

**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, November 15, 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:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Reverend Trevor Alexander, Director of Ecumenical Initiatives at the University of the Incarnate Word, guest of Councilmember William “Cruz” Shaw, District 2.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Regular Meetings of October 10 - 11, 2018

Councilmember Treviño moved to approve the Minutes for the City Council Regular Meetings of October 10-11, 2018. Councilmember Saldaña seconded the motion. The motion to approve prevailed by the following vote:

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

**ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the captions for Items 4A, 4B, and 4C:

4. Approving the following three Ordinances relating to the November 6, 2018 Elections:  
[Leticia M. Vacek, City Clerk]

**2018-11-15-0900**

- 4A. Ordinance canvassing the official results of the Charter Amendment Election held on Tuesday, November 6, 2018.

City Clerk Leticia Vacek presented the Canvass Report for the City of San Antonio Charter Amendment Election held on Tuesday, November 6, 2018.

**CHARTER AMENDMENT A – DECREASING THE REQUIRED NUMBER OF SIGNATURES TO 20,000 FOR REFERENDUM PROCESS**

FOR 164,448 votes

AGAINST 194,837 votes

Over 7 votes

Under 26,923 votes

**CHARTER AMENDMENT B – TERM LIMIT AND SALARY CAP FOR CITY MANAGER**

FOR 216,701 votes

AGAINST 149,423 votes

Over 9 votes

Under 20,082 votes

**CHARTER AMENDMENT C – BINDING ARBITRATION FOR FIREFIGHTERS**

FOR 184,371 votes

AGAINST 178,920 votes

Over 4 votes

Under 22,920 votes

Mrs. Vacek reported that the total number of votes cast was 386,215 and the total number of registered voters for the City of Antonio was 801,748. She stated that the voter turnout for the City of San Antonio Charter Amendment Election was 48.17%.

**2018-11-15-0901**

- 4B.** Ordinance canvassing the official results of the Special Election regarding annexation of identified areas within 5 miles of the boundary of Camp Bullis and Camp Stanley Military Bases held on Tuesday, November 6, 2018.

Mrs. Vacek reported the following results for the Camp Bullis/Camp Stanley Proposed Annexation Special Election also held on Tuesday, November 6, 2018:

**CAMP BULLIS & CAMP STANLEY MILITARY BASES**

OPTION 1 398 votes

OPTION 2 9,487 votes

Over 0 votes

Under 212 votes

Mrs. Vacek reported that the total number of votes cast was 10,097 and the total number of registered voters for this area was 15,030. She stated that the voter turnout for the Camp Bullis/Camp Stanley Special Election was 67.18%.

**2018-11-15-0902**

- 4C.** Ordinance canvassing the official results of the Special Election regarding annexation of identified areas within 5 miles of the boundary of Lackland Air Force Base and Medina Base Training Annex held on Tuesday, November 6, 2018.

Mrs. Vacek reported the following results for the Lackland Airforce Base/Medina Training Annex Proposed Annexation Special Election:

**LACKLAND AIRFORCE BASE/MEDINA TRAINING ANNEX**

OPTION 1     1,827 votes

OPTION 2     9,550 votes

Over           1 vote

Under          670 votes

Mrs. Vacek reported that the total number of votes cast was 12,048 and the total number of registered voters for this area was 26,020. She stated that the voter turnout for the Lackland Airforce Base/Medina Training Annex Special Election was 46.30%.

Mrs. Vacek stated that the results noted within her report did not include the tabulation of 908 County-wide provisional ballots that were still outstanding. She indicated that none of the municipal election results would be affected by the tabulation of these provisional ballots as none had margins smaller than 5,451 votes. She added that once the provisional ballots had been tabulated; a final ordinance would be submitted and complete results would be updated. She recommended that the City Council accept the Canvass Report Results of the Tuesday, November 6, 2018 City of San Antonio Charter and two Special Elections with the stipulation that applicable provisional ballots be added when available from the Bexar County Elections Department.

Councilmember Shaw excused himself from the meeting at this time.

Mayor Nirenberg called upon the citizens registered to speak on Items 4A-C.

Stanley Mitchell spoke of San Antonio Making Bureaucracies Accountable (SAMBA's) support for Charter Amendment B which indicates that there is no confidence in the current administration.

