

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



**Meeting Minutes  
City Council A Session**

No in-person access to this meeting

**Thursday, December 3, 2020**

**9:00 AM**

**Videoconference**

The City Council convened in a Regular Meeting. 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 Father Kris Bytomski of Our Lady of Guadalupe St. Alphonsus and Immaculate Conception Church, guest of Councilmember Gonzales, Council District 5.
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 August 20, 2020, August 25, 2020, September 1, 2020 and September 2, 2020.

Councilmember Perry moved to approve the August 20, August 25, 2020, September 1, 2020 and September 2, 2020 Minutes. 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

**CONSENT AGENDA ITEMS**

Item 17, 18, 19, 26, Z-1, Z-2, Z-4, Z-6, Z-7, Z-9, Z-11 and Z-16 were pulled for Individual Consideration.

Mayor Nirenberg announced that Items 19, 30A, and 30B were pulled by staff and would not be considered. He added that Items Z-5 and Z-8 were pulled by the applicant and would not be considered.

City Clerk Flores noted that Items 20E and 20F needed a correction read into the record. She noted that the terms for appointees to the San Antonio Economic Development Corporation Board of Directors were for the remainder of an unexpired term ending May 31, 2022. She added that the term for the Westside Development Corporation regarding Louis Escareno was for the remainder of an unexpired term ending November 28, 2021, and the terms for John Patrick Hernden, Raquel Zapata, and Shawn "Rod" McSherry were for the remainder of an unexpired term ending November 28, 2022.

Mayor Nirenberg called upon the individuals registered to speak.

Dr. Melissa Arnell spoke on behalf of the Greater Love Ministries Inc. and thanked the Mayor and City Councilmembers, and specifically Councilmember Andrews-Sullivan for her support regarding Item 9 for the construction of the Greater Love Multigenerational Community Center. She noted that the community center was located in Council District 2 and she had worked with the City and Bexar County to develop a Tri-Party Funding Agreement.

Samer Dessouky thanked the Mayor and City Councilmembers for his reappointment to the Planning Commission. He stated that it was an honor for him to serve and that he was committed to do his best.

Jack M. Finger spoke in opposition to the San Antonio Economic Development Foundation Business Plan and noted that their actuals compared to their goals were lower than projected. He added that the Foundation was top heavy and compared staff expenses with workforce expenses. He spoke in opposition to Item 23 noting that he did not agree with the cost for the anti-displacement strategy.

Gustavo Gonzalez noted that he was the owner of the property regarding the proposed Zoning Item Z-10 and available to answer questions or concerns if needed.

Councilmember Sandoval highlighted Item 6 regarding a contract with UNICOM Government Inc. to provide audio video equipment to support boards and commission meetings to be available online. She noted that this project would increase transparency and encourage residents to participate in City Government.

Councilmember Viagran highlighted Item 12 regarding the 2017 Bond Project on Mission Road. She noted that a shared use path along the east side of Mission Road would include candy cane lighting. She thanked City Staff and others involved with the project.

Councilmember Perry highlighted Item 10 regarding the 2017 Bond Project expanding Bulverde Road. He noted that the old two-land country road would be improved, and the utilities were being replaced. He highlighted Item 11 regarding Thousand Oaks which was one of the heaviest-traveled streets in District 10 and noted that the project would focus on an area between Wetmore Street and Nacogdoches Street. He added that it was not just resurfacing a road but also included replacing all the utilities underground. He thanked Public Works Staff and the residents that commuted in the area for their patience. Councilmember Perry thanked Matthew Profitt for volunteering to serve on the Planning Commission.

Councilmember Andrews-Sullivan highlighted Item 8 regarding construction improvements for the

Hays Street Bridge located in District 2. She noted that the Hays Street Bridge was important to the community and needed proper upkeep. Councilmember Andrews-Sullivan highlighted Item 9 regarding the funding agreement between the City, Bexar County, and the Greater Love Ministries. She noted that she was 16 years old when she joined the Greater Love Ministries and recalled a photo on the wall over the choir stand of a vision that Pastor Gillespie had for a multicultural center which was now coming to fruition. She added that this was the equity that District 2 had not seen in the past. She highlighted Item 15 regarding the Office of Urban Development San Antonio (OUR SA) and the acquisition of property located 247 G Street. Councilmember Andrews-Sullivan highlighted Item 20 and thanked Carla Walker for volunteering to serve on the Parks and Recreation Board. She highlighted Item 23 regarding a memorandum of agreement with Grounded Solutions Network for anti-displacement and inclusive growth policy.

Mayor Nirenberg recognized the individuals being appointed to Board and Commissions and thanked them for volunteering to serve. He noted that the City Councilmembers and Office of the City Clerk for making significant efforts of getting the word out on Boards and Commissions opportunities. Mayor Nirenberg recognized Kaitlyn Lomas for volunteering to serve on the San Antonio Youth Commission. He recognized Bertram Pickell for being appointed to the City/County Joint Commission on Elderly Affairs. He recognized Christine Burke, Sylvia Lopez Gaona, and Christopher Rosas for their appointment as At-large Citizen Representatives to the San Antonio Economic Development Corporation Board of Directors. Mayor Nirenberg recognized Louis Escareno for his appointment to the Westside Development Corporation. He noted the quality of applications received for the Planning Commission making the process difficult due to the diverse and qualified pool of applicants. He thanked all the applicants and looked forward to the fresh perspective the new Planning Commission Members bring to the table.

