

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



DRAFT

**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, November 1, 2018

9:00 AM

Municipal Plaza Building

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

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

ABSENT: 1 - Shaw

Mrs. Vacek announced that Councilmember Shaw was out on personal leave.

1. The Invocation was delivered by Pastor Robert Ortiz, Asbury United Methodist Church, guest of Roberto C. Treviño, District 1.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Regular Meetings of October 3 - 4, 2018

Councilmember Treviño moved to approve the Minutes for the City Council Regular Meetings of October 3 4, 2018. Councilmember Saldaña seconded the motion. The motion to approve prevailed by the following vote:

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

ABSENT: 2 - Shaw and Pelaez

POINTS OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized the Texas-Based Foreign Diplomats that were present and welcomed them to San Antonio.

Mayor Nirenberg stated that next weekend was Veteran's Day and recognized Military Veterans and their families.

Councilmember Perry invited everyone to attend the kick-off for Native American Heritage Month on Saturday, November 3rd at Comanche Lookout Park from 10:00 am to 2:00 pm. He also asked all Veterans to wear their combat boots next Friday, November 9th in recognition of their military service.

CONSENT AGENDA ITEMS

Items 10, 11, 17, 20, 25, and 26 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

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

Stella De La Garza read a letter from Susan Beavin, President of the San Antonio Conservation Society, in support of the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

Kathleen Bailey expressed support for the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

Teresa Nino spoke in favor of the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

Cheryl Dozier stated that she was supportive of the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

David Bogle, Member of the Alta Vista Technical Team, expressed support for the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

Stephanie Goldin stated that she and her mom owned the two properties at 800 W. Russell and 2511 N. Flores (Items 23 and 24) and were opposed to historic landmark designation.

Jack M. Finger spoke in opposition to the infill development (Item 17) and forgivable loan to the Westside Development Corporation (Item 20). He expressed concern with the campaign finance contributions by Linebarger Goggan Blair & Sampson (Item 21).

Judith Guerra spoke in favor of the historic landmark designations for 800 W. Russell and 2511 N. Flores (Items 23 and 24).

Councilmember Treviño highlighted the Historic Landmark Designations (Items 23 and 24) that were a great example of how communities and developers could work together on a solution.

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

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

ABSENT: 1 - Shaw

2018-11-01-0859

5. Ordinance approving a contract for tree and palm trimming, maintenance and removal services on an as needed basis with Burkett Arbor Care, LLC for the Parks and Recreation Department for an estimated annual cost of \$165,000.00. Funding is available from the department's FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-11-01-0860

6. Ordinance amending the agreement with Verint Americas, Inc. and approve a task order for Cityflag, Inc. in connection with the project implementation services to upgrade the Customer Relationship Management (CRM) system with an updated automation engine and mobile app changes for a total cost of \$146,819.32. Funding for this amendment was previously authorized and appropriated from 2016 Tax Notes in the Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-11-01-0861

7. Ordinance approving the purchase of 12 automated side load refuse collection trucks from Grande Truck Center and Rush Truck Center for a total cost of \$4,110,378.00 for the Solid Waste Management Department, funded from the FY 2019 Adopted Budgets for the Equipment Renewal and Replacement Fund (ERRF) and Solid Waste Operating Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-11-01-0862

8. Ordinance accepting the lowest responsive bid and awarding a Task Order Contract for eight design-ready projects to be constructed over a two year period to E-Z Bel Construction, LLC in the amount not to exceed \$7,191,894.70; of which \$186,330.00 will be reimbursed by San Antonio Water System and \$8,750.00 will be reimbursed by CPS Energy for necessary utility adjustments to existing infrastructure. The \$6,996,814.70 in funding for these projects may include General Fund, Advanced Transportation District (ATD) Fund, General Obligation Bond Funds, or other funding sources. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. Approving the following five contracts totaling \$9,403,508.25 to complete the street maintenance projects identified in the FY 2019 Infrastructure Management Program. Funds for the contracts are included in the General Fund FY 2019 Adopted Budget and FY 2019 - FY 2024 Capital Improvement Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-11-01-0863

- 9A. Ordinance accepting the lowest responsive bid and awarding 2019 Base Repair Task Order Contract Package 1 to J&P Paving Co., Inc. in an amount not to exceed \$831,496.40, of which \$10,498.25 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

2018-11-01-0864

- 9B. Ordinance accepting the lowest responsive bid and awarding 2019 Base Repair Task Order Contract Package 2 to Asphalt Inc. LLC, DBA Lone Star Paving, in an amount not to exceed \$659,431.50, of which \$20,125.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

