

**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, April 19, 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: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Fr. Mike DeGerolami, St. Timothy Catholic Church, guest of Shirley Gonzales, District 5.
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 Meetings of March 8, 2018 (Special Meeting) and March 28 - 29, 2018 (Regular Meetings).

Councilmember Viagran moved to approve the Minutes for the City Council Meetings of the Special Meeting of March 8, 2018 and Regular Meetings of March 28-29, 2018. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

POINTS OF PERSONAL PRIVILEGE

Councilmember Perry recognized April as Month of the Military Child and welcomed children from Fort Sam, Lackland, and Randolph Schools. He presented a Proclamation on behalf of Mayor Nirenberg in honor of Military Families. Representatives of Joint Base San Antonio thanked the City Council for the recognition. Mayor Nirenberg and the City Council thanked the Military Families for their service and support.

Councilmember Shaw recognized the 100-Year Anniversary of the San Antonio Chapter of the National Association for the Advancement of Colored People (NAACP). He noted that the National NAACP Convention would be held in July in San Antonio and called upon Oliver Hill, San Antonio NAACP President. Mr. Hill thanked the City Council for the recognition and stated that he was pleased that San Antonio would host the National Convention for the first time in History. Mayor Nirenberg and the City Council congratulated the San Antonio Chapter of the NAACP on their 100-Year Anniversary and wished them well on the National Conference.

CONSENT AGENDA ITEMS

Items 10 and 17 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Shaw seconded the motion.

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

Ana Burwell and Kara Salinas spoke in support of the list of pre-qualified art professionals who may be used to implement public art projects (Item 25A) and the Public Art Challenge Grant (Items 25B).

Veronique LaMelle, Executive Director of Art Pace, spoke in support of the Public Art Projects (Items 25A and 25B) and thanked staff for their work on developing a Public Art Plan.

Penelope Boyer stated that she was in support of Public Art Projects and was pleased to be part of it as an Artist (Items 25A and 25B).

Jack M. Finger spoke in opposition to the STD Staff Support Program Grant (Item 13) noting that it did not encourage abstinence.

Councilmember Sandoval highlighted the STD Staff Support Program Grant (Item 13) and called upon Dr. Colleen Bridger. Dr. Bridger stated that they would be expanding access to PrEP, a medication that significantly reduces the risk of HIV. Councilmember Sandoval commended staff for their work.

Councilmember Viagran recognized the Department of Arts and Culture and highlighted the World Heritage Mural Project (Items 25A and 25B).

Councilmember Pelaez expressed support for the STD Staff Support Program Grant and thanked the Health Department for their work (Item 13).

Mayor Nirenberg thanked the Health Department (Item 13) and the Department of Arts and Culture (Items 25A and 25B) for their great work.

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

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

2018-04-19-0279

4. Ordinance approving a contract with BA&W Enterprises d/b/a San Antonio Auto Auction to auction retired City vehicles and off-road equipment for an estimated annual cost of \$89,000.00, payable from sales proceeds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-04-19-0280

5. Ordinance approving a contract with Humble Equipment Co., Inc. to re-texture Airport Runway 13R/31L at the San Antonio International Airport for a total cost of \$315,000.00, funded from Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-04-19-0281

6. Ordinance approving the purchase a total of 24 SUVs and vans from Silsbee Toyota, Silsbee Ford, Ancira Motor Company and Gunn Chevrolet, LTD for a total cost of \$638,063.18, funded from the Equipment Renewal & Replacement Fund and the Airport Operating & Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-04-19-0282

7. Ordinance approving the purchase of 49 tractor trucks, 37 brush trailers, and 4 mulch trailers from Santex Truck Center for a total cost of \$7,344,359.00 over a two year period, funded from the Equipment Renewal & Replacement Fund and a Municipal