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

**2020-12-03-0834**

4. Ordinance approving a contract with Metro Fire Apparatus Specialists, Inc., to provide the San Antonio Fire Department with 16 trench shoring kits and accessories for a total cost of \$68,333.00. Funding is available from the 2019 State Homeland Security Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-12-03-0835**

5. Ordinance approving a contract with Siddons-Martin Emergency Group to provide four replacement aerial platform ladder trucks for the San Antonio Fire Department for a total cost of \$6,045,940.00 over a two-year period. Funding in the amount of \$4,488,590.00 for three replacement aerial platform ladder trucks is available from the FY 2021 Equipment Renewal and Replacement Fund Budget. Additional funding is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-12-03-0836**

6. Ordinance approving a contract with UNICOM Government, Inc., to provide audio video equipment installations to support boards and commissions meetings in the Cliff Morton Development and Business Services Center Board Room and broadcasting on the City's Public, Education, and Government (PEG) access television channels, in the estimated amount of \$99,975.82, funded by the FY 2021 PEG Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-12-03-0837**

7. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$581,000.00, included in the respective department's FY 2021 Adopted Budget:
- (A) Terrabella Environmental Services, Inc., for mud sump service and drain line cleaning;
  - (B) Grande Truck Center for replacement parts for Autocar trucks;
  - (C) General Traffic Equipment Corp. for pedestrian countdown timers; and
  - (D) Digital Display Solutions, Inc., for preventive maintenance and repair services for audio/video equipment for the San Antonio Airport System. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-12-03-0838**

8. Ordinance approving a task order to a Job Order Contract with Lee Construction an Maintenance Company in an amount of \$596,844.71 for improvements to the Hays Street Bridge located in Council District 2. Funds are available from Unissued Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-12-03-0839**

9. Ordinance approving a tri-party funding agreement between the City of San Antonio, Bexar County Texas and Greater Love Ministries, Inc. in an amount of \$1,000,000.00 for the delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017 Bond funded project; and, approving a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center located in Council District 2. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-12-03-0840**

10. Ordinance awarding a construction contract to Texas Sterling Construction Co. in the amount of \$7,963,630.05 of which \$762,247.10 will be reimbursed by San Antonio Water System and \$496,205.58 will be reimbursed by CPS Energy for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow Street) project, a 2017 Bond funded project, located in Council District 10. Funds are available from the 2017- 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-12-03-0841**

11. Ordinance approving a City requested change order in the increased amount of \$260,002.35 and authorizing payment to E-Z Bel Construction, LLC for additional street repair work related to the 2017 Bond Program Thousand Oaks Drive (Wetmore Road to Perrin Beitel Road) project, located in Council District 10. Funds are available from the FY 2021 Street Maintenance

Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

12. Approving the following two items related to the Mission Road (San Antonio River to Southeast Military Drive) project located in Council District 3: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-12-03-0842**

- 12A. Ordinance approving an amendment in the increased amount of \$202,954.03 to the \$333,288.00 Civil Engineering Design Services Agreement between the City and GarzaEMC, LLC relating to the 2017 Bond Mission Road (San Antonio River to Southeast Military Drive) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**2020-12-03-0843**

- 12B. Ordinance awarding a construction contract in the total amount of \$3,973,933.97 to J. Sanchez Contracting, Inc., of which \$60,595.68 will be reimbursed by the San Antonio Water System for the 2017 Bond Mission Road (San Antonio River to Southeast Military Drive) project; and, approving the appropriation and amending the FY 2021- FY 2026 Capital Improvements Program Budget with funds in the reimbursable amount of \$1,131,305.00 from Mission Dive-In City TIRZ fund and \$300,000.00 from the Airport Operating and Maintenance Fund for public improvements to the Mission Road (Southeast Military Drive to the San Antonio River) project.

13. Approving the following two items related to the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project located in Council District 9: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2020-12-03-0844**

- 13A. Ordinance awarding a construction contract to Clearfield Construction, LLC in the amount of \$3,076,644.60 of which \$372,650.10 will be reimbursed by San Antonio Water System and \$227,770.00 will be reimbursed by CPS Energy for the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project. Funds are available from the 2017 - 2022 General Obligation Bond Program and the Storm Water Operating Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**2020-12-03-0845**

- 13B. Ordinance approving a City requested deductive change order in the decreased amount of \$275,804.00 for a revised total contract amount of \$2,800,840.60 with Clearfield Construction, LLC for the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project.

14. Approving the following three items related to projects receiving federal grants at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

**2020-12-03-0846**

- 14A. Ordinance awarding a construction contract to SpawGlass Civil Construction, Inc. for the

Airfield Improvements Package 7 project at the San Antonio International Airport in the amount of \$10,904,545.47.

**2020-12-03-0847**

- 14B.** Ordinance amending the professional services agreement with Kimley-Horn and Associates, Inc. for construction administration, resident project representation, project management, inspection services and additional environmental services in support of the Airfield Improvement Package 7 project to increase the contract value in the amount of \$2,661,682.51.

**2020-12-03-0848**

- 14C.** Ordinance approving the acceptance of an additional \$26,593.00 from the Federal Aviation Administration Airport Improvement Program grant funds for the Airport Master Plan Update project.

**2020-12-03-0849**

- 15.** Ordinance approving a Contract for Sale of Land for 0.1136 acres of land owned by the Office Urban Redevelopment San Antonio (OUR SA) at 247 G Street to ELaToya M. Stevens-Carrillo and Calvin A. Carrillo for \$6,130 plus closing costs, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director Neighborhood and Housing Service]

**2020-12-03-0850**

- 16.** Ordinance consenting to the assignment and assumption agreement of the lease agreement from Tesoro Companies, Inc. to SB Hangar LLC at the San Antonio International Airport for 170,494 square feet of ground space located at 10310 S. Terminal Drive and will not change the current rental rates. Per the agreement SB Hangar LLC agrees to pay \$188,732.88 in annual rental until the lease expiration date of January 1, 2033. The rental fees will be deposited into the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]
- 20.** Appointing the following Board, Commission and Committee appointees for the remainder of an unexpired term of office to expire May 31, 2021. [Tina J. Flores, City Clerk]
- A) Appointing Carla Walker (District 2) to the Parks and Recreation Board.
  - B) Appointing Kaitlyn Lomas (District 4) to the San Antonio Youth Commission.
  - C) Appointing Bertram Pickell (District 6) to the City/County Joint Commission on Elderly Affairs.
  - D) Appointing Mario Robledo (District 6) to the Transportation Advisory Board.
  - E) Appointing Christine Burke and reappointing Sylvia Lopez Gaona and Christopher Rosas as At-Large Citizen Representatives to the San Antonio Economic Development Corporation Board of Directors.
  - F) Appointing Louis Escareno (Small Business Representative), John Patrick Hernden (Real Estate Developer), Raquel Zapata (Community At-Large Representative) and Shawn “Rod” McSherry (UTSA Representative) to the Westside Development Corporation Board of Directors for an unexpired term of office to end December 3, 2022.
  - G) Appointing Meredith Siegel and Samer Dessouky and reappointing Julia Carrillo, Matthew Proffitt, and George Peck to the Planning Commission for an unexpired term of office to end October 6, 2022.

