

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



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, February 21, 2019

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Reverend Adam Knight, Senior Pastor, Coker United Methodist Church, guest of Councilmember John Courage, District 9.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes of the City Council Special Meetings of January 14-15, 2019 and the City Council Regular Meetings of January 16 - 17, 2019.

Councilmember Treviño moved to approve the Minutes of the City Council Special Meetings of January 14-15, 2019 and the City Council Regular Meetings of January 16-17, 2019. Councilmember Courage seconded the motion. The motion to approve prevailed by

the following vote:

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

CONSENT AGENDA ITEMS

Items 5, 9, 23, 24, and 25 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Hall seconded the motion.

Mayor Nirenberg called upon Mr. Jack M. Finger to speak on Consent Agenda Items.

Jack M. Finger spoke in opposition to the settlement of lawsuits and asked if the city employees were held responsible (Items 19 and 20).

Councilmember Treviño highlighted the San Antonio Fire Museum (Item 11) and thanked everyone for their work. He called Fire Chief Hood to the podium. Chief Hood spoke of the significance of having a Fire Museum in San Antonio and recognized Retired District Chief Jim Wueste, President and CEO of the San Antonio Fire Museum Society. Mr. Wueste stated that he was honored by the recognition and thanked the City Council for their support. He stated that the Society was a volunteer organization and thanked everyone that helped make the project possible.

Councilmember Pelaez thanked the City Attorney's Office for their work on the settlement agreements (Items 19 and 20).

Councilmember Saldaña highlighted the contract to expand the filtration system for the splash pad at Pearsall Park (Item 7).

Councilmember Gonzales asked if the Fire Museum was suitable for young children. Mr. Wueste replied that it was child friendly and noted some of the activities they could participate in. Councilmember Gonzales stated that she looked forward to visiting the museum with her children. At this time, Councilmember Gonzales recognized Alexander Pytel who would be leaving her office and wished him well in his future endeavors.

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

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

2019-02-21-0130

4. Ordinance approving a contract with The Brandt Companies, LLC to provide scheduled annual maintenance, inspections, and other services to the cooling towers at the Municipal Plaza Building, Public Safety Headquarters, Municipal Courts - Frank D. Wing Building, and the International Building for an initial term upon Council award through December 31, 2020 with three, one-year renewal options for a total contract value not to exceed \$624,872.96. Funding for FY 2019 is available from the FY 2019 Facility Services Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-02-21-0131

6. Ordinance approving a contract with Twincrest, Inc. dba Twincrest Technologies to provide radar vehicle detection equipment for the Transportation and Capital Improvements Department for a total cost of \$64,390.00, funded from the FY 2019 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-02-21-0132

7. Ordinance approving a contract with Kraftsman Commercial Playgrounds & Waterparks to provide all labor, material and equipment for the installation of a water filtration system and holding tanks at Pearsall Park for a total cost of \$104,965.50. Funds are available from the 2017-2022 Bond Program and are included in the FY 2019-2024 Capital Improvement Program Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-02-21-0133

8. Ordinance awarding a construction contract in an amount not to exceed \$1,340,689.00 to D. Wilson Construction Company for the expansion of the Terminal A Security Checkpoint at the San Antonio International Airport, an Airport Interim Financing funded project. [Carlos Contreras, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
10. Approving the following items totaling \$1,987,003.00 for the Old Spanish Trails Park Project, a 2017-2022 Bond Project located in Council Districts 1 and 7: [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-02-21-0135

- 10A. Ordinance awarding a construction contract to Crownhill Builders, Inc., in the amount of \$1,738,895.00, to include the base bid and two additive alternates. Funding in the

amount of \$1,738,895.00 will be funded from the 2017-2022 General Obligation Bond Program and funds are within the project budget.

2019-02-21-0136

- 10B.** Ordinance increasing the \$1,738,895.00 construction contract with Crownhill Builders, Inc. in the amount of \$248,108.00 for security lighting and additional electrical service for the sports fields. Funding in the amount of \$248,108.00 will be funded from the 2017-2022 General Obligation Bond Program and funds are within the project budget.