Jack M. Finger expressed concern with the Bexar County Elections Department noting that he and several other poll watchers were excluded from the tabulation room.

Councilmember Treviño moved to approve Items 4A, 4B, and 4C. Councilmember Courage

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

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

**ABSENT:** 1 - Shaw

**CONSENT AGENDA ITEMS**

Items 8, 14, 17, 20, and 21 were pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

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

Jack M. Finger asked why the resolution supporting women's safety, health, and economic opportunity was necessary (Item 17).

Councilmember Viagran highlighted the Harlandale Park Basketball Canopy Project and thanked the residents for their input (Item 9).

Councilmember Gonzales recognized Alfred P. Rocha who was being reappointed to the Parks and Recreation Board and thanked him for his service (Item 16A).

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

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

**ABSENT:** 1 - Shaw

**2018-11-15-0903**

5. Ordinance approving a contract for a pilot mobile parking application with Passport Labs, Inc. for an amount of \$9,500.00, funded from the FY 2019 Parking Operating & Maintenance Fund and authorizing a \$0.15 convenience fee for users. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-11-15-0904**

6. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$873,000.00, included in the respective department's FY 2019 Adopted Budget:  
(A) Hill's Pet Nutrition, Legend & White Animal Health Group, and Midwest

Veterinary Supply for dog and cat food;

(B) Premier Comfort Air Conditioning and Heating, Inc. for HVAC preventive maintenance and repair services at Centro de Artes;

(C) A.M. Leonard, Inc. for slow release watering bags;

(D) Mitson Automotive, Inc. for light duty automatic transmission parts & service; and

(E) E.J. Ward, Inc. for software maintenance & support, and fuel terminal & vehicle parts for the E.J. Ward Automated Fuel Management System.

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

#### **2018-11-15-0905**

7. Ordinance approving a task order to a Job Order Contract with Alpha Building Corporation for the purchase and installation of a flight status screen in the San Antonio International Airport's cell phone lot in the total amount of \$146,084.39 funded from the Airport Improvement and Contingency Fund and included in the FY 2019 Capital Improvement Program. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

#### **2018-11-15-0907**

9. Ordinance approving a construction contract with Industrial Construction Co. for the Harlandale Park Basketball Canopy project, a 2017-2022 Bond funded project located in Council District 3, in the amount of \$206,054.00, funded in the FY 2019 - FY 2024 Capital Improvement Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
10. The following two Ordinances approving contracts totaling \$3,648,090.50 for the FY 2019 2020 Infrastructure Management Program and Neighborhood Access and Mobility Program: [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

#### **2018-11-15-0908**

- 10A. A 2019-2020 Task Order Contract for Flatwork and Street Improvements, Package 1 to MCOR Construction Company in an amount not to exceed \$1,927,755.00, of which \$113,400.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2018-11-15-0909**

- 10B.** A 2019-2020 Task Order Contract for Flatwork and Street Improvements, Package 2 to F.D. Concrete, LLC in an amount not to exceed \$1,720,335.50, of which \$80,100.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2018-11-15-0910**

- 11.** Ordinance extending the Financing and Joint Use Agreement with WellMed Charitable Foundation to September 30, 2020, with two one-year renewal options for the Doris Griffin Comprehensive Senior Center located in Council District 7 in the annual amount of \$210,995.00. Funding for this agreement is included in the FY 2019 General Fund Budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2018-11-15-0911**

- 12.** Ordinance approving an agreement with the Texas Department of Transportation allowing the temporary street closures of specified state rights of way along the San Antonio Rock 'n' Roll Marathon and 1/2 Marathon route. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2018-11-15-0912**

- 13.** Ordinance approving the submission, and acceptance of funds, of grant applications for a five year period ending March 31, 2024 to the U.S. Department of Health and Human Services, Health Resources & Services Administration to continue the Healthy Start Initiative for a total amount not to exceed \$5,470,000.00 and authorizing a personnel complement of 12 full time positions. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2018-11-15-0914**

- 15.** Ordinance appointing Erik S. Reynolds as a Part Time Municipal Court Judge for a term expiring April 30, 2020. [John Bull, Presiding Judge, Municipal Courts]
- 16.** Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Reappointing Alfred P. Rocha (District 5) to the Parks and Recreation Board.