**2020-12-03-0853**

21. Ordinance approving professional service agreements with Steve R. Nivin Ph. D, LLC and TXP, Inc./Momentum Advisory Services, LLC, for economic development consultant services for three years plus two, one year renewal options in an annual amount not to exceed \$96,000.00 or \$480,000 total for the contracts' terms. Funding for these contracts is available in the FY 2021 General Fund Budget. [Carlos Contreras; Assistant City Manager; Alejandra Lopez, Director, Economic Development]

**2020-12-03-0854**

22. Ordinance approving the San Antonio Economic Development Foundation 3rd and 4th Quarter 2020 Business Plan. [Carlos Contreras; Assistant City Manager; Alejandra Lopez, Director, Economic Development]

**2020-12-03-0855**

23. Ordinance approving a memorandum of agreement with Grounded Solutions Network for anti-displacement and inclusive growth policy strategy consulting services and authorizing a co-investment in the Initiative from the City in the amount of \$120,000.00 to be funded from the FY 2020 Neighborhood and Housing Services Department General Fund Budget. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

**2020-12-03-0856**

24. Ordinance approving a First Amendment to the Chapter 380 Economic Development Grant Agreement with Jasmine Engineering, Inc. and Inner City TIRZ Board of Directors for eligible public improvements for an additional funding amount not to exceed \$397,000 and extending the completion date to December 31, 2021 for the Sterling Building Project located 323 Idaho and 1434 East Commerce Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**2020-12-03-0857**

25. Ordinance approving an Amended and Restated Chapter 380 Economic Development Grant Agreement among the City of San Antonio, Tax Increment Reinvestment Zone #11, George Gervin Youth Center, Inc., and San Antonio Housing Trust Public Facilities Corporation to provide for the conveyance of city-owned property located at 301 Spriggdale to the SAHT PFC and a commitment of \$2,550,000 in TIRZ funds to the Echo East Project to be located in City Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

27. Approving the following two items relating to the proposed Briggs Ranch Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

**2020-12-03-0052R**

- 27A. Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Briggs Ranch Special Improvement District, an 866.977 acre tract of land located north of Highway 90 West, East of State Highway 211, and West of Grosenbacher Road in the City of San Antonio's extraterritorial jurisdiction

**2020-12-03-0858**

- 27B.** Ordinance approving a Development Agreement with Convergence Brass, LLC setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Briggs Ranch Special Improvement District.
- 28.** Approving the following two items relating to the proposed Tres Laurels Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

**2020-12-03-0053R**

- 28A.** Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Tres Laurels Special Improvement District, a 311.23 acre tract of land located north of Highway 90 west and west of Grosenbacher Road in the City of San Antonio's extraterritorial jurisdiction

**2020-12-03-0859**

- 28B.** Ordinance approving a Development Agreement with Equitable Land Holdings, LLC, Hooda Enterprises, Inc., and SA Given to Fly, LLC setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Tres Laurels Special Improvement District
- 29.** Approving the following two items relating to the proposed Lemon Creek Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

**2020-12-03-0054R**

- 29A.** Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Lemon Creek Special Improvement District, a 117.837 acre tract of land located northeast of IH-10 W, north of Dietz Elkhorn Road and west of Old Fredericksburg Road, within the far northwest ETJ of the City of San Antonio.

**2020-12-03-0860**

- 29B.** Ordinance approving a Development Agreement with VEP Lemon Creek LP setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Lemon Creek Special Improvement District.

**2020-12-03-0862**

- Z-3.** ZONING CASE Z-2020-10700205 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Detached Living Quarter to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 20, Lot 21, and the west 20 feet of Lot 22, Block 12, NCB 6434, located at 535 West Kings 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: Lots 20, 21, and the west 20 feet of Lot 22, Block 12, NCB 6434. TO WIT: From "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use



for a Detached Living Quarter to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District

**2020-12-03-0867**

- Z-10.** ZONING CASE Z-2020-10700202 (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1 and Lot 2, NCB 10760, located at 172 Bonair Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and Lot 2, NCB 10760. TO WIT: From "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**2020-12-03-0869**

- Z-12.** ZONING CASE Z-2020-10700239 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres, a total of 67.798 acres out of CB 4295, generally located in the 4000 block of Verano Parkway. 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: 67.798 acres out of CB 4295 TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres.

**2020-12-03-0870**

- Z-13.** ZONING CASE Z-2020-10700219 S (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 to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds on Lot 2 and Lot 3, Block 22, NCB 2320, located at 2704 West Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2 and Lot 3, Block 22, NCB 2320. TO WIT: From "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds.

**2020-12-03-0871**

**Z-14.** ZONING CASE Z-2020-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 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: Lot 2, Block 19, NCB 17635 TO WIT: From "C-3" General Commercial District to "C-2 CD" Commercial with a Conditional Use for Auto Paint and Body.

**2020-12-03-0872**

**Z-15.** ZONING CASE Z-2020-10700215 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 33 and Lot 34, Block 23, NCB 7509, located at 4819 Rita Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 33 and Lot 34, Block 23, NCB 7509. TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

**2020-12-03-0874**

**Z-17.** ZONING CASE Z-2020-10700210 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "O-1 MSAO-1 MLOD-1 MLR-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 1.01 acres out of NCB 18333, generally located in the 7200 block of Heuermann 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: 1.01 acres out of NCB

18333. TO WIT: From "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "O-1 MSAO-1 MLOD-1 MLR-1" Office Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District.

**2020-12-03-0875**

**Z-18.** ZONING CASE Z-2020-10700121 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 18.588 acres out of NCB 17727, generally located in the 18000 block of Emerald Forest Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 18.588 acres out of NCB 17727 TO WIT: From "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District.

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Flores read the caption for Items 17 and 18.

**2020-12-03-0851**

**17.** Ordinance approving the acceptance of a grant not to exceed \$750,000.00 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, for the Justice and Mental Health Collaboration Program for the period of October 1, 2020 through September 30, 2023 and establishing a budget for the grant. [Maria Villagómez, City Manager; William P. McManus, Chief of Police]

**2020-12-03-0852**

**18.** Ordinance approving the application and acceptance of a grant in an amount not to exceed \$900,000.00 from Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program for the period through September 30, 2022. This grant requires a \$265,000.00 cash match from the General Fund. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Police Chief Bill McManus provided a brief presentation regarding the Justice and Mental Health Collaboration Program. He described the intent and purpose of the grant which was to prevent crime and reduce recidivism and assist people who have serious mental illnesses. Chief McManus noted that that the grant would help the San Antonio Police Department (SAPD) and other members of the task force to mitigate threats. He provided examples of mental illness calls received by the Police Department and described the team that he created within the Police Department of Officers that evaluate, mitigate, and manage threats. Police Chief McManus stated that this was a new Grant that SAPD received and would help expand their efforts. He noted that the Grant was for \$750,000 with an

in-kind match of \$499,000. He added that SAPD had been doing this job without Grant funding since October 2019.