2019-02-21-0137

- 11.** Ordinance declaring San Antonio Fire Station #1, at 801 E. Houston Street, as surplus to the City of San Antonio and authorizing the conveyance of the property to the San Antonio Fire Museum Society, a 501(c)(3) nonprofit, in Council District 1, as requested by the San Antonio Fire Department. [Erik Walsh, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-02-21-0138

- 12.** Ordinance approving the Third Renewal and Amendment to the Lease Agreement with Park Oaks, Ltd. for the continued use of office space located at 16500 San Pedro for the District 9 Constituent Office for a term of three years. Funded from the FY 2019 General Fund Budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2019-02-21-0139

- 13.** Ordinance approving a Lease agreement with Rio Rio Corporation, d/b/a Rio Rio Cantina for the use of 171.46 square feet of River Walk patio space for food and beverage service. Revenue generated from this lease agreement will be deposited into the River Walk Capital Improvement Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-02-21-0140

- 14.** Ordinance approving a La Villita Lease with Alamodeus LLC d/b/a Capistrano Soap Company effective March 1, 2019 through February 29, 2024. All revenue generated from this lease agreement will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-02-21-0141

- 15.** Ordinance assigning Farmers Market leases for House of Mexico Imports to Victor Dominguez dba House of Mexico Imports and Olmeca Imports to Paulino Velazquez dba Casa Azul. Revenue generated from these lease amendments will be deposited in

the Market Square Fund.[Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

2019-02-21-0021R

16. Resolution authorizing the submission of a grant application to and authorizing the acceptance of funds from the Office of the Governor for the Criminal Justice Program in an amount not to exceed \$69,075.00 beginning October 1, 2019 through September 30, 2020 for the San Antonio Metropolitan Health District's Stand Up SA Program. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
17. Appointing Justin Rodriguez (Mayoral) to the Fire and Police Pension Fund Board of Trustees. [Leticia M. Vacek, City Clerk]

2019-02-21-0142

18. Ordinance approving a professional services agreement with Research Horizons, LLC dba Phoenix Marketing International for quarterly and supplemental customer satisfaction surveys for the San Antonio International Airport. The agreement has an initial term of three years with the option to extend for two additional one-year periods in an annual amount of \$94,000.00 and funded from the FY 2019 Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-02-21-0143

19. Ordinance approving the settlement of a lawsuit styled John McJilton v. City of San Antonio, et al.; Cause Number 2017-CI-14721, pending in 45th Judicial District Court, Bexar County, Texas in the amount of \$95,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

2019-02-21-0144

20. Ordinance approving the settlement of a lawsuit styled Steven O'Neil v. City of San Antonio; Cause Number 2017-CI-10333, pending in 438th Judicial District Court, Bexar County, Texas in the amount of \$220,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

2019-02-21-0022R

21. Resolution approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (Wurzbach Manor Apartments) Series 2019 for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the Las Varas Public Facility Corporation, will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget. [Ben

Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

2019-02-21-0145

22. Ordinance adjusting the salaries of the City Auditor, City Clerk, and Municipal Judge. Funds are available in the City's FY 2019 General Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

2019-02-21-0146

26. Ordinance approving amendments to the Houston Street Tax Increment Reinvestment Zone (TIRZ) #9 Project and Finance Plan adding 12 development projects within the TIRZ boundary. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 5:

CONTINUED TO APRIL 4, 2019

5. Ordinance approving an Agreement with Economic & Planning Systems, Inc. to provide a comprehensive study of local ad valorem property tax appraisal for a one year term commencing not later than February 28, 2019, in an amount not to exceed \$79,780.00. Funding for this contract is included and available in the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Treviño recused himself from voting on Item 5 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

Troy Elliott presented an overview of the Ad Valorem Tax Valuation Study. He stated that Councilmember Pelaez had submitted a Council Consideration Request (CCR) requesting a comprehensive study examining how Ad Valorem Valuation Practices in Bexar County compare to other Texas Counties. Additionally, he requested the impact of Ad Valorem Valuation Practices on the City's Economic Development and a proposal to improve communication with taxpayers.

Mr. Elliott stated that at the Governance City Council Committee Meeting in June 2018; staff proposed the issuance of a Request for Proposals (RFP) using a two-phased approach: Phase 1-Analysis of appraisal practices of the Bexar County Appraisal District (BCAD) compared to other Appraisal Districts in Texas; and Phase 2-Analysis of the economic

impact of appraisal practices. He noted that staff received direction to proceed. He reported that staff was recommending the approval of a contract with Economic Planning Systems, Inc. to perform Phase 1 at a cost not to exceed \$79,780. He stated that the estimated to complete was three months and that a meeting would be held with BCAD in March. He added that Phase 2 would be performed after a review of Phase 1 and would have a separate scope and cost.