B) Appointing Maria L. Alvarado (District 3) and Bradley S. Carson (District 6) to the

Port Authority of San Antonio.

C) Appointing Leland Wingert to the Fire Fighters' and Police Officers' Civil Service Commission for a term of office to commence December 20, 2018 and expire on December 19, 2020; and reappointing Adelita Cavada for a term of office to commence December 20, 2018 and expire on December 19, 2021.

**2018-11-15-0915**

18. Ordinance approving a professional services agreement with Host Compliance LLC to provide Short Term Rental registration, permitting, compliance and collection services to the City for a period commencing December 15, 2018, and ending December 31, 2019, with renewal options, funded for year one from the FY 2019 Community & Visitors Facilities Fund and funding for renewal options subject to future City Council appropriations. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-11-15-0916**

19. Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Engineer Shody Henshaw. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2018-11-15-0919**

22. Ordinance approving the reconstitution of the San Antonio Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods by updating the name, composition, charge, and appointment terms. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2018-11-15-0920**

23. Ordinance approving a cooperative agreement with Bexar County to provide mandatory residential Solid Waste collection and disposal services for Bexar County's Camelot II neighborhood located within the City's extraterritorial jurisdiction. Residents within the Camelot II area will pay the appropriate Solid Waste Fee which will be deposited in the Solid Waste Fund. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Nirenberg addressed Item 17 at this time. City Clerk Vacek read the caption for Item 17:



**2018-11-15-0050R**

17. Resolution supporting women's safety, health, and economic opportunity in the City of San Antonio. [Maria Villagomez, Assistant City Manager; Alex Lopez, Interim Director, Office of Equity]

Maria Villagomez presented information regarding the resolution supporting women's safety, health and economic opportunities sponsored by Councilmembers Viagran, Gonzales, and Sandoval. She highlighted policy priority areas to include: 1) Domestic Violence & Sexual Assault; 2) Health Outcomes; and 3) Economic and Business Opportunities. She reported that 51% of San Antonio Residents were female. She stated that the cases of domestic violence and sexual assault had increased in recent years and had a disproportional impact on women. She outlined health outcomes to include reducing the teen pregnancy rate and indicated that maternal and child health had stalled in recent years. She highlighted the importance of supporting women in creating and growing businesses and completing employment training, while providing role models and mentors for future generations. She reported that through the Small Business Economic Development Advocacy Program (SBEDA); women in city contracting had increased from 3% in 2011 to 17% in 2017. Lastly, she presented an equity strategy that would implement a shared understanding and definitions; build an internal infrastructure; and use data to develop strategies and drive results.

Mayor Nirenberg called upon the citizens registered to speak.

Sophie Torres, Vice President of Government Affairs for the San Antonio Hispanic Chamber, spoke in support of the Resolution. She highlighted the importance of women to the economy.

Monica Treviño-Ortega representing the Latina Leadership Institute spoke in support of the Resolution. She spoke of the importance of addressing the gender pay gap and women's health.

Brielle Insler stated that she represented a group of over 190 women entrepreneurs in support of the Resolution.

Councilmember Viagran thanked Councilmembers Gonzales and Sandoval for their collaboration on the Resolution. She stated that it was important to address domestic violence, sexual assault, health outcomes, and economic business opportunities for women. She highlighted the work of organizations such as the Latina Leadership Institute and Mayor's Commission on the Status of Women, and noted the strategies to embed equity in the entire city organization. She spoke of the need to increase the number of applications

and appointments of women to serve on City Boards and Commissions and thanked all that worked on the Equity Impact Assessment for same.

Councilmember Gonzales stated that she was pleased to move this Resolution forward. She spoke of the issues that need to be addressed within the areas of health, domestic violence and child abuse.

Councilmember Sandoval stated that this was a strong Resolution that she was proud to support and recognized the importance of women's equity. She recognized the Office of the City Clerk and the Office of Equity for their work on the Equity Impact Assessment for Boards and Commissions.

Councilmember Pelaez expressed support for the Resolution. He stated that it was important to address issues of domestic violence and commended Councilmembers Viagran, Gonzales, and Sandoval for their work.

