

**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

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**Thursday, September 6, 2018**

**9:00 AM**

**Municipal Plaza Building**

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

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

**ABSENT:** 1 - Pelaez

Mrs. Vacek announced that Councilmember Pelaez was out of town.

1. The Invocation was delivered by Sister Sharon Altendorf, Union of Sisters of the Presentation of the Blessed Virgin Mary, guest of Councilmember 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 Special Session of August 14, 2018 and

Regular Meetings of August 15 - 16, 2018.

Councilmember Treviño moved to approve the Minutes for the City Council Special Session of August 14, 2018 and Regular Meetings of August 15-16, 2018. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

### **CONSENT AGENDA ITEMS**

Items 6, 7, 12, 14, 16, and 17 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 13 was pulled from the agenda by staff and would not be addressed. Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Viagran seconded the motion.

Mayor Nirenberg called upon Mr. Jack M. Finger to speak.

Jack M. Finger spoke in opposition to the Economic Development Incentive Fund Grant Agreement with Ernst and Young LLP (Item 12) and the Mayor's Housing Policy Task Force Housing Policy Framework (Item 14).

Councilmember Viagran recognized Dr. Alicia Reyes-Barrientez on her appointment to the SA2020 Commission on Education (Item 11B).

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

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

**ABSENT:** 1 - Pelaez

### **2018-09-06-0675**

4. Ordinance approving a contract with LA MED Facility Maintenance, Inc. to provide median mowing services in the Northwest and Northeast Quadrants of the City for the Transportation and Capital Improvements Department for an estimated annual cost of \$255,000.00, funded from the FY 2019 Storm Water Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-09-06-0676**

5. Ordinance approving the purchase of four Class-Five Cab Over Service Trucks from Rush Truck Center for a total cost of \$391,992.00, funded from the FY 2018 Equipment Renewal and Replacement Fund and the Solid Waste Management Fleet Services Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-09-06-0681**

8. Ordinance approving a five-year lease renewal to San Antonio Fighting Back for a 19,050 square foot City-owned building located at 2803 East Commerce, known as the Barbara Jordan Community Center, for an annual rental of \$10.00. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2018-09-06-0682**

9. Ordinance approving the submission of the 2019 application for and acceptance of, upon award, Community Services Block Grant funds in the amount of \$2,051,128.00 from the Texas Department of Housing and Community Affairs for the period January 1, 2019 through December 31, 2019, and approving a budget and personnel complement. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2018-09-06-0683**

10. Ordinance accepting a grant award of \$67,951,695.00 for the period beginning October 1, 2018 through September 30, 2019; a full year budget in the amount of \$71,506,743.00 which includes an in-kind match of \$3,554,048.00 for the purpose of managing the Child Care Services program in the 13 County Alamo Workforce Development Area; approving a personnel complement of 63 positions; and accepting additional funds if awarded and matching funds are available in the City's budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
11. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Elizabeth Nichole De La Rosa (District 3) to the San Antonio Youth Commission.

B) Appointing Alicia Reyes-Barrientez (District 3) to the SA2020 Commission on Education.

C) Reappointing Paul C. Stahl (District 7) to the San Antonio Public Library Board of Trustees for a term of office to commence October 1, 2018 to expire September 30, 2020.

**PULLED FROM THE AGENDA BY STAFF**

13. PULLED -- Resolution approving the issuance by the Clifton Higher Education Finance Corporation of its Education Revenue Bonds (IDEA Public Schools) Series 2018 in a maximum amount of \$220,000,000 for purposes of Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-09-06-0685**

15. Ordinance authorizing the execution of Funding Agreements with Municipal Golf Association – San Antonio for forestation projects and appropriates \$1,170,000 from the Tree Canopy Preservation and Mitigation Fund. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Item 12 was addressed at this time. City Clerk Vacek read the caption for Item 12:

**2018-09-06-0684**

12. Ordinance approving a \$300,000.00 Economic Development Incentive Fund Grant Agreement with Ernst and Young U.S. L.L.P. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez provided an overview of Ernst and Young (EY) noting that they had offices across the United States, Australia, Europe, and Asia. He stated that EY was looking to expand its San Antonio presence with a new Government and Public Assurance Practice Branch at 12707 Silicon Drive. He reported that staff recommended an Economic Development Incentive Fund Grant in the amount of \$300,000 which was performance-based and must provide up to 300 new jobs with a minimum salary of \$50,000 per year. He added that EY would have a capital investment of at least \$5 million in real and personal property and continue its established internship program with local colleges and universities.