Lease Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-04-19-0283

8. Ordinance approving the following purchases for goods and services for an estimated annual cost of \$1,061,000.00:
- (A) Grande Truck Center for Volvo/Mack/Western Star and medium/heavy duty Ford truck parts;
 - (B) ZW USA, Inc. dba Mutt Mitt for pet waste bags; and
 - (C) Graybar Electric Company for an amendment to the Electrical and Lighting Parts and Supplies contract. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2018-04-19-0284

9. Ordinance approving a Design-Build Services Agreement with J.D. Abrams, L.P. in an amount not to exceed \$31,700,000.00, of which funds in the estimated amount of \$5,000,000.00 will be reimbursed by San Antonio Water System and an estimated amount of \$2,800,000.00 will be reimbursed by CPS Energy, for the design and construction of the Prue Road - Babcock Road to Laureate Drive Project, a 2017-2022 General Obligation Bond-funded project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2018-04-19-0286

11. Ordinance approving a five year lease with MD Riverwalk, LLC d/b/a On the Bend Oyster Bar & Lounge for River Walk patio space and elevated River Walk patio space for a total amount of \$203,198.00. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2018-04-19-0287

12. Ordinance approving the submission and acceptance of a grant in an amount up to \$1,000,000.00 with the Office of the Governor, Homeland Security Grants Division from the 2018 Homeland Security Grant Program to prevent, respond to, and recover from acts of terrorism and natural disasters. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

2018-04-19-0288

13. Ordinance accepting additional funds from the Texas Department of State Health Services for the STD Staff Support Program grant in an amount not to exceed \$644,198.00 for a total amount of \$1,917,645 through December 31, 2018, and approving additional personnel. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

2018-04-19-0289

14. Ordinance approving the submission and acceptance of a grant from the Texas Department of Agriculture for \$1,228,141.00 to fund the 2018 Summer Food Service Program operated by the Parks and Recreation Department for the period of June 11, 2018, through August 17, 2018. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
15. Approval of 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) Appointing Kaldric Dow, Sr. (District 2) to the San Antonio Arts Commission.
- B) Reappointing Marise McDermott (District 1) to the Tax Increment Reinvestment Zone No 31 - Midtown.
- C) Reappointing Suren Kamath (District 4) to the Zoning Commission.
- D) Appointing Lionel Sosa (Mayoral) to the HemisFair Park Area Redevelopment Corporation for the remainder of an unexpired term of office to expire August 13, 2021.

2018-04-19-0290

16. Ordinance accepting a gift of the bronze sculpture “Alas de Mexico” from Mexico City and the artist Jorge Marín to the City of San Antonio, in celebration of the San Antonio Tricentennial. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

2018-04-19-0292

18. Ordinance approving the settlement of a lawsuit styled David Brian Ricks v. City of San Antonio, et al, Cause Number 15-CV-00251-RCL in the United States District Court, Western District of Texas, San Antonio Division in the amount of \$165,000.00. [Andrew Segovia, City Attorney]

2018-04-19-0293

19. Ordinance approving the settlement of a lawsuit styled Rosa Martinez v. City of San Antonio, et al, Cause Number 393432 pending in the County Court at Law #5, Bexar County, Texas in the amount of \$100,000.00 [Andrew Segovia, City Attorney]

2018-04-19-0294

20. Ordinance authorizing the Director of Health to enter into agreements with accredited educational institutions, including the University of South Alabama College of Nursing, to provide practical experience in public health activities for students of various health professions. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director, Health]

2018-04-19-0295

21. Ordinance approving a five year Sports License Agreement with Westwood Terrace Pony League for operations and maintenance of sports fields at Lackland Terrace Park. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-04-19-0296

22. Ordinance approving a five year Sports License Agreement with the Southwest Jr. Dragons for operations and maintenance of sports fields at Miller's Pond Park. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-04-19-0297

23. Ordinance approving a five year Sports License Agreement with Edgewood Youth Athletic Association dba Edgewood Pony League for operations and maintenance of sports fields at Cuellar Park. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2018-04-19-0298

24. Ordinance adopting Self-Monitoring Standards for the Parks and Recreation Department's Summer Youth Program to comply with Texas Department of Family and Protective Services regulations. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
25. Approval of the following two items related to Public Art: [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

2018-04-19-0299

- 25A. Ordinance approving a list of pre-qualified professional art professionals who may be used to implement public art projects in amounts not to exceed the eligible allocation; authorizing contracts for such projects; and authorizing payment subject to the availability of funds.