Councilmember Courage stated that he was supportive of the Resolution and spoke of the need to address gender bias. Councilmember Treviño expressed his support and recognized the many female leaders and board and commission members representing District 1. Councilmember Saldaña noted his support for the Resolution and noted the many female leaders throughout the community.

Councilmember Brockhouse stated that he was honored to support the Resolution and thanked Councilmembers Viagran, Gonzales, and Sandoval for bringing it forward. Councilmember Perry expressed his support for the Resolution and highlighted the service of women in the military.

Mayor Nirenberg expressed his support for the Resolution and highlighted the work of the City Council on equity. He spoke of the importance of action and stated that this was a public pledge to ensure prosperity for all San Antonians. He commended Councilmembers Viagran, Gonzales, and Sandoval for leading this effort and recognized his wife Erika for her work with women and girls in the community.

Councilmember Viagran moved to approve the Resolution. Councilmember Gonzales seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Shaw

Mayor Nirenberg and Councilmembers Viagran, Gonzales, and Sandoval excused themselves from the meeting. Mayor Pro Tem Courage presided. He addressed Item 20 at this time.

City Clerk Vacek read the caption for Item 20.

**2018-11-15-0917**

- 20.** Ordinance approving the City's State Legislative Program for the 86th State Legislative Session. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

Mayor Pro Tem Courage called upon the citizens registered to speak.

Jack M. Finger expressed concern that the City of San Antonio was opposed to reducing the roll back rate noting the increase in property values and taxes.

Joleen Garcia, Yaneth Flores, and Austin Dolan representing Working Texans for Paid Sick Time spoke in support of the inclusion of a priority item entitled "Preserving Local Decision Making." Ms. Garcia noted that the Paid Sick Time Ordinance was critical and would improve public health. She stated that they would be prepared to defend the Paid Sick Time Ordinance in the State Legislative Session.

Jeff Coyle provided an overview of the City Council-approved State Legislative Program. Councilmember Pelaez asked if there would be an effort related to the Paid Sick Time Ordinance. Mr. Coyle replied that there would be a statement regarding supporting the city's ability to make local decisions. However, he indicated that there would likely be discussion on the issue at the State Level and would solicit feedback from the City Council regarding same. Councilmember Pelaez spoke of the need to address property tax appraisals and advocating for effective and impactful tax reform.

Mayor Nirenberg returned and presided over the meeting.

Councilmember Saldaña spoke of the importance of protecting local authority and Ordinances passed by the City Council. Councilmember Courage stated that it was necessary for the State to better fund public education noting that it was an economic engine that drives the community.

Councilmembers Viagran, Gonzales, and Sandoval re-entered the meeting.

Mayor Nirenberg thanked the Intergovernmental Relations Council Committee for their work and noted that it was important to pursue better outcomes for San Antonio.

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

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

**ABSENT:** 1 - Shaw

Mayor Nirenberg addressed Item 14 at this time. City Clerk Vacek read the caption for Item 14:

**2018-11-15-0913**

**14.** Ordinance amending the Unified Development Code (UDC), Chapter 35 of the City Code, replacing current language in the following Sections: [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services] (Continued from November 1, 2018)

**14A.** Section 35-343. - "IDZ" Infill Development Zone

**14B.** Section 35-341. - "MXD" Mixed Use District

**14C.** Section 35-310.05a. - Single Family Residential District

Mayor Nirenberg called upon the citizens registered to speak on Item 14.

Cynthia and Mark Spielman spoke in support of the amendments noting that the guidelines for IDZ would make a great difference.

Shawn Price stated that he was representing the West End Hope in Action Neighborhood Association in support of the amendments.

Frederica Kushner stated that she lived in the Tobin Hill Neighborhood and was supportive of the amendments. She noted that the revisions to IDZ would greatly help their neighborhood.

Cherise Rohr-Allegrini representing the Lavaca Neighborhood Association spoke in support of the amendments.

Dr. Christine Drennon spoke in favor of the two new zoning codes for R-1 and R-2 noting that it was important to create tools that allow development while preserving neighborhoods.

Anne Englert stated that she lived in the Dellview Neighborhood and was supportive of the amendments.