Mayor Nirenberg noted that EY was a global leader in providing key business services and thanked them for their investment in San Antonio. Councilmember Viagran expressed her support and stated that she was thankful to EY for their commitment to growing and expanding in the San Antonio Community.

Councilmember Courage confirmed that EY would be creating 300 new jobs at a minimum salary of \$50,000 per year and that the grant totaled \$300,000.

Councilmember Viagran moved to adopt the Ordinance for Item 12. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

Items 6A and 6B were addressed jointly. City Clerk Vacek read the captions for Items 6A and 6B:

6. Approving the following items related to the Downtown City Office Building (Frost Renovation) Project: [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-09-06-0677**

- 6A. Ordinance for the Downtown City Office Building (Frost Renovation) Project, approving a Design-Build Services Agreement with the Joint Venture (JV) partnership of Skanska USA Building Inc. and F.A. Nunnally Company in an amount not-to-exceed \$59,500,000.

**2018-09-06-0041R**

- 6B. Resolution by the City Council of San Antonio, Texas establishing the City's intent to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and as further designated by series and federal tax treatment; authorizing other matters incident and related thereto; and providing for an effective date.

Lori Houston provided an overview of the project noting that the City of San Antonio had purchased the current Frost Tower Office Building as a component of a Public-Private Partnership (P3). She stated that it had facilitated the construction of Frost's new office

tower and resulted in the redevelopment of Municipal Plaza as residential housing. She added that the Frost Tower would be utilized to consolidate City Offices in a modernized office space. She highlighted key benefits to include redirection of \$3.8 million per year in rent; centralization of public services; and proximity to City Hall and Council Chambers. She outlined potential amenities and financing for the project of which \$75.6 million will come from issuance of debt and proceeds from sale of properties. Mike Frisbie spoke to the project scope and provided an overview of the Design-Build process that would be utilized. He presented the solicitation requirements, project schedule, and added that staff recommended approval.

Councilmember Perry asked of the initial project cost. Mrs. Houston replied that the initial cost to renovate the Frost Bank Tower was \$42 million. Councilmember Perry asked of the net savings to the city in the amount of \$1.2 million annually and the amount already spent. Mrs. Houston stated that it was a fluid model and that they had spent \$52 million to purchase the building. Councilmember Perry asked of the cost of a new building. Mr. Frisbie replied that they had estimated a new building of this scale to cost \$220 million. Councilmember Perry asked of the contracting method. Mr. Frisbie responded that they were utilizing a Design-Build Methodology and would not request additional funding. Councilmember Perry expressed concern that the project was not included in the 2017 Bond Program and could not support the project.

Councilmember Treviño spoke of the work and due diligence that had been performed thus far and highlighted the project benefits.

Councilmember Viagran asked of the fiscal impact for FY 2019. Mrs. Sculley replied that the funds were included in the FY 2019 Proposed Budget.

Councilmember Saldaña asked of the city personnel in the Riverview Building. Mrs. Houston replied that she did not have the number of employees but that 24 departments would be moving into the Frost Tower and there would be savings of \$3.8 million in lease payments. Councilmember Saldaña asked if the project would remain cost neutral. Ben Gorzell replied that it was cost-neutral and staff would work to ensure it remained as such. Councilmember Saldaña asked of any affordable housing units in the Municipal Plaza Building. Mrs. Houston replied that they had not developed a project yet for those units but would propose affordable housing requirements.

Councilmember Courage asked when the renovations to the Frost Bank Tower would begin. Mrs. Houston replied that they were scheduled for Summer 2019. Councilmember Courage asked why inflation had not been built into the previous estimates. Mr. Frisbie responded that they had built in 3-5% inflation per year but with the change in conditions; there had been double digit inflation for the last few years. Councilmember Courage expressed concern

that the total financial obligations were not fully conveyed prior to today.

Councilmember Brockhouse confirmed that an unsolicited bid had been received by the City of San Antonio and asked that the City Council continue to be informed as the project progresses.