2018-04-19-0300

- 25B.** Ordinance approving the submission and acceptance of a 2018 Public Art Challenge grant from Bloomberg Philanthropies in an amount up to \$1,000,000 for two years beginning late 2018, the use of up to \$2,000,000 in 2017 Bond Funds as match, and the execution of any necessary ancillary agreements.

2018-04-19-0301

- 26.** Ordinance approving a municipal boundary adjustment with the City of Terrell Hills for the transfer of 2.520 acres of land located south of Austin Highway and east of North New Braunfels Avenue from the city limits of Terrell Hills to San Antonio. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]

2018-04-19-0302

- Z-1.** ZONING CASE # Z2018173 (Council District 10): Ordinance assigning zoning for property "OCL" Outside the City Limits to "C-1 MC-3" Light Commercial Austin Highway/Harry Wurzbach Metropolitan Overlay District on 2.520 acres out of CB 5742, generally located along properties and the right-of-way between 701 Austin Highway and Rittiman Road to the 6000 block of North New Braunfels Avenue. Staff recommends Approval. Zoning Commission recommendation is pending the April 17, 2018 Zoning hearing.

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: 2.520 ACRES OUT OF CB 5742 TO WIT: ASSIGNING ZONING FOR PROPERTY "OCL" OUTSIDE THE CITY LIMITS TO "C-1 MC-3" LIGHT COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN OVERLAY DISTRICT.

2018-04-19-0303

- 27.** Ordinance accepting a donation of 0.471 of an acre of unimproved land located at the intersection of New Braunfels Avenue North and Rittiman Road from the McNay Art Museum to the City of San Antonio to allow for the construction of a right turn lane from Austin Highway to North New Braunfels Avenue. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2018-04-19-0285

- 10.** Ordinance renewing the parking agreement with Nix Hospital System, LLC through April 30, 2023 for the use of 400 parking spaces in the Houston Street Parking garage resulting in total annual revenue of \$585,298.00. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

John Jacks presented information regarding the renewal of the Parking Agreement with the Nix Hospital. He stated that the 5-year renewal included continued use of 400 parking spaces in the Houston Street Garage with a term from May 1, 2018 through April 30, 2023. He reported that the rate would be the lesser of either 5% over the previous year's rate of the current parking rate. He added that staff recommended approval to extend the agreement with the Nix Hospital. Councilmember Sandoval asked of the Parking Enterprise Fund. Mr. Jacks replied that the funds generated from parking are placed back into the parking system. He noted that some of the funds are used for advertising and marketing. Councilmember Sandoval requested that staff utilize some of the funds to promote alternative modes of transportation. Art Reinhardt referenced the Commute Solutions Program managed by the Alamo Area Council of Governments (AACOG) and funded through the Metropolitan Planning Organization in the amount of \$250,000 annually. Councilmember Sandoval asked staff to explore the potential of adding one staff person dedicated to Travel Demand Management (TDM).

Councilmember Sandoval moved to adopt the Ordinance for Item 10. Councilmember Viagran seconded the motion.

Councilmember Gonzales stated that she would like to have additional discussion regarding Enterprise Funds and asked of the current fund balance. Mr. Jacks replied that there was a \$13 million balance that would be used for future programming and projects. Councilmember Gonzales expressed concern with subsidizing single-occupancy vehicles and asked that the topic be addressed by the Transportation Council Committee.