Councilmember Gonzales asked if the personnel involved were law enforcement officers. Police Chief McManus reported that the personnel were comprised of a forensic psychologist, licensed social worker, two mental health peace officers, three police detectives, paramedic, and a representative from the County Jail. He added that they also utilize one fusion police detective, two mental health detectives, and two mental health unit police officers.

Councilmember Gonzales asked how Chief McManus determined success of the prevention programs. Police Chief McManus stated that the success of the program was measured by the number of cases mitigated, managed, and deferred from crime or violence. He added that every intervention that was made would count as success. Deputy City Manager Maria Villagomez noted that this was the first year SAPD received the grant which would enhance the task force efforts to investigate cases with the goal of preventing violent crimes and violent acts from happening in the community. She added that mental health was a complex issue that the grant would help with in terms of prevention. Ms. Villagomez stated she and Dr. Bridger started to work with other organizations like STRAC, Meadows Foundation, and the Center for Healthcare Services regarding Mental Health Issues for a more comprehensive approach.

Regarding Item 18, Police Chief McManus provided a brief presentation regarding the application and acceptance of a grant to the Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program. He noted that SAPD had received the Grant since 2002 which not only focuses on enforcement but focused on the educational aspect which was very important. He added that the focus of the Grant was on dangerous driving such as DWI, distracted driving, speeding, and child restraint violations. Chief McManus described the performance measure of the program; in 2020 there were 3700 citations and 10,000 warnings issued.

Councilmember Gonzales noted that Item 18 had two components of prevention and enforcement of which the educational piece was prevention. She asked for the demographics of citations issued such as race and demographic and requested that a report of demographics be provided to her office after the meeting. Councilmember Gonzales noted that she wanted to view demographic information to ensure that drivers were not targeted, profiled or skewed towards people of color. Chief McManus noted that this was a City-wide program and income was not tracked but that he could pull together some demographics and provide to her office. Deputy City Manager Maria Villagomez noted that the San Antonio Police Department was required to draft an annual Racial Profiling Report and submit to the State. Ms. Villagomez noted that the State reviews the Annual Report and stated that there were no findings of racial profiling in that particular Report. She added that the Annual Report was on the SAPD website and available to the public.

City Manager Walsh reported that he would provide a report to the Council of the geographic locations of enforcement programs across the City.

Councilmember Pelaez stated that when mass shootings occur throughout the United States, people seem to comment how weird that person seemed to be that committed the crime, but they never call anyone to report that person. He noted some people say, he always warned of committing a crime, or no one ever took that person serious or that they did not know who to call to report that person. Councilmember Pelaez noted that early intervention was important to prevent catastrophes.

Councilmember Sandoval asked how the Mental Health Unit participate in that function and how many Police Officers were involved in the Fusion Center as opposed to being available when the crisis occurred. Chief McManus reported that there are no Mental Health Unit Officers that sit in the Fusion Center; they were assigned to the street. He added that there are two Mental Health Unit Detectives and two Mental Health Unit Police Officers that were assigned to the Task Force. Councilmember Sandoval asked how the Mental Health Unit played a role in the functions that were required by the Grant. Chief McManus reported that they were involved in the thrice-weekly discussions about cases that SAPD had responded to on the street and individual incidents that SAPD received calls to respond.

Councilmember Gonzales moved to approve Items 17 and 18. Councilmember Pelaez 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 26.

**2020-12-03-0051R**

- 26.** Resolution recognizing World Migratory Bird Day and local efforts to pursue the Bird City Texas Designation by Texas Parks and Wildlife. [David McCary; Assistant City Manager; Douglas Melnick, Director, Office of Sustainability]

Councilmember Pelaez stated that this item was exciting and that he was committed to recognizing World Migratory Bird Day. He added that he was committed to support local groups and their efforts to obtain a designation for San Antonio to be recognized as a Bird City from the Texas Parks and Wildlife Department. He stated that San Antonio was in the middle of a major migratory bird flyway as well as the path for migratory butterflies.

Councilmember Pelaez stated that many families celebrated and watched the migratory journey of birds to include amateur bird watching and photography of beautiful birds. He noted that many people took bird watching very seriously. He added that if San Antonio received the Bird City designation, it comes at no cost to the City and in fact increased the ecotourism the way our UNESCO Designation had increased tourism.

Councilmember Pelaez stated that City Council adopted the Climate Action and Adaptation Plan and awareness of protecting biodiversity was important and within their efforts. He noted that the Golden-Cheeked Warbler was an endangered bird identified under the Endangered Species Act and must be protected. He thanked the Bexar County Audubon Society Friends and specifically Brit Coleman and Karen Moulder.

Councilmember Viagran noted that it was essential work together to achieve the Bird City designation and highlighted the District 3 Mitchell Lake Audubon Center and the Wetland Habitat at Mitchell Lake. She added that Mitchell Lake was the last stopover ground for the Texas Coast where 98.5% of long-distance migratory bird species in the United States passed through and noted that thousands of different species of birds could be seen in the Mitchell Lake area. She noted the increase of reported sightings of birds that were now thriving and establishing habitats on the restored ecosystem along the Mission Reach. She thanked Sarah Beasley, Director of the Mitchell Lake Audubon Center Director, for her

passion and conviction to protect Mitchell Lake and the surrounding area. She thanked the staff of Mitchell Lake and the San Antonio Audubon Society for their conservation initiatives for migratory birds.

Julia Murphy, Deputy Sustainability Officer, provided an overview of the importance of migratory birds and the proposed Bird City designation. Ms. Murphy noted that City Staff recommendation was to recognize World Migratory Bird Day Annually and added that the City supported the efforts of local to leverage the proposed Resolution recognizing World Migratory Bird Day from the Texas Parks and Wildlife Department.