Councilmember Sandoval asked of the difference between the \$59,500,000 contract award and the total project cost of \$75 million. Mrs. Houston replied that the difference of \$16 million was for Information Technology components and sustainability features. Councilmember Sandoval expressed support for sustainability features and the LEED Silver designation.

Councilmember Gonzales asked of the costs related to moving the Information Technology Services Department (ITSD). Mr. Frisbie replied that he would provide that information to the City Council.

Mayor Nirenberg expressed his support and noted the great amount of work on the project over the past few years.

Councilmember Treviño moved to approve Items 6A and 6B. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

**NAY:** 1 - Perry

**ABSENT:** 1 - Pelaez

Items 7A, 7B, and 7C were addressed jointly. City Clerk Vacek read the captions for Items 7A, 7B, and 7C:

7. Approving the following items related to the Hardberger Park Land Bridge, a 2017 – 2022 General Obligation Bond funded Project, located in Council Districts 8 and 9: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-09-06-0678**

- 7A. Ordinance approving a Donation Agreement with the Phil Hardberger Park Conservancy in an amount not to exceed \$10,000,000, of which \$1,000,000 to be funded by Bexar County and \$2,000,000 to be funded by the Texas Parks and

Wildlife Grant, \$4,205,000 to be funded by private donation and \$2,795,000 from the Hardberger Conservancy in connection with the Hardberger Park Land Bridge Project.

**2018-09-06-0679**

- 7B.** Ordinance approving a Multiple Use Agreement with the Texas Department of Transportation authorizing the City of San Antonio to enter, construct and maintain a land bridge in the right of way located over Wurzbach Parkway, a roadway on the state highway system, necessary for the completion of the Hardberger Park Land Bridge Project.

**2018-09-06-0680**

- 7C.** Ordinance approving a construction contract in an amount not to exceed \$18,265,000 to SpawGlass Civil Construction Inc. for a land bridge over Wurzbach Parkway connecting the West and East Parks to provide pedestrian, bicycle and wildlife mobility throughout the Park, a 2017 General Obligation Bond funded Project; and amending the FY 2018-2023 Capital Improvements Program with the appropriation of \$182,325.00 from the Tree Canopy Preservation and Mitigation Fund for the Hardberger Park Land Bridge Project.

Mike Frisbie presented an overview of the Hardberger Park Land Bridge Project noting that it was being funded through a donation from the Hardberger Conservancy, Multiple Use Agreement with the Texas Department of Transportation (TxDOT), and General Obligation Bonds. He highlighted the project scope and proposed improvements, and reported that a Competitive Sealed Proposal process was being utilized. He noted the solicitation requirements and added that construction was scheduled for completion in April 2020.

Mayor Nirenberg spoke of the importance of green space and creating a city of beauty. He stated that San Antonio had a great linear creekway and park system. He thanked everyone for their work on the project.

Councilmember Courage stated that he had the opportunity to visit the area where the bridge would be built along with Mayor Hardberger. He noted that he was pleased with the vision and uniqueness of the bridge that would be worthy of a world-class designation.

Councilmember Brockhouse stated that he could not support the Ordinances as there was not equitable funding for Parks throughout the city. He asked of the responsibility of cost overruns. Mr. Frisbie replied that the project would have to be built within budget but would discuss additional funding with the Conservancy if necessary.

Councilmember Viagran asked of the delivery method. Mr. Frisbie replied that they use the



Competitive Sealed Proposal process fairly often and that a best value delivery was necessary for this project. Councilmember Viagran asked of the deferred maintenance included in the FY 2019 Budget. Xavier Urrutia replied that there was \$3.1 million to address deferred maintenance. He added that the five-year rolling Deferred Maintenance Program had identified \$20 million in deferred maintenance needs.

Councilmember Gonzales asked of the Tree Mitigation Fund. Mr. Urrutia responded that it was administered by the Parks and Recreation Department and had added 1% to the construction budget to plant additional trees. Councilmember Gonzales expressed support and noted that she visits Hardberger Park on a regular basis.

Councilmember Saldaña commended Mayor Hardberger for his vision on the park and stated that it would have great value for future generations.

Councilmember Treviño expressed his support and spoke of the importance of improving quality of life.