Cosima Colvin stated that she was representing the Tier 1 Neighborhood Coalition in support of the amendments.

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

Grace Rose Gonzalez spoke in favor of the amendments noting that she was pleased with the IDZ recommendations that would help preserve neighborhoods.

Rosemary Anguiano-Zuniga stated that she was representing the Mission San Jose Neighborhood Association in support of the amendments.

Yaneth Flores representing the Esperanza Peace and Justice Center stated that they were supportive of the R-1 and R-2 additions that would allow for homes to be built on smaller lots than currently allowed.

Rose Hill, President of the Government Hill Neighborhood Association, spoke in favor of the amendments; specifically the new R-1 and R-2 Zoning Designations.

Dawn Hanson stated that she was concerned with the required parking for IDZ and asked that it be removed.

Councilmember Treviño requested a brief presentation. Michael Shannon provided an overview of updates to the Infill Development Zone (IDZ) regulations. He noted that the current IDZ regulations were only allowed inside Loop 410 and there were neighborhood concerns regarding density, lack of parking, and visual concerns. He stated that a 15-member task force was created in October 2017 comprised of neighborhood representatives and members of the development community. He outlined their recommendations in which three categories would be created for IDZ based on intensity of use and size. He highlighted updates for Mixed-Use Districts that include site plan requirements and would provide an alternative to IDZ. Lastly, he outlined the creation of R-1 and R-2 Zoning for Single-Family Districts. Councilmember Treviño thanked everyone for their work and submitted an example of IDZ site plans approved in District 1. He noted that the amendments were supported by developers and would protect neighborhood plans. He commended Chrissy McCain from his staff for her great work.

Councilmember Treviño moved to adopt the Ordinance for Item 14. Councilmember Courage seconded the motion.

Councilmember Sandoval thanked everyone for their work on the amendments and asked if the reduced parking requirements applied to residential and commercial development. Mr. Shannon confirmed that it applied to both.

Councilmember Perry expressed concern with street parking that impedes traffic and blocks emergency vehicles.

Councilmember Shaw re-entered the meeting at this time.

Councilmember Saldaña thanked everyone for their work and stated that he had shifted his opinion to support the new R-1 and R-2 Zoning Designations. He made a friendly amendment to: 1) Establish a maximum lot size of 1,999 square feet for R-1 and a maximum lot size of 2,999 square feet for R-2; 2) Remove the open space requirements for R-1 and R-2; and 3) Establish a maximum size of 2,999 square feet for a zoning request for R-1 and R-2, which shall not apply to city-initiated zoning cases. Councilmembers Treviño and Courage accepted the friendly amendment.

Councilmember Viagran expressed her support for the amendments and thanked everyone for their work. Councilmember Shaw stated that they had been working on IDZ Amendments for some time and expressed his support. Mayor Nirenberg thanked everyone for their work and expressed his support.

The motion to approve Item 14 with the friendly amendment prevailed by the following vote:

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

**ABSENT:** 1 - Gonzales

Mayor Nirenberg addressed Item 21 at this time. City Clerk Vacek read the caption for Item 21:

**2018-11-15-0918**

- 21.** Ordinance approving a Development Agreement with ACG St. Mary's GP, LLC in an amount not to exceed \$2,875,000 from the Tax Increment Fund for the Midtown Tax Increment Reinvestment Zone; and approving a Chapter 380 Economic Development Loan Agreement in an amount not to exceed \$564,000.00 from the Inner City

Incentive Funds for the Museum Reach Lofts project. The project is to be located at 1500 N. St. Mary's and 405 W Jones, and within the Midtown Tax Increment Reinvestment Zone. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

Councilmember Saldaña highlighted the project as a great example of providing affordable housing options in the urban core. Veronica Soto stated that the project had receiving a 9% Low-Income Housing Tax Credit Award and the Local Initiatives Support Corporation (LISC) was one of their partners. Councilmember Saldaña noted the 9 units that would be provided at 30% of the Area Median Income (AMI) and was pleased that there would be multiple low-income housing options. Jennifer Gonzales, Executive Director of the Alamo Community Group, stated that there were many partners that made the project happen. She stated that they had identified the location due to its proximity to one of the five Regional Centers identified in the Comprehensive Plan. Lori Houston spoke of the various incentives to include the Center City Housing Incentive Policy (CCHIP), Midtown Tax Increment Reinvestment Zone (TIRZ), and 9% Housing Tax Credit. Councilmember Saldaña expressed his support for the project that would provide housing near people and jobs.