Councilmember Saldaña spoke of the need to incentivize employers while disincentivizing the creation of more parking lots. He added that more discussion should occur regarding transportation alternatives.

The motion to adopt the Ordinance for Item 10 prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

City Clerk Vacek read the caption for Item 17:

2018-04-19-0291

17. Ordinance amending the FY 2018 Annual Operating Budget based on actual revenues and expenditures for the first six months of FY 2018 (October 2017 to March 2018) and projections for the remaining six months of FY 2018 (April 2018 to September 2018) in the General Fund and various Restricted Funds and authorizing positions. [María Villagómez, Assistant City Manager; Justina Tate, Director, Management and Budget]

Councilmember Perry stated that he was supportive of offering a Homestead Exemption for San Antonio Homeowners. Councilmember Brockhouse concurred with Councilmember Perry with regard to providing a Homestead Exemption.

Councilmember Viagran stated that she would like to have further discussion on Restricted and Enterprise Funds as well as which ones were mandated versus created by the city.

Councilmember Pelaez stated that although he was supportive of the need for tax relief; there was also a level of basic services that must be provided such as streets, parks, and public safety. Councilmember Courage concurred and spoke of the need for fiscal accountability and finding the best way to use the funds received from constituents.

Councilmember Perry moved to adopt the Ordinance for Item 17. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

28. City Manager's Report

RAMIRO SALAZAR NAMED PUBLIC LIBRARY ASSOCIATION PRESIDENT

Mrs. Sculley reported that San Antonio Public Library Director Ramiro Salazar was elected the 2019-2020 President of the Public Library Association. She stated that as President, he would serve as the leader of nearly 9,000 members from across the United States and Canada. She noted that his goals were to address how libraries can bring down barriers to access and evaluate and identify competencies and skill sets needed to keep public libraries

relevant as service institutions. She stated that Ramiro had dedicated his public service career to increasing availability and accessibility of library resources and services to all segments of the community for over 35 years. She highlighted Ramiro's accomplishments as San Antonio Public Library Director to include the addition of 10 new library locations. She congratulated Ramiro and added that his term begins in 2018 as President-Elect and will continue through 2021 as Immediate Past President.

PRE-K 4 SA GRACIAS PROGRAM OVERVIEW

Mrs. Sculley reported that last Thursday, Pre-K 4 SA hosted its 5th Annual Pre-K 4 SA Gracias San Antonio Art Exhibit. She stated that the event featured 100 art pieces created by children in each of the Pre-K 4 SA Classrooms. She noted that Gracias San Antonio was one of Pre-K 4 SA's Curriculum Innovations and a civic engagement initiative developed for the purpose of teaching children that they do not have to wait to grow up to be involved citizens. She indicated that through the year-long study, the children and their families learn the importance of participating in the civic and cultural life of San Antonio. She added that the children worked with Local Artists to create artwork that reflects the children's perspective of San Antonio. She provided a booklet with a picture and description of each art piece, all of which were on sale through April 26, 2018. She reported that proceeds from the sales would benefit The Children's Shelter which was selected by Pre-K 4 SA Students in a vote last November. She thanked the 78 Local Artists that volunteered their time and talent, as well as Antonia Richardson and Warren Borrer of the Mercury Project Art Gallery who donated space for the exhibit and helped recruit Artists.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Councilmember Courage who would be celebrating his birthday on April 21, 2018. The City Council sang Happy Birthday to Councilmember Courage.

EXECUTIVE SESSION

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. Litigation related to opioid manufacturers, distributors, and promoters pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 2:07 pm and announced that no action was taken in Executive Session. He addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-4, Z-7, P-2, and Z-12 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Shaw seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Alcohol Variance (Item 29) noting its close proximity to an Elementary School. He stated that he was against the zoning requests in Items P-1 and Z-2 in District 1, as well as Z-4, Z-6, and Z-7 in District 2.