Councilmember Courage moved to approve Items 7A, 7B, and 7C. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Saldaña, Gonzales, Sandoval, Courage, and Perry

**NAY:** 1 - Brockhouse

**ABSENT:** 1 - Pelaez

**ABSTAIN:** 1 - Viagran

Mayor Nirenberg recognized Mayor Phil Hardberger. Mayor Hardberger thanked everyone involved in the project and spoke of the need for more parks and green space throughout the city. He recognized the Conservancy for their efforts and invited everyone to attend the groundbreaking on October 6th.

City Clerk Vacek read the caption for Item 14:

**2018-09-06-0042R**

- 14.** Resolution accepting the Mayor's Housing Policy Task Force Housing Policy Framework Report to increase housing opportunities by producing new units, rehabilitating homes, preserving affordability, and protecting neighborhoods. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing

Services]

Veronica Soto presented an overview of the Resolution to accept the Mayor's Housing Policy Task Force Housing Policy Framework Report. She highlighted the Affordable Housing Core Issues:

- Housing costs are outpacing incomes
- Growing housing affordability gap
- Households spending more of their income on housing
- Supply-demand mismatch
- Drop in home ownership rate
- Neighborhood change

She noted the vision of the Task Force in which everyone should have a place to call home. She reported that 8 public meetings, 3 public workshops, and 5 Technical Working Groups were convened to help develop the policy framework. She outlined the Task Force Priorities: 1) Develop Coordinated Housing System; 2) Increase City Investment in Housing; 3) Increase Affordable Housing Production, Rehabilitation, and Preservation; 4) Protect and Promote Neighborhoods; and 5) Ensure Accountability to the Public. She noted that staff recommends acceptance of the Mayor's Housing Policy Task Force Housing Policy Framework Report.

Mayor Nirenberg first asked Former Secretary and Mayor Castro to address the Council. Secretary Castro stated that he had visited many cities throughout the US with regard to affordable housing and San Antonio was doing better than many other cities. He spoke of the importance of housing and the need to be proactive. He thanked everyone for their work on the Housing Policy Framework.

Mayor Nirenberg also recognized the Housing Policy Task Force Members and called upon Lourdes Castro-Ramirez, Chair of the Housing Task Force. Mrs. Castro-Ramirez presented the report and spoke of the process that they utilized. She noted the mismatch between supply and demand and the challenges to owning a home. Gene Dawson and Maria Berriozabal also addressed the City Council and expressed their support for the report.

Mayor Nirenberg called upon the citizens registered to speak.

Lisa Rodriguez, John Vasquez, and Julia Hoyt representing AARP addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Denise Ojeda addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Dr. Christine Drennon addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Celina Peña addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Carol Rodriguez addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Alice Canestaro-Garcia addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Nancy Lopez addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Richard Acosta representing Mi Ciudad es Mi Casa addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

David Nisivoccia, President and CEO of San Antonio Housing Authority, addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Lori Hall of the Local Initiatives Support Corporation (LISC) addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Noel Poyo addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Barbara Witte-Howell and various members of the City-County Joint Commission on Elderly Affairs addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Jessica Guerrero, Manuel De La O, and Elena Garcia representing Vecinos de Mission Trails addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Sophia Lopez addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Paul Dimanche addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Wyndee Holbrook addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Cynthia Spielman addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Ramiro Cavazos, President and CEO of the Hispanic Chamber of Commerce, addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Sister Martha Ann Kirk addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Jack M. Finger spoke against the Housing Policy Task Force Housing Policy Framework Report.

Sister Elizabeth Riebschlaeger addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Yaneth Flores of the Esperanza Peace and Justice Center addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

Joleen Garcia and Olivia Contreras representing the Texas Organizing Project addressed the City Council in support of the Housing Policy Task Force Housing Policy Framework Report.

City Clerk Vacek announced that written testimony was received from Marianne Kestenbaum in favor of the Housing Policy Task Force Housing Policy Framework Report.

Mayor Nirenberg thanked everyone for their involvement in the process and stated that today marked an important milestone in San Antonio. He spoke of the need to take action on affordable housing in order to avoid a future crisis and stated that this was only the beginning.