2018-11-01-0865

- 9C. Ordinance accepting the lowest responsive bid and awarding 2019 Asphalt Overlay Task Order Contract Package 3 to Clark Construction of Texas, Inc. in an amount

not to exceed \$4,187,651.15, of which \$68,020.00 will be reimbursed by San Antonio Water System and \$20,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

2018-11-01-0866

- 9D.** Ordinance accepting the lowest responsive bid and awarding 2019 Base Repair Task Order Contract Package 4 to Clark Construction of Texas, Inc. in an amount not to exceed \$2,079,152.20, of which \$31,260.00 will be reimbursed by San Antonio Water System and \$5,500.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

2018-11-01-0867

- 9E.** Ordinance accepting the lowest responsive bid and awarding a 2019 Concrete Flatwork Task Order Contract Package 5 to F.D. Concrete, LLC in an amount not to exceed \$1,645,777.00, of which \$18,100.00 will be reimbursed by San Antonio Water System and \$400.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

2018-11-01-0870

- 12.** Ordinance extending a Parking Agreement with the University of Texas at San Antonio to allow continued use of 50 parking spaces by the Institute of Texan Cultures. Funds received from this agreement will be deposited into the City's Parking Operations and Maintenance Fund, in accordance with the adopted budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2018-11-01-0871

- 13.** Ordinance amending a lease agreement with the Brooks Development Authority relocating the Council District 3 Field Office to 2,700 square feet of office space located at 3315 Sidney Brooks effective November 1, 2018 for the annual rent amount of \$8,542.68. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2018-11-01-0872

- 14.** Ordinance approving a Lease Agreement with Austin Hwy Properties LLC for a term of two and a half years in the amount of \$1,750.00 per month and not to exceed \$52,500.00 total over the term of the lease, to access approximately 9,000 square feet for ingress and egress adjacent to Fire Station 24 located at 1940 Austin Highway. Funding in the amount of \$21,000 is available from the FY 2019 General Fund Budget, and funding for subsequent fiscal years is subject to appropriation of funds. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital

Improvements]

15. Approving the following two items related to the sale of public right-of-way and city-owned property located between Floyd Curl and Babcock, south of Huebner. The fair market value of \$8,530.74 will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-11-01-0873

- 15A. Ordinance closing, vacating, and abandoning a 0.579 acre unimproved portion of Oakland Boulevard as requested by SA Rocking in the Free World, LLC, for a fee of \$4,539.78.

2018-11-01-0874

- 15B. Ordinance declaring as surplus a 0.509 acre unimproved city property and authorizing its sale to SA Rocking in the Free World, LLC for a fee of \$3,991.00.

2018-11-01-0875

16. Ordinance approving the reimbursement of up to \$50,000.00 to the Stinson Revolving Fund from a Texas Department of Transportation Grant as part of the Routine Airport Maintenance Program for improvements at the Stinson Municipal Airport funded through the FY 2019-2024 Capital Improvement Program. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

18. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. 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 Roberto A. Rodriguez (District 8) and appointing Liliana C. Orozco (District 7) to the San Antonio Youth Commission.

2018-11-01-0876

B) Ordinance appointing LaJuana Hill Zanoni (District 10) to the City/County Joint Commission on Elderly Affairs.

C) Appointing Chris Salas (District 2) to the Disability Access Advisory Committee.

D) Appointing Adriana C. Segundo (District 2) to the Citizens Environmental Advisory Committee.

E) Appointing Ranjit Singh Thakurratan (District 2) to the Transportation Advisory Board.

2018-11-01-0877

19. Ordinance approving three professional services agreements for on-call outside environmental abatement services agreements with Alamo Environmental, Inc. dba Alamo 1, The Cleaning Guys, LLC dba CG Environmental and Progressive Environmental Services, Inc dba SWS Environmental Services each in the amount not to exceed \$1,500,000.00 for a term of three years term with the option to extend for two, one-year periods funded from but not limited to the Airport Operating & Maintenance Fund FY 2019 Adopted Budget and Airport Capital Improvement Funds. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2018-11-01-0879

21. Ordinance extending the contract for the collection of delinquent property taxes with Linebarger Goggan Blair & Sampson, LLP for a five year term beginning January 1, 2019 and ending December 31, 2023. Funding for this contract is included in the FY 2019 Adopted General Fund Budget. [Ben Gorzell, Jr, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2018-11-01-0880

22. Ordinance approving a professional services agreement with VHS San Antonio Imaging Partners L.P. dba Baptist M&S Imaging in an amount not to exceed \$60,000.00 annually to provide chest x-rays for the San Antonio Fire Department Wellness Center, for a three-year term with renewal options, funded from the FY 2019 General Fund. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2018-11-01-0048R