Councilmember Treviño expressed his support for the project and thanked the many partners that made the project a reality. Councilmember Courage noted his support for the project and stated that he hoped that other suitable properties could be identified in the Downtown Area for affordable housing.

Councilmember Saldaña moved to adopt the Ordinance for Item 21. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 2 - Gonzales and Sandoval

Mayor Nirenberg addressed Item 8 at this time. City Clerk Vacek read the caption for Item 8:

**2018-11-15-0906**

8. Ordinance approving a Funding Agreement with Brooks Development Authority in the amount not to exceed \$2,664,948.31, for the City's funding of Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing); Brooks City Base Stinson Corridor (Research Plaza to South Presa Street); and Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza), a 2017-2022 Bond Funded Project located in Council District 3. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Viagran stated that she pulled the item to highlight the project locations and stated that she was pleased they were being proactive in alleviating traffic congestion in the area.

Councilmember Viagran moved to adopt the Ordinance for Item 8. Councilmember Shaw seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 2 - Treviño and Gonzales

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

There was no City Manager's Report.

#### **POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Councilmember Viagran for being elected to the Board of Directors of the National League of Cities.

Mayor Nirenberg congratulated Councilmember Saldaña and his wife Jessica on the birth of their son.

Mayor Nirenberg recognized Councilmember William "Cruz" Shaw who would be celebrating his birthday on November 21st. The City Council sang Happy Birthday to Councilmember Shaw.

#### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting into Executive Session at 12:21 pm to continue discussion from the previous day on the following items:

A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).

B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).

C. Legal issues related to charter amendments pursuant to Texas Government Code Section 551.071 (consultation with attorney).



**RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:05 pm and announced that no action was taken in Executive Session. He addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items P-1, Z-1, P-4, Z-5, Z-6, and Z-7 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Shaw seconded the motion.

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

Jack M. Finger spoke in opposition to Items P-1 and Z-1 noting that the Planning and Zoning Commissions recommended denial and that the density was too high. He stated that he was opposed to the Used Car Lot (Item Z-2) and the Manufactured Housing Park (Item Z-5).

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

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

**ABSENT:** 1 - Viagran

**2018-11-15-0923**

**P-2.** PLAN AMENDMENT CASE # 18095 (Council District 1): Ordinance amending the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018333)

**2018-11-15-0924**

**Z-2.** ZONING CASE # Z2018333 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Construction Contractor Facility with outside storage, and Motor Vehicle Sales on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18095)

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: 0.322 ACRES OUT OF NCB 3894 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, A CONSTRUCTION CONTRACTOR FACILITY WITH OUTSIDE STORAGE, AND MOTOR VEHICLE SALES.

**2018-11-15-0925**

- P-3.** PLAN AMENDMENT CASE # 18093 (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 "Light Industrial" to "Mixed Use" on 0.44 acres out of NCB 649, located at 926 and 930 Hoefgen. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018327)

**2018-11-15-0926**

- Z-3.** ZONING CASE # Z2018327 (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 with uses permitted in "MF-25" Low Density Multi-Family District on 0.44 acres out of NCB 649, located at 926 Hoefgen and 930 Hoefgen. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18093)

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: 0.44 ACRES OUT OF NCB 649 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT.

**2018-11-15-0927**

- Z-4.** ZONING CASE # Z2018330 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 118, Block 2, NCB 15730, located at 100 Dinn 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 118, BLOCK 2, NCB 15730 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "MF-18 AHOD" LIMITED DENSITY MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

### **CONSENT ZONING CONCLUDED**

### **ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

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

#### **2018-11-15-0921**

- P-1.** PLAN AMENDMENT CASE # 18078 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" and "Low Density Residential" to "High Density Mixed Use" on 0.5880 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Planning Commission recommend Denial, with an Alternate Recommendation. (Associated Zoning Case Z2018250) (Continued from October 18, 2018)

#### **2018-11-15-0922**

- Z-1.** ZONING CASE # Z2018250 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid Street. Staff and Zoning Commission recommend Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078) (Continued from October 18, 2018)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.588 ACRES OUT OF NCB 829 TO WIT: FROM "RM-4

UC-4 AHOD" RESIDENTIAL MIXED NORTH SAINT MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT AND "C-3R UC-4 AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES NORTH SAINT MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ UC-4 AHOD" INFILL DEVELOPMENT ZONE NORTH SAINT MARY'S STREET URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR TWENTY (20) UNITS AND "C-2" COMMERCIAL DISTRICT.