Councilmember Viagran thanked everyone for their work on the report and asked of the \$17 million included in the Resolution. Mrs. Sculley responded that the amount reflected what was included in the FY 2019 Proposed Budget but would not be approved until next week. Councilmember Viagran spoke of the need to rework the Appraisal Process at the State Level to relieve the burden on homeowners. She expressed support for a Housing Executive and added that she would like to have future discussions on As-of-Right Zoning.

Councilmember Viagran moved to approve the Resolution accepting the Mayor's Housing Policy Task Force Housing Policy Framework Report. Councilmember Treviño seconded the motion.

Councilmember Perry stated that he concurred with some but not all of the recommendations of the Housing Policy Task Force. He expressed concern with the use of General Funds and noted that he had recommended a homestead exemption which would have helped with affordability.

Councilmember Brockhouse thanked everyone for their work but also noted his concern with the use of General Funds to address housing. He stated that while he was supportive of some of the recommendations; he could not support the Resolution. He expressed concern with the new positions that would be added and the challenges to development.

Councilmember Gonzales asked of the role of the private sector. Mr. Dawson responded that the private sector would have to work with the public sector on a coordinated system. Councilmember Gonzales mentioned the housing issues in District 5 noting that many homeowners needed assistance with clearance of titles. She spoke of the lack of quality housing and the issue of involuntary displacement. She stated that she looked forward to supporting the recommendations and thanked Mayor Nirenberg for making housing a priority.

Councilmember Treviño stated that this was a good first step and expressed his support for the recommendations. He spoke of the housing challenges in District 1 such as balancing preservation of historic homes and new development. He highlighted the Under One Roof Program which plays a significant role in increasing city investment in Housing, Rehabilitation, and Preservation.

Councilmember Courage stated that the number one role of government was ensuring public safety and noted that many individuals were living in substandard housing conditions. He spoke of the importance of investing in affordable housing and identifying dedicated revenue streams to address same.

Councilmember Sandoval highlighted all of the great work on the report and stated that she was pleased with the recommendations. She asked of the review of the Unified Development Code (UDC). Mr. Dawson replied that they recommended a review of the UDC in an effort to assist with affordable housing. Councilmember Sandoval noted support for the recommendation to address discrimination in housing and an educational campaign.

Councilmember Saldaña expressed his support and thanked everyone for their work. He

spoke of the importance of affordable housing and added that the report was a great roadmap.

The motion to approve the Resolution prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Sandoval, and Courage

**NAY:** 1 - Perry

**ABSENT:** 2 - Brockhouse, and Pelaez

City Clerk Vacek read the caption for Item 16:

**2018-09-06-0686**

- 16.** Ordinance approving an Agreement to establish terms and conditions with Joint Base San Antonio to provide pavement and road work for JBSA military installations locations for a five year ordering period plus one five year option period; and, approving the acceptance of federal funds from JBSA for the management and construction of pavement projects. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mayor Nirenberg recognized the military personnel that were present and thanked them for their partnership. Councilmember Perry stated that they were making history with this agreement which was the first of its kind. He applauded the work and partnership with Joint Base San Antonio (JBSA). Colonels Porter and Velesky of JBSA thanked the City Council for their support and highlighted the cost savings that would be achieved.

Councilmember Perry moved to adopt the Ordinance for Item 16. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

City Clerk Vacek read the caption for Item 17:

**2018-09-06-0687**

- 17.** Ordinance expanding the authority of the Director of Transportation and Capital Improvements to use the Competitive Sealed Proposal (CSP) alternative delivery solicitation and project delivery method for complex horizontal (roadway and

drainage) projects that exceed \$1.5 million and meet certain departmental criteria. [Peter Zanon, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Sandoval confirmed that the current Ordinance would be amended to allow the use of a Competitive Sealed Proposal (CSP) process as residents expect quality products and services and not just the lowest bid. She stated that she looked forward to the process being applied to projects in District 7.

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

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

**ABSENT:** 2 - Pelaez, and Perry

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

There was no City Manager's Report.

#### **RECESSED**

Mayor Nirenberg recessed the meeting at 2:13 pm and announced that the meeting would resume at 2:40 pm for Zoning.

#### **RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:48 pm and addressed the Consent Zoning Items.

#### **CONSENT ZONING ITEMS**

Zoning Items Z-6, Z-7, P-4, Z-8, Z-9, Z-10, Z-11, and Z-13 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Alcohol Variance (Item 19) noting its proximity to a school. He noted he was opposed to the Exterminator Service (Item Z-5) and Construction Contractor Facilities (Item Z-8) that were being requested in residential areas.