Joanna Parrish read a letter from Susan Beavin, President of the San Antonio Conservation Society, in support of the Historic Designation of the Westfort Neighborhood Conservation District (Item Z-8).

Mary Radicke stated that she was the Applicant for the Historic Designation requested in Item Z-8 and requested approval.

Councilmember Viagran submitted a letter for the record from Joyce So, daughter of the Owners of the property in Item Z-9, noting that they would not allow an automotive shop, tire shop, motel/any type of lodging, or alcoholic sales of any manner.

Councilmember Sandoval asked the applicant of their outreach on the Alcohol Variance (Item 29). Patrick Christensen stated that he had reached out to the surrounding Neighborhood Associations to let them know that it was not a new request but a renewal. He noted that he had also reached out to the School District and although they would not provide a letter of support; they were not opposed to the renewal. He indicated that they also had spoken with the St. Mary's University Alumni Association and were very involved. Councilmember Sandoval stated that she had commitment from Shermeen Abdullah, Owner of Jack's Grocery, that pedestrian safety would be taken into account and submitted a letter from Ms. Abdullah for the record.

Councilmember Treviño noted that for Items P-1 and Z-2, the current zoning was incompatible with the land use plan and surrounding community. He stated that while it required a plan amendment to Medium Density Mixed Use; the proposed density was lower than the current zoning on the property. He thanked the property owner for working with him and noted that he was supportive of the request.

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

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

ABSENT: 1 - Brockhouse

2018-04-19-0304

- 29.** ALCOHOL VARIANCE # AV2018004 (Council District 7): Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d)(6) of the City Code and authorizing the sale of alcoholic beverages on Lots 2, 3, and Lot 4, Block 1, NCB 8347, located at 838 Bandera Road for off-premise consumption within three-hundred (300) feet of Madison Elementary School, a public education institution located within the San Antonio Independent School District. (Continued from February 15, 2018 and April 5, 2018)

2018-04-19-0305

- P-1.** PLAN AMENDMENT CASE # 18029 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on the south 50-feet of Lot 1 and Lot 2, Block 15, located at 416 Kendall Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018105)

2018-04-19-0306

- Z-2.** ZONING CASE # Z2018105 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District for Three (3) Attached Single-Family Units on the south 50 feet of Lot 1 and Lot 2, Block 15, NCB 1742, located at 416 Kendall Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18029)

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 SOUTH 50 FEET OF LOT 1 AND LOT 2, BLOCK 15, NCB 1742 TO WIT: FROM "MF-33 H AHOD" MULTI-FAMILY TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE TOBIN HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT FOR THREE (3) ATTACHED SINGLE-FAMILY UNITS.

2018-04-19-0307

- Z-3.** ZONING CASE # Z2018123 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 2, NCB 8417, located at 232 Sherwood 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 13, BLOCK 2, NCB 8417 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

2018-04-19-0309

- Z-5.** ZONING CASE # Z2018070 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex 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 A36, A37, A38, BLOCK S1, NCB 2955 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FIFTEEN (15) RESIDENTIAL DUPLEX UNITS.

2018-04-19-0310

- Z-6.** ZONING CASE # Z2017261 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to

15 Single-Family Units and live work units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. 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: 0.632 ACRES OUT OF NCB 1372 TO WIT: FROM "C-2 H AHOD" COMMERCIAL DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 H AHOD" RESIDENTIAL MIXED DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR UP TO 15 SINGLE-FAMILY UNITS AND LIVE WORK UNITS.