Melissa Ramirez presented Item P-1 and stated that it would amend the Tobin Hill Neighborhood Plan. She stated that staff and the Planning Commission recommended denial with an alternate recommendation for Low Density Mixed Use.

For Item Z-1, she stated that staff and the Zoning Commission recommended denial with an alternate recommendation for IDZ with MF-25 and C-2. She reported that of 23 notices mailed; one was returned in favor and 2 in opposition. She added that the Tobin Hill Neighborhood Association was opposed to the request.

Mayor Nirenberg called upon Ms. Frederica Kushner to speak.

Frederica Kushner stated that she was a resident of Tobin Hill and wanted their Neighborhood Plan to be preserved. She noted that the density was too high for the residential area.

Councilmember Treviño called Patrick Christensen to the podium. Mr. Christensen stated that he was representing the applicant and would like to amend their request to Low Density Mixed Use for the Plan Amendment and a revised Site Plan that caps units to no more than 20 and no higher than three stories. Councilmember Treviño stated that they had worked with the applicant and neighborhood association on a compromise regarding density.

Councilmember Treviño moved to approve Item Z-1 with Low Density Mixed Use for the Plan Amendment and a revised Site Plan that caps units to no more than 20 and no higher than three stories. Councilmember Shaw seconded the motion. The motion to approve as amended prevailed by the following vote:

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

Items P-4 and Z-5 were addressed jointly.

**DENIED**

- P-4.** PLAN AMENDMENT CASE # 18082 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Agribusiness Tier” to “Suburban Tier” on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018262)

**DENIED**

- Z-5.** ZONING CASE # Z2018262 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Wireless Telecommunications System to "MHP MLOD-2 MLR-1 AHOD" Manufactured Housing Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 13.530 acres out of NCB 11212, located at 9040, 9042, 9048 Somerset Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 18082)

Melissa Ramirez presented Item P-4 and stated that it would amend the West/Southwest Sector Plan. She stated that staff and the Planning Commission recommended denial.

For Item Z-5, she stated that staff and the Zoning Commission recommended denial. She reported that of 7 notices mailed; none were returned in favor or opposition. She added that the applicant was requesting a continuance until December 6, 2018.

Councilmember Saldaña stated that a continuance would not change his opinion or that of the military.

Councilmember Saldaña moved to deny Items P-4 and Z-5. Councilmember Viagran seconded the motion. The motion to deny prevailed by the following vote:

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

**CONTINUED TO DECEMBER 6, 2018**

- Z-6.** ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard

Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Continued from October 18, 2018)

Melissa Ramirez presented Item Z-6 and stated that staff recommended denial with an alternate recommendation R-6 CD Conditional Use for non-commercial parking lot while the Zoning Commission recommended denial. She reported that of 20 notices mailed; none were returned in favor and four in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

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

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

**2018-11-15-0928**

**Z-7.** ZONING CASE # Z2018311 CD (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot P-5A, NCB 15722, located at 12751 O'Connor Road. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT P-5A, NCB 15722 TO WIT: FROM "O-2 AHOD" HIGH RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A WELDING SHOP.

Melissa Ramirez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) A six-foot solid screen fence along residential uses up to 8 feet; 2) No temporary signage; 3) A 15-foot landscape buffer yard along the west property line; 4) Downward lighting pointed away from residential uses; and 5) No vehicular ingress/egress from Las Campanas Street. She reported that of 19 notices mailed; none were returned in favor and 2 in opposition. She added that the Valencia Homeowner's Association was in support of the request.

Councilmember Perry moved to approve Item Z-7 with the five conditions read by Mrs. Ramirez. Councilmember Courage seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:20 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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