Jean-Francois Poujol stated that he was the applicant for the Alcohol Variance (Item 19) and was requesting the variance for a new restaurant.

Susan Powers stated that she was in support of the development (Item Z-1) but expressed concern with the IDZ Designation that did not require a traffic study.

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

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Courage, and Perry

**ABSENT:** 3 - Saldaña, Sandoval, and Pelaez

**2018-09-06-0688**

- 19.** ALCOHOL VARIANCE # AV2018009 (Council District 1): Ordinance granting a Variance to City Code Section 4-6 and authorizing the sale of alcoholic beverages on Lots 21, 22, 23, and 24, Block 4, NCB 1774, located at 1719 Blanco Road for on-premise consumption within three-hundred (300) feet of Agnes Cotton Elementary School, a public education institution located within the San Antonio Independent School District.

**2018-09-06-0689**

- Z-1.** ZONING CASE # Z2018263 (Council District 1): Ordinance amending the Zoning District Boundary from "1-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District and "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E MLOD-2 MLR-2 AHOD" Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 9.136 acres out of NCB 63 and 1009, generally located along West Cevallos Street at Peden Alley and Marty Street.

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: 9.136 ACRES OUT OF NCB 63 AND 1009 TO WIT: FROM "1-2 RIO-7E MLOD-2 MLR-2 AHOD" HEAVY INDUSTRIAL RIVER IMPROVEMENT OVERLAY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHT REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "1-2 RIO-7E AHOD"



HEAVY INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-7E MLOD-2 MLR-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHT REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-40" MULTI-FAMILY DISTRICT AND "IDZ RIO-7E AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-40" MULTI-FAMILY DISTRICT.

**2018-09-06-0690**

- P-1.** PLAN AMENDMENT CASE # 18083 (Council District 1): Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on 0.673 acres out of NCB 12489, located at 2896 Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018243)

**2018-09-06-0691**

- Z-2.** ZONING CASE # Z2018243 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.673 acres out of NCB 12489, located at 2896 Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18083)

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: 0.673 ACRES OUT OF NCB 12489 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2018-09-06-0692**

- P-2.** PLAN AMENDMENT CASE # 18052 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Industrial" on 49.664 acres out of CB 5089 and NCB 16567, generally located at Loop 1604 and IH-10 East along Green Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018172)

**2018-09-06-0693**

- Z-3.** ZONING CASE # Z2018172 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 49.664 acres out of NCB 16567 and CB 5089, generally located at Loop 1604 and IH-10 East along Green Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18052)

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: 49.664 ACRES OUT OF NCB 16567 AND CB 5089 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2018-09-06-0694**

- P-3.** PLAN AMENDMENT CASE # 18068 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018224)

**2018-09-06-0695**

- Z-4.** ZONING CASE # Z2018224 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for four (4) dwelling units and a live/work unit on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18068)

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 24, BLOCK 25, NCB 507 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR FOUR (4) DWELLING UNITS AND A LIVE/WORK UNIT.

**2018-09-06-0696**

- Z-5.** ZONING CASE # Z2018265 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Landscape Materials, Sales, and Supplies to "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Exterminator on 1.120 acres out of NCB 13806, located at 102 Joe Lee 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: 1.120 ACRES OUT OF NCB 13806 TO WIT: FROM "C-2 CD IH-1 AHOD" COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR LANDSCAPE MATERIALS, SALES, AND SUPPLIES TO "C-2 CD IH-1 AHOD" COMMERCIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR EXTERMINATOR.

**2018-09-06-0702**

- Z-12.** ZONING CASE # Z2018253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard Overlay District to "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District on Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323, located at 5127 Castroville Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 3, LOT 4 AND LOT 5, BLOCK 2, NCB 16323 TO WIT: FROM "C-3NA GC-2 MAOZ-1 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES TEXAS 151 GATEWAY CORRIDOR MILITARY AIRPORT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 GC-2 MAOZ AHOD" GENERAL INDUSTRIAL TEXAS 151 CORRIDOR MILITARY AIRPORT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT TO "L GC-2 MAOZ-1 AHOD" LIGHT INDUSTRIAL TEXAS 151 GATEWAY CORRIDOR MILITARY

**AIRPORT OVERLAY ZONE AIRPORT HAZARD OVERLAY DISTRICT.****2018-09-06-0703**

- Z-14.** ZONING CASE # Z2018260 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. 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: 2.461 ACRES OUT OF NCB 15038 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A HOTEL TALLER THAN 35 FEET.

