 30, 2021. The FY 2021 total cost of these Commercial Insurance Policies is \$4,312,567.50 and will be funded from the Liability Insurance Fund and the Workers' Compensation Fund. [Ben Gorzell, Chief Financial Officer; Debra Ojo, Director, Risk Management]

28. Approving the following two ordinances related to demolition and environmental work at 223 S. Cherry Street: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2020-10-01-0710**

- 28A. Ordinance approving a Funding Agreement for an amount not to exceed \$241,000 between the City of San Antonio Public Works Department and the Inner City Tax Increment Reinvestment Zone for eligible expenses related to demolition and environmental work at 223 S. Cherry Street.

**2020-10-01-0711**

- 28B. Ordinance approving a change order increasing the contract capacity of the On-Call Demolition and Debris Disposal Services Contract with J.R. Ramon and Sons, Inc. in the amount of \$247,000.

**2020-10-01-0712**

29. ALCOHOL VARIANCE # AV2020-004 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Jamshed Manasiya for a convenience store on Lot 2 and Lot 3, Block 1, NCB 8347, located at 838 Bandera Road for off-premise consumption within three-hundred (300) feet of James Madison Elementary School, a public education institution in San Antonio Independent School District.

**2020-10-01-0713**

- Z-2. ZONING CASE Z-2020-10700174 S (Council District 2): Ordinance amending the Zoning District Boundary from "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic on Lot 7 and Lot 9, Block E, NCB 646, located at 812 South Hackberry 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 7 and Lot 9, Block E, NCB 646. TO WIT: From "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic.

**2020-10-01-0714**

- Z-3. ZONING CASE Z-2020-10700176 (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 "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family 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 on Lot 16B and Lot 17A, Block 2, NCB 6336, located at 1314 North Center. 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 16B and Lot 17A, Block 2, NCB 6336. 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 "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family 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.

**2020-10-01-0715**

- P-2. PLAN AMENDMENT CASE PA-2020-11600050 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “High Density Mixed Use” to “High Density Residential” on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700177)

**2020-10-01-0716**

- Z-4. ZONING CASE Z-2020-10700177 (Council District 2): Ordinance amending the Zoning District Boundary from "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and “PUD C-1 MLOD-3 MLR-1” Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600050)

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: 15.082 acres out of NCB 10615. TO WIT: From "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and “PUD C-1 MLOD-3 MLR-1” Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District.

**2020-10-01-0720**

- Z-7. ZONING CASE Z-2020-10700179 (Council District 5): 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 "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infi Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lots 3-7, Block 88, NCB 3680, located at 3602, 3610 and 3618 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: Lots

3-7, Block 88, NCB 3680. 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 "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District.

**2020-10-01-0721**

P-4. PLAN AMENDMENT CASE PA-2020-11600057 (Council District 7): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Urban Low Density Residential" on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700164)

**2020-10-01-0722**

Z-8. ZONING CASE Z-2020-10700164 S (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA 2020-11600057)

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 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707. TO WIT: From "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility.

**2020-10-01-0723**

Z-9. ZONING CASE Z-2020-10700171 (Council District 8): Ordinance amending the Zoning District Boundary from "BP UC-1" Business Park IH-10/FM 1604 Urban Corridor District and "BP UC-1 MLOD-1 MLR-2" Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.702 acres out of NCB 17386, located at 11600 Interstate Highway 10 West. 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: 5.702 acres out of NCB 17386. TO WIT: From “BP UC-1” Business Park IH-10/FM 1604 Urban Corridor District and “BP UC-1 MLOD-1 MLR-2” Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to “C-3 UC-1” General Commercial IH-10/FM 1604 Urban Corridor District and “C-3 UC-1 MLOD-1 MLR-2” General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District.

**2020-10-01-0724**

Z-10. ZONING CASE Z-2020-10700034 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 21 and the west 251.3 feet of Lot 22, NCB 12116, located at 8623 Perrin Beitel and 2611 Northeast Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 21 and the west 251.3 feet of Lot 22, NCB 12116. TO WIT: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District.