Mayor Nirenberg called upon the citizens registered to speak on Item 5.

Sophie Torres, Vice President of Government Affairs for the San Antonio Hispanic Chamber of Commerce, spoke in support of the Ad Valorem Tax Valuation Study.

Sherry Chaudry stated that she worked in the Hospitality Industry and that it was very important for the Ad Valorem Tax Valuation Study to be completed.

Mayor Nirenberg announced that a letter of support for the Ad Valorem Tax Valuation Study was received from the San Antonio Board of Realtors.

Councilmember Pelaez submitted letters of support from the Real Estate Council of San Antonio, San Antonio Tourism Council, and noted support from various Chambers of Commerce. He stated that the study was not an audit of BCAD and that it was important to look at the Ad Valorem Valuation Practices affecting citizens.

Councilmember Viagran spoke in support of the study and noted that the data was important for future planning for the City of San Antonio.

Councilmember Courage stated that he was supportive of the study noting that many residents had expressed concern with increased taxes due to higher property valuations.

Councilmember Brockhouse stated that this was a good opportunity to gather data and would like to see changes made at BCAD.

Councilmember Sandoval spoke of the rapid growth in San Antonio that was driving up property values. She noted the need for transparency regarding property appraisals and stated that she looked forward to the results of the study.

Councilmember Perry expressed support for the study and asked if staff had reached out to BCAD. Mr. Elliott replied that he and Ben Gorzell had met with BCAD several weeks ago to explain the scope and inform them that the study would be conducted independently and objectively.

Councilmember Saldaña stated that he looked forward to the results of the study and utilizing the data to educate residents.

Councilmember Pelaez stated that he had spoken with BCAD Leadership and they had tentatively agreed to partner with the City of San Antonio. He noted that he would like to provide BCAC an opportunity to identify resources and have additional discussions regarding the partnership.

Councilmember Pelaez moved to continue Item 5 until April 4, 2019. Councilmember Courage seconded the motion.

Councilmember Gonzales asked if there was potential to expand the scope of the study. Mr. Elliott replied that they would look to see if the requests would fit within the current scope.

Councilmember Brockhouse asked of the reason for the delay noting that he would like to move forward today. Councilmember Pelaez replied that BCAD may provide financial assistance but also wanted to ensure their cooperation on the study.

Councilmember Viagran stated that she was concerned with a continuance noting the she would like to move forward today.

Councilmember Hall stated that he appreciated the flexibility to partner with BCAD.

Mayor Nirenberg thanked Councilmember Pelaez for his efforts and noted that he appreciated that the study would be independent.

The motion to continue Item 5 prevailed by the following vote:

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

NAY: 2 - Viagran, and Brockhouse

ABSTAIN: 1 - Treviño

27. City Manager's Report

Mrs. Sculley stated that it had been a pleasure and honor to lead the City of San Antonio Organization since 2005. She recognized her family, friends, and all of the elected officials she worked for over the years and thanked them for their support. She highlighted various

accomplishments and noted the caliber and commitment of the City's Executive Staff that lead 40 City Departments. She noted the great financial management of the city and the success of the three largest Bond Programs. She recognized each of the members of the Executive Leadership Team and the Office Staff who handle the details of the office. She thanked Mayor Nirenberg and the City Council for their support and the 13,000 City Employees for their work.

Mayor Nirenberg stated that it had been a professional privilege working with Mrs. Sculley as a Councilmember and as Mayor. He noted that the City of San Antonio had become a better place since her tenure and was now considered an Employer of Choice. He thanked her family for their support and wished her well. He presented her with a plaque in recognition for her service to the City of San Antonio.

Mayor Phil Hardberger spoke of the great work of Mrs. Sculley and highlighted her many accomplishments.

Sarah Baray, CEO of Pre-K4SA, Veronica Malagon, Parent Coordinator, and several parents and Pre-K4SA Students spoke of their participation in the Pre-K4SA Program and thanked Mrs. Sculley for her support.

The City Councilmembers thanked Mrs. Sculley for her service to the City of San Antonio. Former Councilmembers also spoke and recognized Mrs. Sculley for her work and accomplishments.

RECESSED

Mayor Nirenberg recessed the meeting at 11:55 am to break for lunch and announced that the meeting would resume at 1:30 pm.