**2018-09-06-0704**

- Z-15.** ZONING CASE # Z2018158 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 5, Block 2, NCB 17842, located at 2827 Olmos Creek Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 5, BLOCK 2, NCB 17842 TO WIT: FROM "C-3 MLOD-1 AHOD ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-3 S MLOD-1 AHOD ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY AIRPORT HAZARD OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CAR WASH.

**2018-09-06-0705**

- Z-16.** ZONING CASE # Z2018264 (Council District 8): Ordinance amending the Zoning

District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on the northwest 378.32 feet of Lot 12, Block 2, NCB 14702, located at 9481 Huebner 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: THE NORTHWEST 378.32 FEET OF LOT 12, BLOCK 2, NCB 14702 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2" COMMERCIAL DISTRICT.

**2018-09-06-0706**

**Z-17.** ZONING CASE # Z2018293 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-50 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted, on 7.541 Acres out of NCB 15825, generally located west of the intersection of Vance Jackson Road and UTSA Boulevard. Staff recommends Approval. The Zoning Commission recommendation is pending the September 4, 2018 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: 7.541 ACRES OUT OF NCB 15825 TO WIT: FROM "MF-50 MLOD-1" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT AND "C-3 MLOD-1" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT TO "C-2 S MLOD-1" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR SPORT COURT(S) - OUTDOOR USES PERMITTED.

**2018-09-06-0707**

**Z-18.** ZONING CASE # Z2018147 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 1, Block 5, NCB 16329, located at 920 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 1, BLOCK 5, NCB 16329 TO WIT: FROM "C-2 MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CAR WASH.

**2018-09-06-0708**

**Z-19.** ZONING CASE # Z2018153 CD S ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338, located at 17115 Redland Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.848 ACRES OUT OF NCB 17338 TO WIT: FROM "C-2 ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT AND "MF-33 ERZD" MULTI-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "C-2 CD S ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR A LABORATORY ON 3.675 ACRES OUT OF NCB 17338 AND "C-2 ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**CONTINUED TO SEPTEMBER 20, 2018**

**Z-6.** ZONING CASE # Z2018252 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1

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

Melissa Ramirez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; 8 were returned in favor and none in opposition.

Councilmember Shaw moved to continue Item Z-6 to September 20, 2018. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Courage, and Perry

**ABSENT:** 3 - Saldaña, Sandoval, and Pelaez

#### **2018-09-06-0697**

**Z-7.** ZONING CASE # Z2018272 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD H MC-2 AHOD" Commercial Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor and "C-2 CD H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor to "MF-33 H MC-2 AHOD" Multi-Family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-106 and Lot P-107, NCB 10917 and NCB 10918, located at 9159 South Presa 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 P-106 AND LOT P-107, NCB 10917 AND NCB 10918 TO WIT: FROM "C-2 CD H MC-2 AHOD" COMMERCIAL MISSION HISTORIC

SOUTH PRESA METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A FLEA MARKET – INDOOR AND "C-2 CD H AHOD" COMMERCIAL MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A FLEA MARKET – INDOOR TO "MF-33 H MC-2 AHOD" MULTI-FAMILY MISSION HISTORIC SOUTH PRESA METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT AND "MF-33 H AHOD" MULTI-FAMILY MISSION HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH A FENCE VARIANCE UP TO EIGHT (8) FEET.

Melissa Ramirez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. She reported that of 6 notices mailed; 2 were returned in favor and 2 in opposition. She added that a petition signed by 23 individuals was received in opposition to the request.

Mayor Nirenberg called upon the citizens registered to speak.

Bertha Villegas spoke in opposition to the request noting concerns with the noise and incompatibility with the neighborhood.

Benito Villegas stated that he was opposed to the request due to the height that would allow others to see into his property.