Councilmember Gonzales stated that she learned about the migratory bird habitat in San Antonio and that Egret Birds were in the flight path causing potential life-threatening damage to the Military Mission at Lackland AFB and added that the military flight plans were adjusted to avoid the path of the migratory birds.

Mayor Nirenberg noted that Councilmember Pelaez took a number of photos that were included in the presentation today.

Councilmember Treviño commented that it was amazing how the trails connected and offered many opportunities for the public to enjoy and that he felt very strongly about bird species that migrated through the area. He highlighted the recent expansion of the Tree Program annually hosted by Parks and Recreation and emphasized the importance of planting trees.

Councilmember Sandoval requested a review of the remaining presentation slides and thanked Bird City Texas, Bexar Audubon Society, Patsy and Tom England, Brett Coleman, Sarah Beasley and other partners that assisted with the City's Bird City recognition efforts.

Mayor Nirenberg recognized some of the most accomplished environmental advocates in the City such as Grant Ellis, Ms. Murphy, Doug Melnik, and Homer Garcia as they worked to preserve the natural habitats, trees, and ecosystem.

Councilmember Pelaez moved to approve Item 26. 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

Mayor Nirenberg addressed Item Z-1.

#### **2020-12-03-0861**

**Z-1.** ZONING CASE Z-2019-10700295 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-5 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "MF-18 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-25 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 CD H AHOD" Multi-Family Monte Vista

Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, “C-3R H AHOD” General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-2 H AHOD” High Rise Office Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Multi-Family District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “RM-4 H AHOD” Residential Mixed Monte Vista Historic Airport Hazard Overlay District and “RM-4 H HS AHOD” Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, “R-4 CD H HS AHOD” Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed & Breakfast, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-1 CD H AHOD” Light

Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Transitional Home, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District and “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “O-1” Office District and “C-2” Commercial District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon, “O-1.5 H AHOD” Mid-Rise Office Monte Vista Historic Airport Hazard Overlay District (All Overlay Districts to Remain) on 138.437 acres out of NCB 1702, 1703, 1704, 1705, 1706, 1721, 1723, 1724, 1768, 1769, 1770, 1834, 1835, 1836, 1837, 1838, 1839, 1858, 1859, 1860, 1861, 1862, 1863, 1880, 1881, 1883, 1884, 1885, 1887, 1888, 1889, 2952, 2953, 3001, 3002, 3058, 3059, 3085, 3086, 3087, 3088, 3089, 3090, and 6884, generally bounded by West Mulberry Avenue to the North, US Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the 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: 138.437 acres out of NCB 1702, 1703, 1704, 1705, 1706, 1721, 1723, 1724, 1768, 1769, 1770, 1834, 1835, 1836, 1837, 1838, 1839, 1858, 1859, 1860, 1861, 1862, 1863, 1880, 1881, 1883, 1884, 1885, 1887, 1888, 1889, 2952, 2953, 3001, 3002, 3058, 3059, 3085, 3086, 3087, 3088, 3089, 3090, and 6884 TO WIT: From “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-5 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-6 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, “C-3R H AHOD” General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-2 H AHOD” High Rise Office Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Multi-Family District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, “R-4 CD H AHOD” Residential



Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “RM-4 H AHOD” Residential Mixed Monte Vista Historic Airport Hazard Overlay District, “RM-4 H HS AHOD” Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, “R-4 CD H HS AHOD” Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed & Breakfast, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-1 CD H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Transitional Home, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Multi-Family District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “O-1” Office District and “C-2” Commercial District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon, “O-1.5 H AHOD” Mid-Rise Monte Vista Historic Airport Hazard Overlay District.

Melissa Ramirez, Assistant Director of Development Services noted that 719 notices were mailed 40 were returned in favor and 12 opposed. She noted that the River Road, Tobin Hill, Monte Vista Historical, Beacon Hill Area, Monte Vista Terrace, Alta Vista, Dignowity Hill, and the Conservation

Society were in favor of the proposed zoning change.

Councilmember Treviño noted that the proposed zoning change began in 2017 in concert with the Monte Vista Neighborhood Association and had been a long-time discussion between the Community, City Staff, and his office. He noted that as of yesterday, 51 Monte Vista Residents had submitted e-comments in favor of the proposed zoning change. Councilmember Treviño thanked the members of the Monte Vista Neighborhood Association and all that participated in the process. He noted added that approximately 450 properties in the Monte Vista area would be rezoned, save for four properties that required additional discussion.

Councilmember Treviño moved to approve Z-1 as amended. He stated that the Monte Vista large area rezoning with the following changes: The properties at 127 West Magnolia and 219 West Magnolia shall be left out of the rezoning and remain as MF-33; the properties at 229 East Huisache, 117 East Magnolia, and 516 East Mulberry shall be rezoned as R-4 with conditional uses for two units. He moved to save and accept the properties located at 324 West Magnolia, 509 West French Place, 235 East Huisache, and 128 West Mistletoe so that staff could rehabilitate them in Phase 2 of the project. Councilmember Pelaez 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

Mayor Nirenberg addressed Item Z-2.

#### **CONTINUED**

**Z-2.** ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial.

Ms. Ramirez noted that 25 notices were mailed, zero returned in favor and 11 opposed. She added that the Jefferson Heights Neighborhood Association was opposed, and that the applicant was requesting a continuance until December 17, 2020.

Councilmember Treviño noted that the property owner Mr. Charles Riley had continued to work with the neighborhood on the proposed changes. Councilmember Treviño added that Mr. Riley would be amending his request to a duplex and had created a new site plan as of this week for review.

Mayor Nirenberg called upon Jack M. Finger as he was registered to speak.

Jack M. Finger spoke in opposition of a four-plex as the proposed zoning change would create excessive density to the area.

Councilmember Treviño moved to continue Item Z-2 until December 17, 2020. Councilmember Courage 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

**2020-12-03-0863**

**Z-4.** ZONING CASE Z-2020-10700212 (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T4-2 HS AHOD" Form Based Zone District Transect 4 Historic Landmark Airport Hazard Overlay District to "D HS AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 2, Lots 4 through 9, and Lot 11, Block 6, NCB 442, 0.664 acres out of NCB 442, and 0.994 acres out of NCB 442, generally located at 624 North Alamo Street and 609 Avenue E. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Lots 4 through 9, and Lot 11, Block 6, NCB 442, 0.664 acres out of NCB 442, and 0.994 acres out of NCB 442. TO WIT: From "FBZD T4-2 HS AHOD" Form Based Zone District Transect 4 Historic Landmark Airport Hazard Overlay District to "D HS AHOD" Downtown Historic Landmark Airport Hazard Overlay District.