RECONVENED

Mayor Nirenberg reconvened the meeting at 1:37 pm and addressed Items 23, 24, and 25 jointly.

City Clerk Vacek read the captions for Items 23, 24, and 25:

DENIED

- 23.** Resolution to initiate historic landmark designation for 219 N San Marcos and a waiver of application fees fees totaling \$842.70. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2019 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

DENIED

24. Resolution to initiate historic landmark designation for 428 S San Augustine and a waiver of application fees totaling \$842.70. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2019 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

DENIED

25. Resolution to initiate historic landmark designation for 430 S San Augustine and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

Mayor Nirenberg called upon the citizens registered to speak.

Manuel Cerrillo stated that his father was the owner of the property and opposed to Historic Designation.

David Fernandez stated that he was opposed to Historic Designation of the property at 219 N. San Marcos and mentioned that it had been modified several times.

Amelia Valdez, President of the Historic Westside Residents Association, spoke in favor of Historic Designation and noted their work to save landmarks throughout the Westside.

Shanon Miller stated that Historic Designation of the three properties had been initiated due to demolition requests. She noted that staff and the Historic Design and Review Commission had reviewed the requests for Review of Historic Significance from the Westside Preservation Alliance and all were deemed eligible for Historic Designation.

Councilmember Gonzales stated that she had the opportunity to visit the three sites and had spoken with the property owners. She noted that they wanted to see the properties revitalized and redeveloped in an effort to create activity for the neighborhoods.

Councilmember Gonzales moved to deny Items 23, 24, and 25. Councilmember Saldaña seconded the motion. The motion to deny Items 23, 24, and 25 prevailed by the following vote:

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

ABSENT: 1 - Brockhouse

City Clerk Vacek read the caption for Item 9:

2019-02-21-0134

9. Ordinance approving ten one-year Job Order Contracts in an amount not to exceed \$3,000,000.00 annually per contract with the option to renew for two, one-year extensions for a total amount each not to exceed \$9,000,000.00 with Alpha Building Corp., Amstar, Inc., Belt Built Contracting, Con-Cor Inc., Davila Construction, Inc., Jamail & Smith Construction, LP., Kencon, Ltd., LMC Corp., The Sabinal Group, and Tejas Premier Building Contractor, Inc. for the provision of Job Order Contracting as an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects in city facilities. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements] (Continued from February 14, 2019)

Mayor Nirenberg called upon the citizens registered to speak on Item 9.

Jeanetta Tinsley, Project Manager for Straight Line Management, spoke in support of their proposal to perform Job Order Contracting for the City of San Antonio.

Joaquinn Arch, Business Developer for Straight Line Management, stated that they would like the opportunity to grow their capacity and asked that they be considered for Job Order Contracting.

Christopher Herring spoke in support of growing capacity for African-American Business Enterprises (AABE) noting that the City's Aspirational Goals for AABE had never been met.

Councilmember Perry asked of the scoring matrix. Razi Hosseini provided an overview of the scoring matrix noting that the difference between the 10 and 11-ranked firms was due to experience and past performance.

Councilmember Perry moved to approve the Ordinance for Item 9. Councilmember Courage seconded the motion.

Councilmember Hall called Mr. Walter Perry and Mr. Joseph Powell to the podium.

Messrs. Perry and Powell spoke in support of Straight Line Management to perform Job Order Contracting for the City of San Antonio.

Councilmember Hall stated that while he respected the selection process, there was still a lot of work to be done. He recommended that the companies that were not selected meet with

City Staff to get a better understanding of how they could improve their proposals in the future and spoke of the importance of building capacity.

Councilmember Hall moved to approve the selection of the top 13 Companies for Job Order Contracting (JOC). Councilmember Brockhouse seconded the motion.

Councilmember Brockhouse stated that he understood the process but the final decision was that of the City Council. He noted the need to help small businesses grow and bring equity to the process.

Councilmember Courage asked of the number of Minority-Owned Businesses being recommended. Mr. Hosseini replied that seven of the 10 firms were Minority-Owned Businesses. Councilmember Courage noted that the Audit Council Committee had recommended that the item be forwarded to the full City Council for approval.

Councilmember Sandoval asked how City Staff distributed the work among the 10 JOCs. Mr. Hosseini replied that they identified the type of work needed and assigned it based on same; however, they tried to distribute the work evenly. Councilmember Sandoval spoke of the need to bring more Minority Businesses into the pool in the future. Rene Dominguez stated that the Small Business Economic Development Advocacy (SBEDA) and Mentor/Protégé Program helped build capacity and provided opportunities for Small Businesses.