Councilmember Viagran stated that the request was for San Juan Villas that would provide housing for Seniors. She noted that the property was one of four selected through the Statewide Tax Credit Program. She spoke of the need for Affordable Housing for Seniors and called Mr. Jeremy Mears to the podium. Mr. Mears stated that they had met with the Villegas Family and agreed to install an 8-foot fence and additional landscaping.

Councilmember Viagran moved to approve Item Z-7 with the condition to include an 8-foot fence. Councilmember Courage seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

Items P-4 and Z-8 were addressed jointly.

**2018-09-06-0698**

**P-4.** PLAN AMENDMENT CASE # 18075 (Council District 3): Ordinance amending the



Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018246 CD)

**2018-09-06-0699**

**Z-8.** ZONING CASE # Z2018246 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18075)

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: 1.168 ACRES OUT OF NCB 10849 TO WIT: FROM "R-20" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION CONTRACTOR FACILITY.

Melissa Ramirez presented Item P-4 and stated that it would amend the Eastern Triangle Community Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-8, she stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; none were returned in favor or opposition.

Councilmember Viagran asked if there would be outside storage on the property. Mr. Robert Herrera replied that there would not be any outside storage.

Councilmember Viagran moved to approve Items P-4 and Z-8 with the condition that there be no outside storage. Councilmember Shaw seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

**CONTINUED TO OCTOBER 18, 2018**

**Z-9.** ZONING CASE # Z2018190 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 80 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff and Zoning Commission recommend Approval. (Continued from August 16, 2018)

Melissa Ramirez presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. She reported that of 18 notices mailed; none were returned in favor or opposition.

Councilmember Gonzales moved to continue Item Z-9 to October 18, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

**2018-09-06-0700**

**Z-10.** ZONING CASE # Z2018214 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. 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 6 AND LOT 7, BLOCK 33, NCB 8071 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission

recommended approval. She reported that of 21 notices mailed; 8 were returned in favor and none in opposition. She added that the Westwood Square Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon Ms. Amy Olivares to speak. Ms. Renee Ramirez stated that she was speaking on behalf of Ms. Olivares and they would like to remove Lots 8 and 9 at 1343 South General McMullen and amend the request for Lots 6 and 7 at 1347 South General McMullen from R-6 to C-1.

Councilmember Gonzales moved to approve Item Z-10 as amended by Ms. Ramirez. Councilmember Treviño seconded the motion. The motion to approve as amended prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

#### **2018-09-06-0701**

**Z-11.** ZONING CASE # Z2018219 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential dwelling units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval. Zoning Commission recommends Denial, with an Alternate Recommendation.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4 AND LOT 5, BLOCK 1, NCB 2573 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FOUR (4) RESIDENTIAL DWELLING UNITS.

Melissa Ramirez presented Item Z-11 and stated that staff recommended approval while the Zoning Commission recommended denial with an alternate recommendation for four residential dwelling units. She reported that of 29 notices mailed; 4 were returned in favor and 3 in opposition. She added that the Lone Star Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon the citizens registered to speak.

Michael Perez, Applicant, outlined his request for six dwelling units and noted that they were consistent with the Neighborhood Plan.

Sergio Martinez stated that he owned a building a few blocks south of the proposed development and was supportive of the request.

Susan Powers stated that she was opposed to the request for six units but could support four units.

Ann Fitzgibbons stated that she was opposed to the request for IDZ.

Jesus Toro Martinez stated that he was opposed to the six units requested and the great amount of change occurring in the neighborhood.

Councilmember Gonzales asked if IDZ Zoning was required for four units. Mrs. Ramirez replied that IDZ provided flexibility and allowed four or six units. Councilmember Gonzales stated that she would like more density in the neighborhood but understood the concerns of the community.

Councilmember Gonzales moved to approve Item Z-11 with four dwelling units. Councilmember Viagran seconded the motion. The motion to approve as amended prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

### **CONTINUED TO SEPTEMBER 20, 2018**

**Z-13.** ZONING CASE # Z2018196 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckherth Road. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-13 and stated that staff and the Zoning Commission recommended approval. She reported that of 31 notices mailed; none were returned in favor and 3 in opposition.

In the absence of Councilmember Sandoval; Councilmember Shaw moved to continue Item Z-13 to September 20, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 2 - Sandoval, and Pelaez

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:32 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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