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Flores read the caption for Item 25.

**CONTINUED**

25. Ordinance reappointing Melanie A. Castillo, Clarissa L. Chavarria, Lisa M. Gonzales, Daniel Guerrero, Linda H. Lewis, James Daniel Kassahn, Michael Ramos, Margarita S. Pol, and Peter Andrew Zamora as Full-Time Municipal Court Judges and reappointing Kenneth Bell, Lauren M. Lefton, Frank D. Sandoval, Alfredo Macias Tavera, and Aida Ann Zaragoza as Part-Time Municipal Court Judges for the remainder of a two-year term expiring April 30, 2022. [Carla Obledo, Presiding Municipal Court Judge]

Councilmember Cabello Havrda moved to continue Item 25 until October 29, 2020. Councilmember Sandoval seconded the motion. The motion 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**

Councilmember Viagran announced that District 3 was hosting the first Citywide Drive-Through Flu Vaccination Campaign. She noted that the primary benefit of the seasonal flu vaccine was to protect individuals and their loved ones from the flu. She added that the drive-through event would be held on October 3, 2020 at the University of the Incarnate Word Cardinal Clinic. Councilmember Viagran

stated that free flu vaccinations would be provided.

Mayor Nirenberg addressed Zoning Items for individual consideration:

**CONTINUED**

P-1. PLAN AMENDMENT CASE PA-2020-11600028 (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 "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval. Planning Commission recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700113) (Continued from September 17, 2020)

**CONTINUED**

Z-1. ZONING CASE Z-2020-10700113 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment PA-2020-11600028) (Continued from September 17, 2020)

Melissa Ramirez, Assistant Director of Development Services noted that 44 notices were mailed, 10 returned in favor and 17 opposed. She noted that the Government Hill Alliance Neighborhood Association was in support. She added that this item would require nine votes to approve due to opposition exceeding 20%.

Mayor Nirenberg called upon the individuals registered to speak:

Steve Versteeg questioned why Development Services accepted the application less than six months after the previous application for the same property. He added that the continuance should be longer than November 5, 2020 to work out additional details.

Matthew Badders welcomed the continuance and looked forward to having additional conversations on a few points that had been raised.

Teri Castillo stated that on behalf of the Historic West Side Resident Association, they stand in solidarity with the residents of Government Hill who opposed the proposed zoning change.

D'Ette Cole spoke in opposition of C-2 NA and noted that nothing had changed since the last meeting. She added that two acres of C-2 NA was too intense for the school zone and that the children did not need an estimated 450 cars per hour for this property.

Staci Schwantz noted that she was not against development, commercial, or otherwise but wanted responsible development. She added that the Martinez Property did not have frontage on the access road and no access to Walters Street. She stated that she was opposed to deed restrictions and restricted

covenants.

Marlene Hawkins noted that she resided within the Government Hill Community Association which covered the entire neighborhood. She added that she was fighting for the health, safety, and cultural characteristics of her neighborhood.

Lorenzo Ortiz noted that his home was within the 200 feet of the property. He played a video of the proposed property depicting the surrounding area.

Dora Perez noted that her home was 58 feet from the applicant's property and that she had lived in Government Hill all her life. She noted that the property was not on the corner of Walters and not on the Main Frontage Road of IH-35; it was one block into the neighborhood. She added that the applicant was not interested in reaching compromise.

Liz Franklin noted that nine votes were needed to pass the proposed zoning change. She added that this vote required City Council's utmost leadership and asked Council not to support the proposed change.

Jazzmine Burgess spoke in opposition of the proposed zoning change. She noted that C-2 was not appropriate for the area and asked the City Council to deny this request.

Rose Hill, President of the Government Hill Alliance thanked City Staff for doing their job and following the process. She noted that the proposed restrictions were put in place by way of an affidavit to protect the residents. She added that the affidavit would be enforced once the property was sold and that a continuance was needed to continue to work with the neighborhood to dispel misinformation.