Mayor Nirenberg expressed concern with the City Council being involved in procurement processes when the goals of the SBEDA Program were being met.

The motion by Councilmember Hall to approve the selection of the top 13 Companies for Job Order Contracting (JOC) failed by the following vote:

AYE: 3 - Hall, Gonzales, and Brockhouse

NAY: 8 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Sandoval, Pelaez, Courage, and Perry

The motion by Councilmember Perry to approve Item 9 prevailed by the following vote:

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

NAY: 1 - Brockhouse

CONSENT ZONING ITEMS

Zoning Items P-1, Z-4, P-3, Z-6, Z-9, Z-13, Z-14, Z-15, and Z-18 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 on Consent Zoning Items.

Jack M. Finger spoke in opposition to the Alcohol Variances (Items 28 and 29) and the Mixed Use requested in Items P-3 and Z-6.

Roy De La Cruz stated that he was in support of the Historic District along Greenlawn Drive (Item Z-3).

Diane Spier expressed concern with the noise that would be created by the Multi-Family Designation in Item Z-1.

Councilmember Perry stated that the Alcohol Variance for Item 29 was the former Crumpets Restaurant that served alcohol for many years. He noted that St. Pius Catholic Church and School was in support of the request.

Councilmember Treviño stated that they had addressed the Site Plan within Item Z-1 and that he was pleased with the Greenlawn Drive Historic Designation (Item Z-3).

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

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

ABSENT: 2 - Saldaña, and Pelaez

2019-02-21-0147

- 28.** ALCOHOL VARIANCE # AV2019001 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 1, Block 25, NCB 15790, located at 5203 Eisenhower Road for off-premise consumption within three-hundred (300) feet of the Pre-K 4 SA - East Education Center, a public education institution.

2019-02-21-0148

- 29.** ALCOHOL VARIANCE # AV2019002 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale

of alcoholic beverages on Lot 2, Block 8, NCB 17305, located at 3920 Harry Wurzbach Road for on-premise consumption within three-hundred (300) feet of the St. Pius X Catholic School, a public education institution located within Council District 10.

2019-02-21-0149

- Z-1.** ZONING CASE # Z2018352 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 1.131 acres out of NCB A-63, located at 210 West Peden Alley. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.131 ACRES OUT OF NCB A-63 TO WIT: FROM "I-2 RIO-7E AHOD" HEAVY INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-7E AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-33" MULTI-FAMILY DISTRICT.

2019-02-21-0150

- Z-2.** ZONING CASE # Z-2018-900018 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 UC-5 AHOD" Residential Single-Family McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-6 HL UC-5 AHOD" Residential Single-Family Historic Landmark McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 4, Block 5, NCB 2995, located at 314 East Ashby Place. 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 4, BLOCK 5, NCB 2995 TO WIT: FROM "R-6 UC-5 AHOD" RESIDENTIAL SINGLE-FAMILY MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 HL UC-5 AHOD" RESIDENTIAL SINGLE-FAMILY HISTORIC LANDMARK MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2019-02-21-0151

- Z-3.** ZONING CASE # Z-2018-900019 H (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Greenlawn Estates Historic Airport Hazard Overlay District on 28.9 acres out of NCB 8417, located on Greenlawn Drive between Vance Jackson and IH-10 West at 126-127, 132-133, 137-138, 144-145, 150-151, 156-157, 162-163, 166-169, 174-175, 202-203, 208-209, 214-215, 220-221, 227, 232-233, 238-239, 244-245, 250-251, 257-260, 263, 290 Greenlawn Drive and 922 Vance Jackson. 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: 28.9 ACRES OUT OF NCB 8417 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY GREENLAWN ESTATES HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2019-02-21-0154

- P-2.** PLAN AMENDMENT CASE # PA-2018-900019 (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 "Medium Density Residential" to "High Density Residential" on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff and Planning Commission recommend Approval (Associated Zoning Case Z2018-900064).

2019-02-21-0155

- Z-5.** ZONING CASE # Z-2018-900064 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900019)

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 36, LOT 37 AND THE WEST 9 FEET OF LOT 38, BLOCK 3, NCB 6557 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR (8) RESIDENTIAL UNITS.