2018-04-19-0312

Z-8. ZONING CASE # Z2018145 H (Council District 2): Ordinance amending the Zoning District Boundary to add the "H" Historic designation and remove the "NCD-9" Westfort Neighborhood Conservation District to all existing zoning on multiple properties in NCB 3593, 3855, 3856, 3858; located at 214 Army Boulevard, 218 Army Boulevard, 220 Army Boulevard, 221 Army Boulevard, 226 Army Boulevard, 230 Army Boulevard, 235 Army Boulevard, 237 Army Boulevard, 238 Army Boulevard, 239 Army Boulevard, 240 Army Boulevard, 242 Army Boulevard, 247 Army Boulevard, 262 Army Boulevard, 302 Army Boulevard, 305 Army Boulevard, 306 Army Boulevard, 309 Army Boulevard, 315 Army Boulevard, 316 Army Boulevard, 319 Army Boulevard, 320 Army Boulevard, 327 Army Boulevard, 330 Army Boulevard, 331 Army Boulevard, 335 Army Boulevard, 336 Army Boulevard, 337 Army Boulevard, 338 Army Boulevard, 339 Army Boulevard, 341 Army Boulevard, 343 Army Boulevard, 223 Brahan Boulevard, 225 Brahan Boulevard, 227 Brahan Boulevard, 231 Brahan Boulevard, 239 Brahan Boulevard, 251 Brahan Boulevard, 255 Brahan Boulevard, 259 Brahan Boulevard, 301 Brahan Boulevard, 302 Brahan Boulevard, 305 Brahan Boulevard, 306 Brahan Boulevard, 310 Brahan Boulevard, 311 Brahan Boulevard, 312 Brahan Boulevard, 315 Brahan Boulevard, 316 Brahan Boulevard, 318 Brahan Boulevard, 320 Brahan Boulevard, 321 Brahan Boulevard, 322 Brahan Boulevard, 324 Brahan Boulevard, 326 Brahan Boulevard, 330 Brahan Boulevard, 330 Brahan Boulevard, 333 Brahan Boulevard, 337 Brahan Boulevard, 345 Brahan Boulevard, 353 Brahan Boulevard, 359 Brahan Boulevard, 363 Brahan Boulevard, 367 Brahan Boulevard, 210 Haywood Avenue, 214 Haywood 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: NCB 3593, 3855, 3856, 3858 TO WIT: TO ADD THE "H" HISTORIC DESIGNATION AND REMOVE THE "NCD-9" WESTFORT NEIGHBORHOOD CONSERVATION DISTRICT TO ALL EXISTING ZONING ON MULTIPLE PROPERTIES.

2018-04-19-0313

Z-9. ZONING CASE # Z2018117 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 12, 13, and the East 50-feet of Lot 14, Block 31, NCB 8663, located at 109 East Crane 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 12, 13, AND THE EAST 50-FEET OF LOT 14, BLOCK 31, NCB 8663 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

2018-04-19-0314

Z-10. ZONING CASE # Z2018118 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 17.414 acres out of NCB 10847, located at 1000 South W.W. White Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 17.414 ACRES OUT OF NCB 10847 TO WIT: FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

2018-04-19-0315

Z-11. ZONING CASE # Z2018126 (Council District 3): Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.92 acres out of NCB 10879, located at 3005 Sidney Brooks 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: 2.92 ACRES OUT OF NCB 10879 TO WIT: FROM "MR AHOD" MILITARY RESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2018-04-19-0318

Z-13. ZONING CASE # Z2018114 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial NonAlcoholic Sales Airport Hazard Overlay District and "C-2NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Construction Contractor Facility with Outside Storage on Lot C, Lot 26, and Lot 27 (save and except the west 8.5 feet), NCB 8602, located at 4803 South Flores 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: 0.7038 ACRES OUT OF NCB 8602 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR CONSTRUCTION CONTRACTOR FACILITY WITH OUTSIDE STORAGE.