23. Resolution to initiate historic landmark designation for 800 W Russell and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

2018-11-01-0049R

24. Resolution to initiate historic landmark designation for 2511 N Flores and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

2018-11-01-0883

27. Ordinance approving a Development Agreement with Graystreet Light, LP in an amount not to exceed \$2,500,000.00 in Midtown Tax Increment Reinvestment Zone

funds for the San Antonio Light and Print Buildings project, located at 420 Broadway and within the Midtown TIRZ. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

CONSENT ITEMS CONCLUDED

ACTION ITEM FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

2018-11-01-0858

4. Ordinance amending Chapter 16 and Chapter 35 of the San Antonio City Code relating to Short Term Rentals, establishing fees, and providing for publication. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon presented a power point regarding Short Term Rentals (STRs). He stated that online services had led to the rapid increase of home sharing and that there were no current state or local regulations for STRs. He noted that a Council Consideration Request (CCR) was submitted in February 2017 by Former Councilmember Mike Gallagher to review current Ordinances and City Code procedures for STRs. He reported that staff had conducted research regarding studies, safety, and other municipalities. He mentioned that a Task Force consisting of various stakeholders had worked on the process for over one year. He outlined general provisions to include: Type 1-Hosted Sharing that was owner or lessee-occupied; and Type 2-Un-hosted Sharing in which the owner or lessee does not occupy the property as their primary residence. He provided an overview of density, special exceptions, and multi-unit clarifications. He stated that the Development Services Department would oversee the regulations and permitting of STRs. He added that the Finance Department had released a Request for Proposals (RFP) to identify operating STRs in the City and County; and provide an online option for Hotel Occupancy Tax (HOT) reporting and payment. He noted that staff recommended approval and thanked all that worked on the process.

Mayor Nirenberg called upon the citizens registered to speak on said item.

Tony Garcia stated that he had served on the STR Task Force and was supportive of the recommendations.

Cullen Jones stated that he had also served on the STR Task Force and was supportive of the recommendations.

Frederica Kushner read a letter of support for the STR recommendations from the Tier One Neighborhood Coalition.

Cosima Colvin stated that the Beacon Hill Area Neighborhood Association had voted to support the STR recommendations but noted concerns that need to be addressed such as the loss of a sense of community.

Lynn Knapik spoke in support of the STR recommendations.

Margaret Leeds stated that she was in favor of the STR recommendations.

Stella De La Garza read a letter in support of the STR recommendations from Susan Beavin, President of the San Antonio Conservation Society.

David Tipton spoke in support of the STR recommendations.

Jack M. Finger spoke in support of the STR recommendations.

Irma Hoffman stated that she was supportive of the STR recommendations.

Charlotte Jorgensen stated that she had served on the STR Task Force and was supportive of the recommendations.

Councilmember Treviño thanked Former Councilmember Gallagher and everyone that worked on the STR recommendations. He stated that he was pleased that they were able to strike a good balance that allows the permitting of STRs while protecting neighborhoods. He highlighted key provisions to include reduced fees and self-certification and stated that he was in support of Type 1 and Type 2 STRs. He added that he would like to protect neighborhoods and preserve their character and culture. He requested that the density limitations for Type 2 STRs in Non-Residential Areas be brought back to Council Committee within three months.

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

Councilmember Courage stated that he believed there should be greater restrictions on STRs. He read a letter from John Kowat noting concerns for Type 2 STRs. Councilmember Courage expressed his concerns with Type 2 STRs that adversely affect the nature and character of residential neighborhoods and limit the affordability of working family housing. He also noted the lack of students attending neighborhood schools and loss of state funding for affected school districts.

Councilmember Courage moved to amend the Ordinance so that Type 2 STRs are not allowed in residential areas. The motion died due to lack of a second.

Councilmember Pelaez asked if there was any data proving that STRs negatively affect property values. Mr. Shannon replied that there was not but there was data suggesting that STRs maintain or slightly lift property values. Councilmember Pelaez asked of the individuals that served on the STR Task Force. Mr. Shannon responded that there were many different stakeholders on the STR Task Force to include Neighborhood Leaders, STR Operators, and Developer Organizations. Councilmember Pelaez noted that many meetings held and public outreach with constituents and stated that he was supportive of the STR recommendations.

Councilmember Viagran spoke of the great amount of engagement with District 3 Residents and stated that she was pleased with the compromises made. She asked of the discussions at the State Legislature with regard to STRs. Mr. Shannon stated that they had worked with the Intergovernmental Relations Office and expected there to be a proposal regarding same in the Legislative Session.