2019-02-21-0158

P-4. PLAN AMENDMENT CASE # PA-2018-900015 (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 Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located at the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-00057)

2019-02-21-0159

Z-7. ZONING CASE # Z-2018-900057 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located at the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900015)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1 AND P-100, LOTS 2-9, LOTS 11-17, LOTS 19-20, LOT 1A, LOT 2A, LOT 3A, LOT 4A, LOT 5A, BLOCK 5, NCB 643 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-3 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, MULTI-FAMILY NOT TO EXCEED 350 DWELLING UNITS, BAR, MICRO-BREWERY, BEER GARDEN, AND HOTEL.

2019-02-21-0160

Z-8. ZONING CASE # Z-2018-900058 CD (Council District 2): Ordinance amending the

Zoning District Boundary from "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot on Lot 6, Lot 11, Block 13, NCB 10171, located at 919 Rittiman Road and 722 Blakeley 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 6, LOT 11, BLOCK 13, NCB 10171 TO WIT: FROM "R-4 MC-3 AHOD" RESIDENTIAL SINGLE-FAMILY AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT AND "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD MC-3 AHOD" RESIDENTIAL SINGLE-FAMILY AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR NONCOMMERCIAL PARKING AND "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR NONCOMMERCIAL PARKING LOT.

2019-02-21-0162

Z-10. ZONING CASE # Z-2018-900075 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard and "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard to "MF-33 CD UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office on 0.2169 acres out of NCB 6138, located at 123 Parland Place. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.2169 ACRES OUT OF NCB 6138 TO WIT: FROM "MF-33

UC-2 NCD-6 AHOD" MULTI-FAMILY BROADWAY URBAN CORRIDOR MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD AND "MF-33 NCD-6 AHOD" MULTI-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD TO "MF-33 CD UC-2 NCD-6 AHOD" MULTI-FAMILY BROADWAY URBAN CORRIDOR MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE AND "MF-33 CD NCD-6 AHOD" MULTI-FAMILY MAHNCKE PARK NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE.

2019-02-21-0163

Z-11. ZONING CASE # Z-2018-900056 HL (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 6, Block 29, NCB 6661, located at 1322 McKinley Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 6, BLOCK 29, NCB 6661 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 HL AHOD" RESIDENTIAL SINGLE-FAMILY HISTORIC LANDMARK AIRPORT HAZARD OVERLAY DISTRICT.

2019-02-21-0164

P-5. PLAN AMENDMENT CASE # PA-2018-900014 (Council District 5): Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Neighborhood Commercial" on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900045 CD)

2019-02-21-0165

Z-12. ZONING CASE # Z-2018-900045 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot, and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2018-900014)

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 15-16, BLOCK 18, NCB 7881 AND LOT 20, BLOCK 3, NCB 8951 TO WIT: FROM "R-4 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT, "O-2 MLOD-2 MLR-2 AHOD" HIGH-RISE OFFICE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-2 NA MLOD-2 MLR-2 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT, AND "C-1 MLOD-2 MLR-2 AHOD" LIGHT COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-02-21-0166

Z-16. ZONING CASE # Z2018271 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on 5.75 acres out of NCB 14615, located at 8014 West Hausman 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: 5.75 ACRES OUT OF NCB 14615 TO WIT: FROM "R-6 ERZD" RESIDENTIAL SINGLE-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "MXD ERZD" MIXED USE EDWARDS RECHARGE ZONE DISTRICT.

2019-02-21-0167

Z-17. ZONING CASE # Z-2018-900061 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on 5.00 acres out of NCB 15911, generally located northeast of the intersection of Schertz Road and North Weidner Road. Staff and Zoning Commission recommend Approval. (Continued from January 17, 2019)

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: 5.00 ACRES OUT OF NCB 15911 TO WIT: FROM FROM "I-1 IH-1 AHOD" GENERAL INDUSTRIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 IH-1 AHOD" MULTI-FAMILY NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

2019-02-21-0169

Z-19. ZONING CASE # Z-2018-900059 CD (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 2, NCB 14052, located at 6619 Topper Ridge. 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 32, BLOCK 2, NCB 14052 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE).

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Items P-1 and Z-4 were addressed jointly.