2018-04-19-0319

P-3. PLAN AMENDMENT CASE # 18039 (Council District 7): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan, by changing the future land use from "General Urban Tier" to "Regional Center" on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018109)

2018-04-19-0320

Z-14. ZONING CASE # Z2018109 (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff and Zoning Commission

recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18039)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, BLOCK 4, NCB 14880 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

2018-04-19-0321

Z-15. ZONING CASE # Z2018107 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3R MLOD-1 ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.792 of an acre out of NCB 15670, located at 18195 San Pedro 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: 0.792 OF AN ACRE OUT OF NCB 15670 TO WIT: FROM "C-3R MLOD-1 ERZD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-3 MLOD-1 ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2018-04-19-0322

Z-16. ZONING CASE # Z2018120 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) Single-Family Dwelling Units on Lot 39, Block C, NCB 8711, located at 3146 Eisenhower 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: 0.792 OF AN ACRE OUT OF NCB 15670 TO WIT: FROM "C-3R MLOD-1 ERZD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-3 MLOD-1 ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

2018-04-19-0323

Z-17. ZONING CASE # Z2018124 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on the northwest 409.56 feet of Lot 10, Block 1, NCB 16862, located at 9906 Iota 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: ON THE NORTHWEST 409.56 FEET OF LOT 10, BLOCK 1, NCB 16862 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ITEMS CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2018-04-19-0308

Z-4. ZONING CASE # Z2018116 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 1, NCB 13758, located at 114 Roundtree Lane. Staff and Zoning Commission recommend Denial.

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 1, NCB 13758 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-4 and stated that staff and the Zoning Commission recommended denial. She reported that of 15 notices mailed; none were returned in favor and two in opposition. She stated that the applicant was amending the request to "R-6 CD" for a Noncommercial Parking Lot. She added that should City Council approve the request; staff recommended the following conditions: 1) Maintain a solid screen fence along the side property lines; 2) A 10-foot landscape buffer along the frontage; and 3) Downward facing lighting.

Councilmember Shaw moved to approve Item Z-4 as amended with the conditions read by Mrs. Ramirez. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Brockhouse

2018-04-19-0311

Z-7. ZONING CASE # Z2018122 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lot 35, 36, 37 and the east 5-feet of Lot 34, Block 40, NCB 1608, located at 215 Porter Street. 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 35, 36, 37 AND THE EAST 5-FEET OF LOT 34, BLOCK 40, NCB 1608 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-18" LIMITED DENSITY MULTI-FAMILY DISTRICT.

Melissa Ramirez presented Item Z-7 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 32 notices mailed; none were returned in favor or opposition. She added that the Denver Heights Neighborhood Association was in support of the request.

Councilmember Shaw moved to approve Item Z-7. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Brockhouse

Items P-2 and Z-12 were addressed jointly.

2018-04-19-0316

P-2. PLAN AMENDMENT CASE # 18035 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “High Density Residential” on Lot 25 and Lot 26, Block 7, NCB 3910, located at 723 Recio Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018115)

2018-04-19-0317

Z-12. ZONING CASE # Z2018115 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (six) 6 residential dwelling units on Lot 25 and 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18035)

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 25 AND 26, BLOCK 7, NCB 3910 TO WIT: FROM "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR FOUR (4) RESIDENTIAL DWELLING UNITS TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR (SIX) 6 RESIDENTIAL DWELLING UNITS.

Melissa Ramirez presented Item P-2 and stated that it would amend the Nogalitos/South Zarzamora Community Plan. She noted that staff and the Planning Commission recommended denial.

For Item Z-12, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 35 notices mailed; none were returned in

favor or opposition.

Councilmember Gonzales recognized the Property Owner. Mr. Seref Hacibektasoglu stated that he had purchased the property 10 months ago and had made many improvements to the building. He asked that the six current units be permitted. Councilmember Gonzales asked if there was sufficient parking for each unit. Mr. Hacibektasoglu replied that they had plenty of space for parking.

Councilmember Gonzales moved to approve Items P-2 and Z-12. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Brockhouse

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg observed a moment of silence for Erin Popovich, Spurs Coach Greg Popovich's wife, who passed away the previous day. He expressed his condolences to the Popovich Family for their loss.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:30 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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