Caleb James played a video recording of proposed negotiations that took place regarding the proposed zoning change and requested consideration for C-1 zoning.

Jack M. Finger spoke in opposition of delaying the proposed zoning change and requested that the case be decided today. He urged the City Council to deny the proposed zoning change.

Councilmember Andrews-Sullivan stated that this area has not had economic development in over 20 years. She noted that there were no health options, restaurants, hospitals, or urgent care centers near the entrance area of Fort Sam Houston. She added that the schools in the area needed to be protected so having a restaurant or liquor sales within the community and having potential drunk drivers was not something she would endorse as the City Council Representative for District 2. She stated that she took an oath of office to change the community and bring positive economic development to a community that was crime stricken, crime driven, and where the people were suffering. She noted that there was no economic advancement in the area. She added that she stands by the property owner's side but was also standing with the residents of District 2 to say they needed something new, something different, and something that was going to advance the area out of poverty.

Councilmember Andrews-Sullivan moved to continue Items P-1 and Z-1 until November 5, 2020. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

City Clerk Flores read the caption for Items P-3 and Z-5.

**2020-10-01-0717**

- P-3. PLAN AMENDMENT CASE PA-2020-11600036 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2020-10700145)

**2020-10-01-0718**

- Z-5. ZONING CASE Z-2020-10700145 (Council District 3): 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 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA 2020-11600036)

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 2B, NCB 9483. TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Melissa Ramirez, Assistant Director of Development Services noted that 17 notices were mailed, one returned in favor and zero opposed. She added that the applicant amended their request to C-3 NA.

Jerry Arredondo noted that he was the applicant and that regarding Z-5, he was amending his request to C-3 NA.

Jack M. Finger noted that the Planning Commission recommended denial and asked the City Council to do the same. He added that there was a saturation of auto repair shops in the area and that they did not need any more in the area.

Councilmember Viagran thanked Zoning Commissioner Ms. McGee and the applicant for working with City Staff. She noted that the property was currently zoned at I-1 so they were effectively downzoning. She added that South Flores was a major commercial corridor on the South Side of San Antonio and that this would eliminate industrial zoning and bring the property zoning closer in alignment with existing commercial businesses in the area. She thanked the applicant for adding the non-alcohol restriction to the property.

Councilmember Viagran moved to approve Items P-3 and Z-5 as amended by City Staff. Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following vote:

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

City Clerk Flores read the caption for Item Z-6.

**2020-10-01-0719**

- Z-6. ZONING CASE Z-2020-10700175 (Council District 3): Ordinance amending the Zoning District Boundary from "BP" Business Park District to "I-1" General Industrial District on Lot P-48E,

CB 4010, located at 4640 South Flores 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-48E, CB 4010. TO WIT: From "BP" Business Park District to "I-1" General Industrial District.

Melissa Ramirez, Assistant Director of Development Services noted that five notices were mailed, zero returned in favor and one opposed. She added that nine votes to approve were required due to opposition exceeding 20%.

Councilmember Viagran thanked the applicant Ms. Siller and noted that the property was on the far southern edge of the city limits and was recently annexed into the City about six years ago. She added that with the annexation came a designation of BP Business Park, however 90% of the property was in the 100-year flood plain. She stated that the zoning change was needed to allow them to store their oversized trucks.

Councilmember Viagran moved to approve Item Z-6 as per City Staff and Zoning Commission recommendation. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

### **CITY MANAGER'S REPORT**

#### 30. City Manager's Report

City Manager Walsh reported that two football games had taken place at the Alamodome recently and that the Alamodome had undergone many improvements to the facility. He provided a video of the Alamodome Staff and showcased the recent improvements such as the addition of plexiglass, public safety improvements, hand sanitizing stations, temperature screening etc. He added that the Alamodome had morphed into the COVID-19 Warehouse for Personal Protective Equipment and they had hosted Blood Drives and Food Drives in the parking lot.

### **EXECUTIVE SESSION**

Mayor Nirenberg announced that Executive Session would not be held.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 10:17 am.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk

DRAFT