2019-02-21-0152

- P-1.** PLAN AMENDMENT CASE # PA-2018-900008 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Community Commercial” Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900005)

2019-02-21-0153

- Z-4.** ZONING CASE # Z-2018-900005 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 13, BLOCK 8, NCB 9121 TO WIT: FROM "O-2 AHOD" OFFICE HIGH-RISE AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item P-1 and stated that it would amend the North Central Community Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-4, she stated that staff and the Zoning Commission recommended approval. She reported that of 34 notices mailed; none were returned in favor and one received in opposition. She noted that the Northmoor and Olmos Park Terrace Neighborhood Associations were opposed to the request.

Councilmember Treviño called Nizar Rafati, Property Owner, to the podium. Mr. Rafati stated that he would like to amend his request to “Neighborhood Commercial.”

Councilmember Treviño moved to approve Items P-1 and Z-4 as amended to “Neighborhood Commercial.” Councilmember Hall seconded the motion. The motion to approve Items P-1 and Z-4 as amended prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Brockhouse, Sandoval, and Courage

ABSENT: 3 - Saldaña, Pelaez, and Perry

Items P-3 and Z-6 were addressed jointly.

2019-02-21-0156

P-3. PLAN AMENDMENT CASE # PA-2018-900003 (Council District 2): Ordinance amending the Government Hill 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 0.411 acres out of NCB 1276, located at 1943 IH 35 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018-900014)

2019-02-21-0157

Z-6. ZONING CASE # Z-2018-900014 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 10 Residential Units on 0.411 acres out of NCB 1276, located at 1943 Interstate 35 North. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. Zoning Commission recommends Approval. (Associated Plan Amendment 2018-900003)

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: 0.411 ACRES OUT OF NCB 1276 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY GOVERNMENT HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE GOVERNMENT HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT FOR 8 RESIDENTIAL UNITS.

Melissa Ramirez presented Item P-3 and stated that it would amend the Government Hill Neighborhood Plan. She stated that staff and the Planning Commission recommended approval.

For Item Z-6, she stated that staff recommended denial with an alternate recommendation of appropriate density, while the Zoning Commission recommended approval. She reported

that of 26 notices mailed; one was returned in favor and none in opposition. She added that no response was received from the Government Hill Alliance.

Mayor Nirenberg called upon the citizens registered to speak.

Cindy Tower stated that she had lived in the Government Hill Neighborhood for seven years and was opposed to the request due to the displacement of residents. She noted that she had received over 200 signatures from individuals also opposed to the request.

Gil Murillo stated that he was one of the three founders and former President of the Government Hill Alliance and opposed to the request. He noted that the multi-rental and commercial units were an encroachment into their Historical District.

Rose Hill, President of the Government Hill Neighborhood Association, stated that they were in support of the request. She spoke of the many meetings held with the developer and noted that they had made various compromises.

Councilmember Hall called upon the Applicant to the podium. Caroline McDonald of Brown and Ortiz stated that they represented the Applicant. She submitted an amended site plan along with a letter stating that the IDZ Site Plan does not supersede the Historic Design Review Commission (HDRC) Design Approval Process. Councilmember Hall stated that this was a difficult decision that not everyone agreed on. However, the property had been vacant for over 30 years and the development would be good for the area.

Councilmember Hall moved to approve Items P-3 and Z-6 with the amended site plan and letter to not supersede the HDRC Process. Councilmember Treviño seconded the motion. The motion to approve as amended prevailed by the following vote:

AYE: 7 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Courage, and Perry

ABSENT: 4 - Saldaña, Brockhouse, Sandoval, and Pelaez

2019-02-21-0161

Z-9. ZONING CASE # Z2018-900065 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single Family Airport Hazard Overlay District on 66.47 acres out of NCB 16555, generally located northwest of North Graytown Road and Boenig Drive. Staff recommends Approval. Zoning Commission recommendation pending the February 19, 2019 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: 66.47 ACRES OUT OF NCB 16555 TO WIT: FROM "NP-10 AHOD" NEIGHBORHOOD PRESERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-9 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; none were returned in favor and two received in opposition.

Mayor Nirenberg called upon the citizens registered to speak.

Ernest Thompson, Retired Air Force Veteran, stated that he was opposed to the request due to the traffic and damaged streets in the area.

Carolyn Williams stated that she lived in the area and was opposed to the request. She expressed concern with the amount of homes that would be built and the increased traffic.

Alford Williams spoke in opposition to the request due to the increased traffic and infrastructure issues.