Councilmember Perry noted the many community meetings held and opportunities for input. He stated that although he was supportive of property rights; he was also a supporter of neighborhoods. He indicated that there was a balance at this time but the regulations may need to be reviewed in the future. He asked if staff would attempt to collect back taxes on STRs. Troy Elliott replied that if they became aware that HOT was due; they would work with that STR to collect those taxes. He added that they had four years to collect same.

Councilmember Brockhouse stated that he was concerned with regulating personal properties and could not support the recommendations. He noted that many of the issues could be resolved using tools currently available such as Code Compliance, Animal Care Services, and the San Antonio Police Department.

Councilmember Sandoval thanked the many stakeholders that worked on the recommendations and stated that she would like to see the impact on housing stock and the affordability of homes.

Councilmember Saldaña stated that he had experience with an Airbnb in his neighborhood and did not have an issue with same. However, he understood the concern from those neighborhoods that were experiencing Airbnb's at a high speed. He noted that it was important to move forward with regulations and adjust as necessary.

Mayor Nirenberg thanked everyone that worked on the recommendations. He stated that he

was pleased they were able to achieve a balance that encourages these types of industries while protecting the integrity of neighborhoods.

The motion to approve prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Gonzales, Sandoval, Pelaez, and Perry

NAY: 2 - Brockhouse and Courage

ABSENT: 1 - Shaw

RECESSED

Mayor Nirenberg recessed the meeting at 11:50 am for a lunch break and announced that the meeting would resume at 12:50 pm.

RECONVENED

Mayor Nirenberg reconvened the meeting at 12:55 pm and addressed the pulled items.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2018-11-01-0868

- 10.** Ordinance declaring the CPS Energy Shepherd Road Substation and Transmission Project, a public use project, on behalf of City Public Service (CPS) Energy, authorizing the acquisition through negotiation or condemnation of approximately 26 permanent easement parcels, two permanent access easement parcels and seven temporary construction easement parcels involving 22 property owners to construct approximately 29,200 feet of transmission line starting at the Shepherd Road Substation near the intersection of Shepherd Road and Jarratt Road, and extending north along Shepherd Road across Macdona Lacoste Road and heads north to a northeasterly direction to Cagnon Road in southwestern Bexar County, Texas nearest to Council District 4. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Saldaña moved that the City of San Antonio authorize the use of the power of eminent domain to acquire privately owned real property for a public use project for the CPS Energy Shepherd Substation and Transmission Project, by acquiring the following properties described by the City Clerk and incorporated as part of this Motion. Councilmember Pelaez seconded the motion.

City Clerk Vacek read the property description: The privately owned properties for temporary and permanent easement interests located in Bexar County, nearest City Council District 4 are out of the following: County Blocks 4250, 4251, 4252, 4317, 4318, 4319, 4320, 5197 and 5737, Bexar County, Texas. These properties are depicted in the Overall Project Drawing Map in Exhibit A-1, attached to the Ordinance and incorporated as part of this Motion.

The motion to approve prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Gonzales

City Clerk Vacek read the caption for Item 11:

2018-11-01-0869

11. Ordinance declaring a 5.00 acre unimproved tract of city-owned property near Weidner Road in Council District 10 as surplus and authorizing its sale to Rockport Family Partnership, Ltd. for \$217,800.00 for the purpose of constructing a drainage facility and authorizing staff to initiate zoning as necessary for the conveyance of the property. Funds from the sale will be deposited in the Storm Water Regional Detention Fund. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Courage stated that the city had purchased the property for more than twice the price of what it was being sold and requested an explanation. Christie Chapman stated that the city had purchased the property in 1999 with the intent to construct a Regional Detention Pond. She noted that the pond was never constructed and staff reassessed the property in 2015. It was determined that it would not provide the public benefit they once thought and preferred to dispose of the property. She added that the petitioner had an interest in building an on-site detention pond. Councilmember Courage expressed concern that the property had decreased in value by over 50% and that it would be used as a Charter School. Ms. Chapman stated that the School of Science and Technology was relocating from their current location and this would not be a new school.

Councilmember Perry spoke of the benefits of the project due to drainage issues that would be addressed and reiterated that it would be a relocation of a current school.