Ms. Ramirez noted that 36 notices were mailed, one was returned in favor and zero opposed.

Mayor Nirenberg called upon Jack M. Finger as he was registered to speak.

Jack M. Finger spoke in opposition Z-4 and noted that the Downtown Designation created an adverse impact, would erode the integrity of the area, and that the proposed zoning change was out of character for the area.

Councilmember Treviño moved to approve Item Z-4. 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

Mayor Nirenberg addressed Item Z-6.

**2020-12-03-0864**

**Z-6.** ZONING CASE Z2020-10700194 S (Council District 3): Ordinance on an Application by the City of San Antonio Planning Department amending the Zoning District Boundary from R-4 Residential Single-Family District, MF-25 Low Density Multi-Family District, MF-33 Multi-Family District, O-1 Office District, O-2 High-Rise Office District, C-2 Commercial District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales and I-1 General Industrial District including all applicable overlay districts, AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay and MLR-2 Military Lighting Region 2 to R-4 Residential Single-Family District, R-5 Residential Single-Family District, O-1 Office District, C-1 Light Commercial District, C-1 S Light Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and C-2 Commercial District with all overlay districts remaining unchanged including AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay

and MLR-2 Military Lighting Region 2 as applicable on NCB 3720, Block 1, Lots 19, 20, 21, 22, 23, 47, 48, 51; NCB 3721, Block 2, Lots 1, 2, and the N 15 ft of 3 EXC W 2.43 ft, Lots 4, 5 and the S 15 ft of 3 Save & EXC W 2.43 ft of 4, 5, and S 15 ft of 3, Lots 11, 12, 13 and S 3 ft of 10 EXC W 3.11 ft, Lots 14, 15, 16 and 17 EXC W 3.11 ft, Lots 18, 19, 20 and 21 EXC W 3.11 ft, Lots 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 53; NCB 3722, Block 3, Lots 14, 15, 22, 23, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56; NCB 3723, Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21; NCB 10365, Block 2, Lots 17, 20 and W 55 ft of 21, Lots 22, 23 and E 55 ft of 21, Lots 24, 25 & 26; NCB 13604, Block 1, Lot 14; NCB 10920, Block 11, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24; NCB 10920, Block 14, Lots 1 and 2, multiple addresses located between/on the 3100 and 3300 Blocks of Clark Avenue, 3600 and 4000 Blocks of Bremen Avenue, 3300 Block of East Southcross Boulevard, 4700 Block of Pecan Valley Drive, 9000 and 9200 Blocks of Mission Brook, 2400 Block of Mission Vista and the 8900 Block of Mission Top. 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: NCB 3720, Block 1, Lots 19, 20, 21, 22, 23, 47, 48, 51; NCB 3721, Block 2, Lots 1, 2, and the N 15 ft of 3 EXC W 2.43 ft, Lots 4, 5 and the S 15 ft of 3 Save & EXC W 2.43 ft of 4, 5, and S 15 ft of 3, Lots 11, 12, 13 and S 3 ft of 10 EXC W 3.11 ft, Lots 14, 15, 16 and 17 EXC W 3.11 ft, Lots 18, 19, 20 and 21 EXC W 3.11 ft, Lots 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 53; NCB 3722, Block 3, Lots 14, 15, 22, 23, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56; NCB 3723, Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21; NCB 10365, Block 2, Lots 17, 20 and W 55 ft of 21, Lots 22, 23 and E 55 ft of 21, Lots 24, 25 & 26; NCB 13604, Block 1, Lot 14; NCB 10920, Block 11, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24; NCB 10920, Block 14, Lots 1 and 2. TO WIT: From R-4 Residential Single-Family District, MF-25 Low Density Multi-Family District, MF-33 Multi-Family District, O-1 Office District, O-2 High-Rise Office District, C-2 Commercial District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales and I-1 General Industrial District including all applicable overlay districts, AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay and MLR-2 Military Lighting Region 2 to R-4 Residential Single-Family District, R-5 Residential Single-Family District, O-1 Office District, C-1 Light Commercial District, C-1 S Light Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and C-2 Commercial District and C-2NA Commercial Non-Alcoholic Sales District with all overlay districts remaining unchanged including AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay and MLR-2 Military Lighting Region 2 as applicable.

Rudy Nino, Assistant Director of Planning, noted this was the first rezoning case being brought forth by the Planning Department to implement the Brooks Area Regional Center Plans. He added that the full area had been divided into phases. He noted that 305 notices were mailed, three returned in favor and seven opposed.

Councilmember Viagran stated that staff had conducted outreach with the neighborhood associations (NA) since earlier in the year and thanked the residents that submitted official responses, Highland Hills NA, and Mission Creek Homeowners Association. She added that this was the first large area to be rezoned as part of the Brooks Regional Center Plan and the SA Tomorrow Plan. She noted that some residents expressed concern for the commercial use of Plan Area 1B at the Southcross and Pecan Valley

corridor.

Councilmember Viagran moved to approve Item Z-6 as amended. 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

Mayor Nirenberg addressed Item Z-7.

**2020-12-03-0865**

**Z-7.** ZONING CASE Z-2020-10700031 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. 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 P-16 and 0.5118 acres out of NCB 11166. TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

Ms. Ramirez reported that Staff and the Zoning Commission recommended approval of Item Z-7 with the following conditions: Hours of Operation: Monday through Saturday, 8:00 am to 6:00 pm, no outdoor speakers nor amplified sounds, no freestanding poll signs, no temporary signage, no wind wavers nor flyers. Ms. Ramirez added that Coronado Neighborhood Association was not opposed to Item Z-7.

Mayor Nirenberg called upon Jack M. Finger who was registered to speak.

Jack M. Finger spoke in opposition of Z-7 and asked Councilmember Viagran if another used car lot was needed on Roosevelt Ave.

Councilmember Viagran thanked the applicant, Zoning Commissioner McGee, and her team for working with the NA on the proposed zoning conditions for this Item.