Travis Armstrong stated that he was opposed to the request noting concerns with the amount of homes and increased traffic.

Catherine Finley spoke against the request and asked that the City Council help preserve their neighborhood.

Councilmember Hall called Mr. Daniel Ortiz to the podium. Mr. Ortiz stated that he was representing the property owner and outlined their request to develop 67 acres for single-family homes. He noted that they had met with the Chandler Crossing Homeowners Association and had entered into Memorandums of Understanding (MOU) with eight individuals representing six households. He mentioned that the MOU incorporates a buffer and reduces the overall lot count to 340. Councilmember Hall noted that there was not an Organized Neighborhood Association for the new development but had asked the residents of Chandler Crossing to address their issues with the developer. He thanked everyone for their work on the project.

Councilmember Courage asked of the amount of opposition. Mrs. Ramirez replied that there was 28% opposition. Councilmember Courage asked of the increased traffic. Mrs. Ramirez stated that a traffic impact analysis would be conducted as part of the platting process.

Councilmember Courage asked if Joint Base San Antonio had expressed any concerns. Mrs. Ramirez replied that they had provided a letter of no objection to the development.

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

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

ABSENT: 2 - Saldaña, and Pelaez

CONTINUED TO MARCH 21, 2019

Z-13. 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 January 17, 2019)

Melissa Ramirez presented Item Z-13 and stated that staff recommended denial with an alternate recommendation of "R-6 CD" Conditional Use for a Non-Commercial Parking Lot while the Zoning Commission recommended denial. She reported that of 20 notices mailed; none were returned in favor and four received in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

Councilmember Brockhouse moved to continue Item Z-13 until March 21, 2019. Councilmember Viagran seconded the motion. The motion to continue Item Z-13 prevailed by the following vote:

AYE: 7 - Mayor Nirenberg, Hall, Viagran, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 4 - Treviño, Saldaña, Gonzales, and Pelaez

CONTINUED TO MARCH 21, 2019

Z-14. ZONING CASE # Z2018285 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR

M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Continued from January 17, 2019)

Melissa Ramirez presented Item Z-14 and stated that staff and the Zoning Commission recommended denial. She reported that of 50 notices mailed; three were returned in favor and two received in opposition.

Councilmember Brockhouse moved to continue Item Z-14 until March 21, 2019. Councilmember Saldaña seconded the motion. The motion to continue Item Z-14 prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Hall, Viagran, Saldaña, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 3 - Treviño, Gonzales, and Pelaez

CONTINUED TO MARCH 21, 2019

Z-15. ZONING CASE # Z-2018-900029 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 Authorization for a Carwash on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff and Zoning Commission recommend Approval with Conditions.

Melissa Ramirez presented Item Z-15 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Hours of operation from 8:00 am to 8:00 pm Sunday through Saturday; 2) Solid screen fence next to adjacent properties; and 3) Landscape buffer of 15 feet. She reported that of nine notices mailed; one was returned in favor and none in opposition.

Councilmember Sandoval moved to continue Item Z-15 until March 21, 2019. Councilmember Hall seconded the motion. The motion to continue Item Z-15 prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Hall, Viagran, Saldaña, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 3 - Treviño, Gonzales, and Pelaez

2019-02-21-0168

Z-18. ZONING CASE # Z-2018-900015 CD S ERZD (Council District 10): Ordinance

amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage on 3.347 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: 3.347 ACRES OUT OF NCB 17338 TO WIT: FROM FROM "C-2 ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT TO "C-2 CD S ERZD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT WITH CONDITIONAL USE AND SPECIFIC USE AUTHORIZATION FOR OUTSIDE STORAGE.

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

Councilmember Perry called Caroline McDonald of Brown and Ortiz to the podium. Ms. McDonald stated that the applicant had agreed to the following conditions: 1) There will be a 50-foot setback on all outdoor storage and buildings from Redland Road; 2) There will be a combination of solid and/or landscape screening on three sides, including a roof-like structure for any outside storage on the subject property; and 3) The property owner will not operate past 90 calendar days from City Council's approval of the conditional rezoning without a permanent habitable structure.

Councilmember Perry moved to approve Item Z-18 with the three conditions stated by Ms. McDonald. Councilmember Courage seconded the motion. The motion to approve Item Z-18 with conditions prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Hall, Viagran, Saldaña, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 3 - Treviño, Gonzales, and Pelaez

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:49 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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