Councilmember Perry moved to adopt the Ordinance for Item 11. Councilmember Treviño

seconded the motion. The motion to approve prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, and Perry

NAY: 1 - Courage

ABSENT: 1 - Shaw

City Clerk Vacek read the caption for Item 17:

CONTINUED TO NOVEMBER 15, 2018

17. Ordinances amending the Unified Development Code (UDC), Chapter 35 of the City Code, with proposed changes to the following: A) Section 35-343. - "IDZ" Infill Development Zone; B) Section 35-341. - "MXD" Mixed Use District; and C) Section 35-310.05a. - Single-Family Residential District. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Treviño moved to continue Item 17 until November 15, 2018. Councilmember Saldaña seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Shaw

City Clerk Vacek read the caption for Item 20:

2018-11-01-0878

20. Ordinance approving a Chapter 380 Economic Development Loan Agreement with Westside Development Corporation for up to \$252,410.00 in Inner City Incentive Funds for rehabilitation of the Basila Frocks building located at 502 N. Zarzamora St. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Veronica Gonzales presented a power point regarding the Chapter 380 Economic Development Loan Agreement with the Westside Development Corporation (WDC) for rehabilitation of the Basila Frocks Building. She stated that the building was located at 502 N. Zarzamora Street in District 5. She reported that the WDC along with Dan Markson planned to rehabilitate the historic building to offer creative space for the Westside Education Training Center and Christian Hope Resource Center. She noted that the loan amount was

\$252,410 and was forgivable over a 5-year period. She added that funds were available in the FY 2019 Inner City Incentive Fund and that the WDC would invest \$2.3 million in the rehabilitation of the property. Councilmember Gonzales stated that she pulled the item to highlight it and asked how the building might look. Leonard Rodriguez, President and CEO of the Westside Development Corporation, stated that they had worked closely with West End Hope in Action to generate community support for the project. He noted that they would have 16 commercial tenants and would ensure the rent was kept affordable. Councilmember Gonzales expressed her support and stated that this was an exciting time for the Westside.

Councilmembers Viagran, Perry, and Treviño expressed their support for the project. Mayor Nirenberg added that that was a great demonstration of how well-placed Chapter 380 Loans could be transformative for the community.

Councilmember Gonzales moved to adopt the Ordinance for Item 20. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

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

ABSENT: 1 - Shaw

City Clerk Vacek read the caption for Item 25:

2018-11-01-0881

- 25.** Ordinance approving a contract with San Antonio Housing Trust Foundation, Inc. in an amount not to exceed \$159,283.00 for a period of 12 months to provide administrative services to the City of San Antonio Housing Trust, San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation, and for the promotion of affordable housing projects and programs throughout the City. Funding is available through interest earned on the City's Housing Trust Corpus. [Peter Zaroni, Deputy City Manager; Veronica R. Soto, Director, Neighborhood & Housing Services]

Councilmember Viagran stated that she pulled the item to highlight it and asked of the difference in this year's contract. Veronica Soto confirmed that the funding source was different and would be provided through the interest earned through the Housing Trust corpus. Additionally, she noted that the business plan included a strategic assessment by a Third-Party Consultant. She outlined enhancements for FY 2019 to include cooperation in the operational assessment; two-week forecast of agenda items; and a Housing Inventory Update twice a year.

Councilmember Courage asked of the amount invested in addition to the initial \$10 million over the period of time the trust has been in existence. Mrs. Soto replied that she did not have that information but would provide it to the City Council. She added that the consultant would look at the return on investment for all of the affordable housing units that have been developed.

Councilmember Viagran moved to adopt the Ordinance for Item 25. Councilmember Gonzales seconded the motion. The motion to approve prevailed by the following vote:

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

ABSENT: 1 - Shaw

City Clerk Vacek read the caption for Item 26:

2018-11-01-0882

26. Ordinance approving a Development Agreement in an amount not to exceed \$680,000.00 in Midtown Tax Increment Reinvestment Zone (TIRZ) funds with Broadway Jones Apartments LP for the Broadway Jones Apartment project located at 1011 Broadway Street within the Midtown TIRZ. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

Mayor Nirenberg recused himself from voting on Item 26 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Veronica Soto presented a summary of the development agreement for the Broadway Jones Apartment Project. She stated that the developer was NRP Lone Star Development LLC and that the project was located in the Midtown Tax Increment Reinvestment Zone (TIRZ). She outlined the proposed development that would include a five-story multifamily residential building with 283 multi-family units. She reported that 142 units would be affordable while 141 would be market-rate. She stated that the total development cost was \$57 million with construction scheduled to begin in January 2019 and completed in February 2021. She noted that the TIRZ Board had approved up to \$680,000 that would be utilized for site work, street improvements, and overhead power improvements. She mentioned that there would be no impact to the General Fund and that staff recommended approval.

Councilmember Saldaña mentioned the City and SAWS fee waivers and stated that he wanted to ensure that affordable units were being provided. Mrs. Soto stated that the project

was a partnership with the Public Facility Corporation (PFC) which would provide for affordable units. Councilmember Saldaña asked of the 80% Area Median Income (AMI) that would be utilized. Mrs. Soto replied that it was the standard utilized by housing providers and that rent would never be higher than 35% of a tenant's income. Councilmember Saldaña stated that he would like to see affordable units at 60% AMI as recommended by the Mayor's Housing Policy Task Force.

Councilmember Treviño highlighted the project improvements that would be made and the coordination with the Broadway Corridor Bond Projects. He noted that land values impact affordability and that not all projects were created equal.

Councilmember Sandoval asked if the fee waivers and forgivable loan would be brought to the City Council for approval in the future. Lori Houston replied that those were approved through the Center City Housing Incentive Policy (CCHIP) and were included in the project at this time. Councilmember Sandoval asked of the parking. Travis Sheffield with the NRP Group replied that each unit would have at least one parking space. Councilmember Sandoval asked of the breakout of affordable units. Mr. Sheffield replied that all of the affordable units would be one bedroom units.

Councilmember Brockhouse expressed concern that all of the affordable units were one bedroom units and his preference was that incentives be used to house families.

Councilmember Viagran expressed her support and stated that this was the first truly Center City Downtown Project.

Mayor Pro Tem Courage asked if there were any other potential incentives the project would qualify for. Mrs. Soto replied that she was not aware of any. Mayor Pro Tem Courage asked of the interest of the PFC. Mrs. Soto stated that they had 15% equity and owned the land. Mayor Pro Tem Courage asked if there were any other projects in the pipeline from the PFC. Peter Zanoni reported that there were five projects in the pipeline. Mrs. Houston added that none of the five projects were eligible for incentives under the previous CCHIP Program.

Councilmember Treviño moved to adopt the Ordinance for Item 26. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

AYE: 8 - Treviño, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, and Perry

NAY: 1 - Courage

ABSENT: 1 - Shaw

ABSTAIN: 1 - Mayor Nirenberg

28. City Manager's Report

CIVTECHSA/SMARTSA DATATHON UPDATE

Mrs. Sculley reported on the recent CivTechSA/SmartSA Datathon. She noted that the City, and Geekdom, as well as SmartSA Partners VIA, SAWS, CPS, and SARA hosted a datathon event in which participants used city and partner agency data to find new ways of thinking and explore compelling product ideas. She stated that each SmartSA Partner released datasets across three challenge areas: 1) Transportation, 2) Sustainability, and 3) Access to services. She noted that participants used this data to look for new insights, explore opportunities for innovation, and develop dashboards, visualization tools, and predictive analytics. She mentioned that the winning team presented a prototype that would use data from the City, CPS, and SAWS to build a dashboard that would predict by geographic area, seniors that might be at risk of health issues during a significant weather event, or utility outage. She stated that the winning team will have six months to build and complete its prototype as the first step to begin the design on incorporating the data from the SmartSA Partners and have a one-stop digital resource for the residents of San Antonio.

Councilmember Viagran excused herself from the meeting at this time.

DIGITAL KIOSKS IMPLEMENTATION

Mrs. Sculley provided an update on the Digital Kiosk Pilot Program which would install 30 digital kiosks at no cost to the city throughout San Antonio including some city parks, the San Antonio International Airport, Convention Center, Alamodome, and Downtown. She noted that the city formed partnerships with VIA to place seven kiosks at high-traffic VIA locations, and the National Park Service to place two at the World Heritage Missions. She stated that the kiosks will include information on wayfinding, VIA bus routes, B-Cycle, local events, and local businesses, as well as promoting city programs like the San Antonio Library's Digital Library Collection, city events, and available jobs within the city. She noted that the kiosks were accessible to people with disabilities and provide content in English and Spanish. She stated that the remainder of the kiosks would be installed in November and December in the Downtown Area, city parks, and at VIA locations.

TRICENTENNIAL SERVE 300 – FOOD DRIVE

Mrs. Sculley reported that the Tricentennial's final Serve 300 Initiative on October 13th included a food drive benefitting the San Antonio Food Bank. She stated that the San

Antonio Food Bank serves more 230,000 individuals annually, including children and seniors, and distributes food to 530 non-profits across 16 counties. She noted that the Food Bank was experiencing an all-time low supply with shelves that were nearly empty after assisting individuals and families this past summer and recovering from last year's catastrophic hurricanes. She stated that the food drive goal was to collect 1,718 pounds of food items from city employees in commemoration of the Tricentennial Year and the total weight of food items collected was 5,011 pounds. She noted that the Economic Development Department donated the most food items per person and congratulated all who participated.

PARKS EMPLOYEE – U.S. MASTERS SWIMMING AWARD

Mrs. Sculley reported that the Parks and Recreation Department operates 23 outdoor pools during the summer as well as the indoor natatorium that is open year-round to provide lap swim and open swim opportunities. She noted that the department offered over 2,700 free group swimming lessons at outdoor pools over the summer and was recognized by the Red Cross for their commitment to water safety, lifeguard training, and drowning prevention by certifying over 100 lifeguards in 2017. She recognized Elaine Valdez, a Parks and Recreation Seasonal Employee, who recently received the Kerry O'Brien Coaching Award from U.S. Masters Swimming. She stated that the U.S. Masters Swimming Coaches Committee initiated the Kerry O'Brien Coaching Award in 2008 to recognize swimming coaches for their passion and dedication to the swimming profession. She noted that Ms. Valdez was an Aquatics Supervisor overseeing a number of City outdoor pools and the curricula for the free summer group swimming lessons and conditioning program. She congratulated Ms. Valdez for receiving the award and for her dedication to the City's Aquatics Program. Councilmember Gonzales congratulated Ms. Valdez on the award.

CONSENT ZONING ITEMS

Zoning Items Z-1, P-1, Z-2, Z-4, and Z-12 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

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

Jack M. Finger expressed concern with residential density (Item Z-3) and commercial development (Item Z-6).

Michael Idrogo expressed support for rezoning that would protect and enhance air service.

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

AYE: 9 - Mayor Nirenberg, Treviño, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Viagran

2018-11-01-0886

P-2. PLAN AMENDMENT CASE # 18089 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Low Density Mixed Use" to "Low Density Mixed Use" on Lot 3 and Lot 4, Block 30, NCB 392, located at 306 East Park and 310 East Park. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018317)

2018-11-01-0887

Z-3. ZONING CASE # Z2018317 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 HS H UC-5 AHOD" Residential Mixed Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ HS H UC-5 AHOD" Infill Development Zone Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow for 10 residential dwelling units on Lot 2, Lot 3, and Lot 4, Block 30, NCB 392, located at 306 and 310 East Park Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18089)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 2, LOT 3, AND LOT 4, BLOCK 30, NCB 392 TO WIT: FROM "C-2 H UC-5 AHOD" COMMERCIAL TOBIN HILL HISTORIC MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT" AND "RM-4 H HS UC-5 AHOD" RESIDENTIAL MIXED TOBIN HILL HISTORIC MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H HS UC-5 AHOD" INFILL DEVELOPMENT ZONE TOBIN HILL HISTORIC SIGNIFICANT MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO ALLOW FOR 10 RESIDENTIAL DWELLING UNITS.

2018-11-01-0889

Z-5. ZONING CASE # Z2018312 (Council District 2): Ordinance amending the Zoning

District Boundary from "O-2 NCD-9 AHOD" High Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the East 43 feet of Lot 29, NCB 6300, located at 817 East Josephine 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 EAST 43 FEET OF LOT 29, NCB 6300 TO WIT: FROM "O-2 NCD-9 AHOD" HIGH RISE OFFICE WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 NCD-9 AHOD" RESIDENTIAL SINGLE-FAMILY WESTFORT ALLIANCE NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0890

P-3. PLAN AMENDMENT CASE # 18088 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "General Commercial" on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018316)

2018-11-01-0891

Z-6. ZONING CASE # Z2018316 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18088)

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 1-6, BLOCK 26, NCB 1621 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0892

P-4. PLAN AMENDMENT CASE # 18087 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master

Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 2.783 acres out of NCB 15247, generally located at Ray Ellison Boulevard and Five Palms Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018313)

2018-11-01-0893

- Z-7.** ZONING CASE # Z2018313 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.16 acres out of NCB 15247, located at Ray Ellison Boulevard and Five Palms Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18087)

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: 2.16 ACRES OUT OF NCB 15247 TO WIT: FROM "R-6 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 MLOD-2 MLR-1 AHOD" RESIDENTIAL MIXED LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MLOD-2 MLR-1 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0894

- Z-8.** ZONING CASE # Z2018315 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Block A, NCB 11269, located at 7457 Somerset 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 14, BLOCK A, NCB 11269 TO WIT: FROM "R-4 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MLOD-2 MLR-1 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0895

P-5. PLAN AMENDMENT CASE # 18090 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Medium Density Residential" on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018319)

2018-11-01-0896

Z-9. ZONING CASE # Z2018319 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18090)

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: 4.931 ACRES OUT OF NCB 15655 TO WIT: FROM "R-6 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 MLOD-2 MLR-1 AHOD" LIMITED DENSITY MULTI-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0897

Z-10. ZONING CASE # Z2018322 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport

Hazard Overlay District on 0.246 acres out of NCB 17364, located at 8524 New Laredo Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.246 ACRES OUT OF NCB 17364 TO WIT: FROM "I-2 S MLOD-2 MLR-1 AHOD" HEAVY INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AUTO SALVAGE TO "L MLOD-2 MLR-1 AHOD" LIGHT INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2018-11-01-0898

Z-11. ZONING CASE # Z2018324 (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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District on 0.245 acres out of NCB 7388, located at 1501 South Zarzamora Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.245 ACRES OUT OF NCB 7388 TO WIT: FROM "I-1 MLOD-2 MLR-2 AHOD" GENERAL INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY DISTRICT MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

CONTINUED TO DECEMBER 6, 2018

Z-1. ZONING CASE # Z2018101 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport

Hazard Overlay District with a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval. Zoning Commission recommends Denial.

Melissa Ramirez presented Item Z-1 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 26 notices mailed; none were returned in favor and 8 were received in opposition. She stated that the North Central Neighborhood Association was opposed to the request. She noted that the case would require 9 votes for approval due to the opposition exceeding 20%.

Councilmember Treviño called Mr. Roger Jimenez to the podium. Mr. Jimenez submitted proposed amendments to the site plan and requested a continuance.

Councilmember Treviño moved to continue Item Z-1 until December 6, 2018. Councilmember Saldaña seconded the motion. The motion to continue prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Viagran

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

2018-11-01-0884

P-1. PLAN AMENDMENT CASE # 18059 (Council District 1): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Regional Commercial" on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018193)

2018-11-01-0885

Z-2. ZONING CASE # Z2018193 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18059)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.462 ACRES OUT OF NCB 11714 TO WIT: FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO SALES AND SERVICE.

Melissa Ramirez presented Item P-1 and stated that it would amend the San Antonio International Airport Vicinity Land Use Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-2, she stated that staff and the Zoning Commission recommended approval. She reported that of 7 notices mailed; 1 was returned in favor and none in opposition. She noted that the applicant would like to amend his request.

Councilmember Treviño called Mr. James Griffin to the podium. Mr. Griffin stated that he would like to amend his request to CD-3.

Councilmember Treviño move to approve Items P-1 and Z-2 as amended by the applicant to CD-3. Councilmember Saldaña seconded the motion. The motion to approve as amended prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Viagran

2018-11-01-0888

Z-4. ZONING CASE # Z2018252 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff and Zoning

Commission recommend Approval. (Continued from September 20, 2018)

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 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, AND P-106, BLOCK 33, NCB 1763 TO WIT: FROM C-2 RIO-1 DN UC-2 NCD-9 AHOD" COMMERCIAL RIVER IMPROVEMENT OVERLAY DEVELOPMENT NODE BROADWAY URBAN CORRIDOR WESTFORT NEIGHBORHOOD CONSERVATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND "IDZ RIO-1 DN UC-2 NCD-9 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY DEVELOPMENT NODE BROADWAY URBAN CORRIDOR WESTFORT NEIGHBORHOOD CONSERVATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-1 DN UC-2 NCD-9 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY DEVELOPMENT NODE BROADWAY URBAN CORRIDOR WESTFORT NEIGHBORHOOD CONSERVATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "O-2" HIGH RISE OFFICE DISTRICT, "C-2" COMMERCIAL DISTRICT AND A BAR/TAVERN WITH OR WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK.

Councilmember Treviño recused himself from voting on Item Z-4 by exiting the Council Chambers and noting he submitted his recusal forms to the City Clerk.

Melissa Ramirez presented Item Z-4 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; 8 were returned in favor and none in opposition.

Councilmember Saldaña moved to approve Item Z-4. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Viagran

ABSTAIN: 1 - Treviño

2018-11-01-0899

Z-12. ZONING CASE # Z2018318 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with

Specific Use Authorization for Auto Paint & Body Repair on Lot 5, Block 2, NCB 18560, located at 7539 Bandera Road. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 5, BLOCK 2, NCB 18560 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 S AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AUTO PAINT & BODY REPAIR.

Melissa Ramirez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval with the condition of hours of operation from 7:00 am to 6:00 pm Monday through Sunday. She reported that of 18 notices mailed; 2 were returned in favor and 1 in opposition.

Councilmember Sandoval moved to approve Item Z-12 with the condition of hours of operation from 7:00 am to 6:00 pm Monday through Sunday. Councilmember Pelaez seconded the motion. The motion to approve with the condition prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 2 - Shaw and Viagran

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:45 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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