Councilmember Viagran moved to approve Item Z-7 with conditions. Councilmember Gonzales 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

Mayor Nirenberg addressed Item Z-9.

**2020-12-03-0866**

**Z-9.** ZONING CASE Z-2020-10700199 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger 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: 2.89 acres out of NCB 12886 TO WIT: From "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home.

Ms. Ramirez reported that Dellcrest Neighborhood Association was opposed to Item Z-9.

Mayor Nirenberg called upon the individuals registered to speak.

Lisa Cleveland, Associate Professor of Nursing, UT Health San Antonio, Kevin Downey, President and CEO, Crosspoint, Inc., and Carolyn McDonald, Attorney, Brown & Ortiz, PC, presented a video and spoke on behalf of Crosspoint, Inc. and the UT Health School of Nursing in favor of the proposed rezoning matter which would allow for an expansion of Casa Mia which was a recovery home for pregnant and parenting women in recovery from opioid use disorders. Dr. Cleveland reported that parenting women with substance abuse discovered were routinely separated from their children, most under the age of two, that were often placed in the Foster Care System. She stated that Casa Mia had been operating at capacity since it opened in 2018. She added that the State would provide \$3.8 million in funding for expansion, including extension of services to women with any type of substance abuse disorder, providing for primary healthcare services, and creating a specialty nursery for babies experiencing newborn withdrawal.

Ms. McDonald reported that the rezoning proposal would require a conditional use permit with no plan amendment required. She noted the approval of City Staff, the support of the Dellcrest Neighborhood Association (NA), the Eastern Triangle Community Group, and five property owners that resided within 200 feet.

Dr. Downey reported on the benefits of the transitional home and its expansion and explained that up to 20 jobs would be filled with volunteering opportunities, significant expenditures related to the expansion would utilize local businesses, community service projects would include resident volunteers to paint, landscape and create a garden center, and meeting space would be available for community events.

Councilmember Andrews-Sullivan noted the opposition of three of five Board of Trustee members for the neighboring Emmanuel A.M.E. Church, several neighborhood businesses, and a local petition had gathered over 45 signatures. She voiced concern for equity as a City and in Council District 2 and added that the mission of Casa Mia was great. She stated that the rezoning proposal asked if the neighborhood was in favor of it, that she stood with the neighborhood residents that continued to have a

voice, and her answer and their answer was no. She noted that she had not been provided reports that would depict if the rezoning proposal fit in with the neighborhood's master plan or that would address drainage issues. She expressed concern that Council District 2 was the one of the most segregated areas in the City that had not seen any form of economic development, currently had 8 transitional living facilities, with more planned. She added that master plan did not include envision more transitional living facilities within an infrastructure that lacked improvements in the past six to ten years. She called for the elimination of racial and economic inequities in Council District 2. She requested the denial of the rezoning proposal.

Councilmember Pelaez stated that he had never seen a harder working, more passionate City Councilmember than Councilmember Andrews-Sullivan. He noted that neighborhoods traditionally rejected transitional housing projects and voiced his support for the rezoning proposal.

Councilmember Viagran asked who owned the property and what were their plans. Dr. Downey reported that the property was owned by Crosspoint, Inc., no decision had been made as to what residents would be served there as zoning had not been determined for the new property, and there were no plans to sell it.

Councilmember Perry asked what outreach was performed, what feedback was received, and what documentation of nonsupport was received. Ms. Donald replied that neighborhood outreach began in July 2020 with blockwalking to adjacent property owners, engagement with Dellcrest NA, the Eastern Triangle Community Group and 5 documented letters of support from five property owners within a 200 foot radius. She confirmed that two meetings were held with Dellcrest NA which was comprised of over 1,000 residences, and Dellcrest NA was support of the project, but not of the proposed site. She added that a petition was circulated that received 43 signatures from Emmanuel A.M.E. Churchmembers and/or residents that resided in the local area or community-wide and that Dr. Lillian Jones, Zoning Commissioner for Council District 2, was in support. She reported that a follow up meeting with Dellcrest NA and Council District 2 was scheduled for November 30, 2020, but was cancelled by Dellcrest NA two days later.

Councilmember Rocha Garcia requested a mapping of designated transitional living facilities located throughout the City. She asked of any deadlines that required a vote today. Dr. Cleveland replied that the two-year contract with Texas Health and Human Services Commission was issued late and needed to be executed before the end of the year in order to have the building construction completed and healthcare services provided by Spring 2021.

Councilmember Treviño noted that there were two Crosspoint locations in Council District 1 and that he supported the Crosspoint mission and its facilities and would abstain from voting.

Councilmember Gonzales reported that San Antonio had a high number of babies born addicted to opioids and recognized the need to support substance abuse programs. She requested an update on the number of reported opioid addiction cases.

Councilmember Perry asked why the facility was selected for development at this location and if other prospective locations were cost prohibitive. Dr. Downey reported that he and Dr. Cleveland searched approximately one year and looked at sites in Council Districts 1, 2, 3, and 8, and had encountered problems with all the other sites such as inadequate amount of space, or transportation access. He confirmed that the cost for the property was less than in other areas. He stated that they met with Rev.

Carl Garmon, Pastor of Emmanuel A.M.E. Church, who initially informed them that the property was not for sale but after he heard their mission, he stated it comported with what the area needed.

Councilmember Treviño clarified that he was in support of Crosspoint's mission and would be supporting the motion to approve this item.

Councilmember Sandoval noted that Council Districts 1 and 2 had some of the most challenging zoning cases and she appreciated the efforts and the vision that Councilmember Andrews-Sullivan had for Council District 2. She noted that one of her very important constituents, Archbishop Gustavo Garcia, was in support. She asked if there were any complaints or concerns from residents regarding Crosspoint facilities. She asked if this was the first facility that allowed parenting women to stay with their babies while in recovery. She offered her support for locating properties in Council District 7. Dr. Downey replied that La Fonda Restaurant was located two blocks away from the area and was in support; San Antonio Academy was adjacent to the facility and the Headmaster stated he had never had any problems; and the Executive Director of Keystone School and its Board of Directors had stated they had no problems with the facility. He reported that only 3% of recovery housing nationwide allowed for children to enter recovery with their mothers and that Casa Mia was unique in that University Hospital had agreed to partner with them on the nursery, as one of only two other facilities in the nation to do so.

Councilmember Andrews-Sullivan clarified that Dan Martinez was not a member of Dellcrest NA, as he was voted out in prior years and that he represented a group of three members within the Eastern Triangle Community Group.

Councilmember Sandoval requested clarification on the sale of the property and if it was properly authorized by a majority vote of authorized members of the Emmanuel A.M.E. Church prior to voting on Item Z-9. Councilmember Andrews-Sullivan reported that based on information provided to Council District 2, three of the five Church Trustees stated that a vote was taken for the process of selling the land and that vote was denied. Dr. Downey reported that he was in attendance at the virtual meeting of the Emmanuel A.M.E. Trustees held in September 2020 wherein after the Trustees gave him a presentation, they entered into an offline discussion to vote on the matter, returned to the virtual meeting and informed him that they had reached a majority vote to sell the property. He added that he received a letter from Elder Dr. Bryant that conveyed a congregational vote of approval by 88% of the congregation that was present for the vote.

Councilmember Andrews-Sullivan moved to deny Item Z-9. Councilmember Cabello Havrda seconded the motion. The motion failed by the following vote:

**AYE:** 2 - Andrews-Sullivan and Cabello Havrda

**NAY:** 6 - Mayor Nirenberg, Viagran, Gonzales, Pelaez, Courage, and Perry

**ABSTAIN:** 3 - Treviño, Rocha Garcia, and Sandoval

Councilmember Gonzales moved to approve Item Z-9. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:



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

**NAY:** 2 - Andrews-Sullivan and Cabello Havrda

**ABSTAIN:** 1 - Rocha Garcia

Mayor Nirenberg addressed Item Z-11.

**2020-12-03-0868**

**Z-11.** ZONING CASE Z-2020-10700224 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.532 acres out of NCB 10879, generally located in the 8000 block of Challenger Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.532 acres out of NCB 10879 TO WIT: From "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Melissa Ramirez, Assistant Director, Land Development, reported that Staff and the Zoning Commission recommended the approval of Item Z-11 and noted that ten notices were mailed, one in favor, zero opposed, and the applicant requested an amendment to C-3 NA.

Councilmember Viagran thanked the applicant and the Brooks Development Authority for collaborating with Council District 3 staff on Item Z-11.

Councilmember Viagran moved to approve Item Z-11 as amended. 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

Mayor Nirenberg addressed Item Z-16.

**2020-12-03-0873**

**Z-16.** ZONING CASE Z-2020-10700060 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales on Lot 1, Block 4, NCB 14848, located at 15031 Tradesman Drive. 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 1, Block 4, NCB 14848. TO WIT: From "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales.

Ms. Ramirez reported that Staff and the Zoning Commission recommended the approval of Item Z-16 with the following conditions: No outdoor storage and no washing of vehicles. She added that 11 notices were mailed, zero in favor, and zero opposed.

Councilmember Pelaez moved to approve Item Z-16 with conditions. 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

### **ITEMS NOT CONSIDERED**

#### **PULLED BY STAFF AND NOT CONSIDERED**

19. Ordinance appointing Julian Dais, Nadia Islam, Sydney Knowles, Cristina Villegas-Hernandez and Fred Williams to the Citizens Advisory Action Board (CAAB), commonly referred to as the Complaint and Administrative Review Board (CARB), for two-year terms of office, to expire on December 2, 2022. [Tina J. Flores, City Clerk]

#### **PULLED BY STAFF AND NOT CONSIDERED**

30. Approving the following two items relating to the proposed annexation of land by the Westside 211 Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

#### **PULLED BY STAFF AND NOT CONSIDERED**

- 30A. Resolution granting the City of San Antonio's consent to the annexation of an approximate 136.759 acre tract of land located southwest of the intersection of State Highway 211 and Potranco Road in Bexar County, Texas and within the City's extraterritorial jurisdiction by the Westside 211 Special Improvement District.

#### **PULLED BY STAFF AND NOT CONSIDERED**

- 30B. Ordinance approving a Third Amended Agreement for Services in Lieu of Annexation setting forth terms and conditions to the City of San Antonio's Consent to the annexation of a 136.759 acre tract of land located southwest of the intersection of State Highway 211 and Potranco Road in Bexar County, Texas and within the City's extraterritorial jurisdiction by the Westside 211 Special Improvement District.

#### **PULLED BY APPLICANT NOT CONSIDERED**

- Z-5. ZONING CASE Z-2020-10700187 CD (Council District 2): Ordinance amending the Zoning

District Boundary from "R-4 HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District to "R-4 CD HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 13, Block 2, NCB 6228, located at 115 Davis Court. Staff and Zoning Commission recommend Approval. (Continued from November 5, 2020)

Mayor Nirenberg called upon Derek Elliott as he was registered to speak. Mayor Nirenberg informed Mr. Elliott that the proposed zoning changed was postponed but that he could speak on the item.

Mr. Elliott noted that although the Item was postponed the efforts continued. He added that he would make sure the rules on development were followed.

#### **PULLED BY APPLICANT NOT CONSIDERED**

**Z-8.** ZONING CASE Z-2020-10700182 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.

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

##### **31. City Manager's Report**

City Manager Walsh reported that Brian Dillard and Kate Kinnison from the Office of Innovation received national awards this week from State Scoop which was a public sector media company that specialized in technology decisions and decision making in State and local government. He noted that over 200 nominations were submitted from small and large cities and counties throughout the country. He indicated that Mr. Dillard won the City Executive of the Year award and Ms. Kinnison won the Local Information Technology Leader of the Year award. He stated that the City's Research and Development League was the Local Information Technology Innovation of the Year winner. City Manager Walsh played a video highlighting City employee Derek Vasquez of the Information and Technology Services Department who along with other staff from the department assisted the City of Rockport during the hurricane. He noted that Mr. Vasquez was a team player and had a passion for the mission that City employees served daily.

#### **RECONSIDERED ITEM**

Mayor Nirenberg reconsidered Item Z-16 at this time.

Councilmember Pelaez moved to reconsider the Item Z-16. Councilmember Treviño 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

Councilmember Pelaez moved to approve Item Z-16 with the following conditions: No outdoor storage, no washing of vehicles. 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

The Mayor and City Council sang Happy Birthday to Emily McGinn, Assistant to City Council.

**EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 12:08 PM to discuss the following items:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 12:50 pm and announced that no action was taken.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 12:52 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk