

**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, March 7, 2019**

**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 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 Robert J. Woody, Rector, Church of Reconciliation, guest of Councilmember Clayton W. Perry, District 10.
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 Meeting of January 24, 2019 and the City Council Regular Meetings of January 30 - 31, 2019.

Councilmember Treviño moved to approve the Minutes of the City Council Special Meeting of January 24, 2019 and the City Council Regular Meetings of January 30-31, 2019. Councilmember Hall 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

### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Treviño recognized Luis "Ferocious Luey" Villarreal for his accomplishments and work in the community. He noted that Mr. Villarreal works for Pape-Dawson during the day and at night; mentors youth and teaches them boxing skills. Mr. Villarreal stated that he was humbled by the recognition and thanked the City Council for their support. A Representative from Pape-Dawson spoke in support of Mr. Villarreal and his great work with youth.

Mayor Nirenberg stated that International Women's Day would be celebrated on March 8th. He invited the community to attend a summit on Saturday at the McAllister Auditorium hosted by the Mayor's Commission on the Status of Women. Councilmembers Viagran, Gonzales, and Sandoval noted their support.

### **CONSENT AGENDA ITEMS**

Items 18 and 20 were pulled for Individual Consideration. Councilmember Hall moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Nirenberg stated that there were no citizens registered to speak on Consent Agenda Items. He recognized Councilmember Treviño at this time.

Councilmember Treviño recognized Accenture Federal Services for their investment in San Antonio (Items 23A and 23B). Councilmember Pelaez also thanked Accenture Federal Services for the many high-paying jobs they were bringing to San Antonio.

Councilmember Hall recognized Jada Andrews-Sullivan, Candidate for City Council District 2, who would be shadowing him for the day. He highlighted the Lincoln Park Improvements (Item 12), Treehouse Ranch Property Acquisition (Item 14), and Conservation Easement Acquisition (Item 15).

Councilmember Gonzales highlighted the West Commerce Street Project (Item 13) and noted the sidewalks, traffic signal, and drainage improvements that would be made.

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

**2019-03-07-0170**

4. Ordinance approving the renewal of a contract with Wells Fargo Bank to provide corporate purchasing card services extending the contract for an additional two year period beginning July 1, 2019 and ending June 30, 2021. An annual revenue-share rebate estimated at \$65,000 per annum will be deposited into the Purchasing & General Services Fund in accordance with the FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0171**

5. Ordinance approving contracts with Goodwill Industries of San Antonio and Burkett Arbor Care, LLC to provide tree and palm maintenance and removal services for Building and Equipment Services, Aviation, and various City departments, funded through the departments' FY 2019 Adopted Operating Budgets.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0172**

6. Ordinance approving a contract with Star Shuttle, Inc. to provide the Aviation Department with supplemental busing services for an estimated annual cost of \$126,000.00, funded from the FY 2019 Aviation Operating and Maintenance Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0173**

7. Ordinance approving an amendment to the contract with Gen-Probe Sales & Service to provide for the continued lease of testing equipment and purchase of specific reagent test kits and supplies for the San Antonio Metropolitan Health District for an estimated annual cost of \$297,000.00, funded through the Texas Department of State Health Services, STD Staff Support Program grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0174**

8. Ordinance approving an agreement with Viridis Learning, Inc. for up to six months from March 30, 2019 to September 30, 2019 in an amount not to exceed \$50,000.00, to extend a FY 2018 pilot program to develop a process and technology scope to facilitate the connection of participants receiving service from one delegate agency and providing employment opportunities and access to the continuum of services provided by other contracted delegate agencies. Funding in the amount of \$50,000 is

available from the Workforce Development portion of the Economic Development Incentive Fund FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0175**

9. Ordinance approving a contract with FileONQ, Inc. to provide a system to inventory Personnel Protective Equipment and related equipment for the San Antonio Fire Department for an estimated amount of \$197,932.00 over a five year period. Funded from the 2019 – 2024 Capital Projects Budget and General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0176**

10. Ordinance approving a contract with Grande Truck Center to provide the Transportation & Capital Improvements and Parks & Recreation departments with five aerial lift bucket trucks for a total cost of \$669,074.00, funded from the FY 2019 Equipment Renewal and Replacement Fund Budget and the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0177**

11. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$978,776.00, included in the respective department's FY 2019 Adopted Budgets:
- (A) Timeless Solutions for cleaning and sanitation of vehicles for SAPD and SAFD;
  - (B) Dallas Trailer Repair Co. Inc. for Dadee/Scorpion refuse truck body parts;
  - (C) Cartegraph Systems, LLC for Cartegraph upgrades with maintenance & support;
  - (D) HD Supply Facilities Maintenance, Ltd. for maintenance, repair and operating supplies; and
  - (E) EBSCO Industries, Inc. for an amendment to the EBSCO Publishing license agreement.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-03-07-0178**

12. Ordinance awarding a construction contract to Crownhill Builders, Inc. in the amount of \$780,615.72, for additional park improvements for the Lincoln Park Phase 2 Project, a 2017-2022 Bond-funded project, located in Council District 2. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-03-07-0179**

13. Ordinance amending the existing \$800,000.00 professional design services agreement with Bain Medina Bain, Inc. in an increased amount not to exceed \$422,129.36 for the West Commerce Street (Frio Street to Colorado Street) Project, a 2017-2022 General Obligation Bond funded project, located in Council District 5. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-03-07-0180**

14. Ordinance approving the fee simple acquisition of a 80.071 acre tract of land known as the Treehouse Ranch property located over the Edwards Aquifer Recharge and Contributing Zones in Bexar County, Texas from Treehouse Ranch Holdings, LP, at a cost of \$1,054,079.14. Funding for this ordinance is available from the 2015 Sales Tax Venue Fund (Edwards Aquifer Protection Program) included in the FY 2019 Adopted Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

15. Ordinances approving the acquisition of a conservation easement totaling 67.25 acres over the Edwards Aquifer Recharge and Contributing Zones. Funding for this ordinance in the cumulative amount of \$1,445,411.93 is available from the 2015 Sales Tax Venue Fund (Edwards Aquifer Protection Program) included in the FY 2019 Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2019-03-07-0181**

- 15A. Ordinance approving the expenditure of Edwards Aquifer Protection Program funds so that the San Antonio Municipal Utility District No. 1 can acquire a 12.6 acre tract of land known as the Hoover Tract located over the Edwards Aquifer Contributing Zone in Bexar County, Texas from William Hoover, at a cost of \$884,048.35. The City will retain a conservation easement for the Hoover tract.

**2019-03-07-0182**

- 15B. Ordinance approving the expenditure of Edwards Aquifer Protection Program funds so that the San Antonio Municipal Utility District No. 1 can acquire a 4.14 acre tract of land known as the Wilkinson Tract located over the Edwards Aquifer Contributing Zone in Bexar County, Texas from Lawrence and Juliet Wilkinson, at a cost of \$458,695.10. The City will retain a conservation easement for the Wilkinson Tract.

**2019-03-07-0183**

**15C.** Ordinance approving the expenditure of Edwards Aquifer Protection Program funds for the acquisition of a conservation easement on 67.25 acres of land over the Edwards Aquifer Recharge and Contributing Zones in Bexar County, Texas from San Antonio Municipal Utility District No. 1 at a cost of \$102,668.48.

**16.** Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Briana Barrera (District 1) to the Citizens' Environmental Advisory Committee.

B) Appointing Sarah Olivarez (District 1) to the Zoning Commission.

**2019-03-07-0184**

**17.** Ordinance approving a license agreement with San Antonio MTA, L.P. d/b/a Verizon Wireless for the design, installation, operation and maintenance of a Distributed Antenna System at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-03-07-0185**

**19.** Ordinance approving a professional services contract with PSI Services, LLC., for content-validated testing services for San Antonio Fire Department promotional examinations for a three year term beginning April 5, 2019 and ending April 4, 2022, with one renewal term of two years at the City's option, with total compensation not to exceed \$835,300.00, funded out of the City's General Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]

**2019-03-07-0187**

**21.** Ordinance approving multiple tower lease agreements to secure radio tower sites for the installation of radio communications equipment in support of the Alamo Area Regional Radio System used by City of San Antonio Police and Fire Departments, CPS Energy, Bexar County and surrounding participating agencies. Costs for this item will be shared by the entities based on the Interlocal Agreement approved by the City, CPS Energy and Bexar County. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

**2019-03-07-0188**

22. Ordinance approving Amendment No. 2 to the License Agreement with San Antonio Elite Youth Soccer Academy for operations and maintenance of the designated sports fields at 1600 E. Bitters Rd for an additional five year period ending on December 31, 2023. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
23. Approving the following actions relating to Accenture Federal Services, LLC: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2019-03-07-0189**

- 23A. Ordinance approving a Chapter 380 Economic Development Incentive Fund Agreement in an amount not to exceed \$500,000.00 with Accenture Federal Services, LLC. Funding is available from the Economic Development Incentive Fund FY 2019 Budget.

**2019-03-07-0024R**

- 23B. Resolution nominating Accenture Federal Services, LLC at 7050 Fairgrounds Pwky as a Texas Enterprise Zone Project.

**CONSENT ITEMS CONCLUDED****ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 18:

**2019-03-07-0023R**

18. Resolution to start landmark designation for 1411 W Ashby Place with a waiver of application fees and the authorization of a Memorandum of Agreement with the San Antonio Independent School District for SAISD to mitigate the loss of Beacon Hill #22 and implement mitigation strategies for structures of historical significance. Funds are available in the City's FY 2019 General Fund Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Mayor Nirenberg called upon the citizens registered to speak on Item 18.

Patti Radle, President of the San Antonio Independent School District (SAISD) Board of

Trustees, expressed her support for the denial of the demolition and Memorandum of Agreement (MOA). She noted that she was pleased with the parental involvement.

Willie Burroughs, SAISD Chief Operating Officer, stated that he was speaking on behalf of Superintendent Martinez in favor of the denial of the demolition and Memorandum of Agreement (MOA).

Christina Martinez stated that she was the parent of SAISD Students and supportive of the denial of the demolition and Memorandum of Agreement (MOA).

Laryn Hill, Principal of Beacon Hill Academy, spoke of the process that began in 2017 with a group of students that recommended the demolition. She thanked everyone for their work and expressed her support for denial of the demolition and Memorandum of Agreement (MOA).

Councilmember Treviño acknowledged the students that recommended the project and thanked the many individuals that made the project come to fruition. He noted that preservation efforts should be balanced to ensure that the past is remembered while allowing for growth and change when preservation is not viable. He submitted a letter of support from the San Antonio Conservation Society for the proposed Cultural Heritage Curriculum to prevent willful demolitions in the future.

Councilmember Treviño moved to deny the Resolution for initiation of Landmark Designation and approve the negotiation and execution of a Memorandum of Agreement with San Antonio Independent School District (SAISD) to mitigate the loss of the Beacon Hill Structure and implement mitigation strategies for SAISD Structures of Historic Significance. Councilmember Sandoval seconded the motion.

Councilmember Courage stated that he had taught at SAISD for many years and had noticed the deterioration of structures due to the lack of financial commitment that the School District deserved. He noted that he would be supporting the denial of Landmark Designation and approval of the MOA.

Councilmember Gonzales asked of the costs associated with the MOA. Shanon Miller replied that the costs would be the responsibility of SAISD. Councilmember Gonzales asked if SAISD had agreed to a salvage plan for materials in the past. Mr. Burroughs of SAISD confirmed that they had. Councilmember Gonzales asked of the funds for the playground that would be created once the building was demolished. Mr. Burroughs stated that they currently had funds for a green playfield. Mrs. Radle added that the Board of Directors was committed to creating the green space and determining its best use. Councilmember Gonzales asked if the city had the authority to make curriculum changes to a School District.



Andy Segovia stated that the city did not have such authority but could work with SAISD to make curriculum changes to meet the objectives of the MOA. Councilmember Gonzales stated that she could only support the demolition but not the required curriculum.

Councilmember Pelaez expressed concern that the building was allowed to deteriorate over the past 30 years and that enforcement mechanisms were not included in the MOA.

Councilmember Viagran thanked the parents that were present and the many individuals that worked on the project.

Councilmember Perry asked of the reasons staff was recommending Landmark Designation. Mrs. Miller replied that the building met more than 3 of the 16 criteria for Landmark Designation outlined in the Unified Development Code (UDC). Councilmember Perry asked if SAISD would implement the curriculum without the MOA. Mrs. Radle replied that the curriculum was an affirmation of those things that SAISD believes in and would be anxious to educate children about. Councilmember Perry expressed concern with the curriculum and stated that it was not the role of the City of San Antonio.

Councilmember Perry moved to approve the demolition and remove the authorization of a Memorandum of Agreement. Councilmember Gonzales seconded the motion.

Councilmember Hall noted concern with demolition of old buildings but noted that this was an opportunity to do something for the common good.

Councilmember Brockhouse stated that while the building was eligible for Landmark Designation; the parents and SAISD had decided otherwise.

Councilmember Sandoval thanked the parents that were present and recognized Councilmember Treviño for his work. She noted the opportunities within the MOA and stated that she looked forward to its implementation.

Councilmember Saldaña recognized the parents and SAISD for their work and noted the high costs associated with Historic Designation.

Mayor Nirenberg stated that San Antonio was the fastest growing city in the nation and had some of the most treasured History in Texas. He thanked everyone that spoke on the matter and the compromises made on the project.

The motion by Councilmember Perry to approve the demolition and remove the MOA failed by the following vote:

**AYE:** 3 - Gonzales, Courage, and Perry

**NAY:** 8 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Brockhouse, Sandoval, and Pelaez

The motion by Councilmember Treviño to deny the Landmark Designation and approve the MOA prevailed by the following vote:

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

**NAY:** 1 - Pelaez

\*Item 18 was reconsidered. See page 11.

City Clerk Vacek read the caption for Item 20:

**2019-03-07-0186**

- 20.** Ordinance approving an Interlocal Data Sharing Agreement between the City of San Antonio, Bexar County Appraisal District, CPS Energy, San Antonio Housing Authority, San Antonio River Authority, San Antonio Water System, and VIA Metropolitan Transit. This ordinance has no fiscal impact. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

Craig Hopkins presented a power point outlining the Interlocal Data Sharing Agreement. He stated that the Agreement represents a significant step toward making San Antonio a connected, inclusive and resilient community. He mentioned that the Agreement was an essential framework that enables secure, private, and appropriate exchange of actionable data. He highlighted the collaboration with other Municipal Partners that was crucial to meeting the City of San Antonio's goals of Access, Mobility, and Sustainability.

Councilmember Treviño thanked everyone for their work on the Agreement and expressed his support.

Councilmember Courage asked of other potential partners. Mr. Hopkins replied that there were other entities that had expressed interest and that broader conversations with them would occur in the future.

Councilmember Sandoval expressed support and asked how the Agreement would affect taxpayers. Mr. Hopkins replied that there would not be a big difference in the short-term;

however, they would no longer have to work with one agency at a time in the long-term.

Councilmember Perry asked of GIS overlays to track permitting, construction, and inspection among entities. Mr. Hopkins replied that the data may not exist in some places but could bring that information together where the data does exist.

Councilmember Pelaez expressed his support and noted that it was one of the first action items addressed by the Innovation and Technology Council Committee.

Councilmember Treviño moved to adopt the Ordinance for Item 20. 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

#### **RECONSIDERATION OF ITEM 18**

Councilmember Sandoval moved to reconsider Item 18. Councilmember Treviño seconded the motion. The motion to reconsider prevailed by the following vote:

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

Councilmember Treviño moved to deny the Resolution for initiation of Landmark Designation and approve the negotiation and execution of a Memorandum of Agreement with San Antonio Independent School District (SAISD) to mitigate the loss of the Beacon Hill Structure and implement mitigation strategies for SAISD Structures of Historic Significance. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

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

Mayor Nirenberg recognized City Manager Walsh on his Inaugural City Manager's Report. Mr. Walsh introduced Jeff Coyle who would be presenting an update on the 86th State Legislative Session. Mr. Coyle reported the number of bills filed in the House and Senate and noted that the filing deadline was Friday, March 8th. He outlined key issues related to Property Taxes, Public School Finance, Military Protection, and Transportation Funding. He highlighted City Initiatives, Other City-Related Issues, and Activities.

Councilmember Sandoval requested that the City Council reconsider their neutral stance on SB 15 due to its potential impact on the Non-Discrimination Ordinance.

### **RECESSED**

Mayor Nirenberg recessed the meeting at 12:10 pm and announced that the meeting would resume at 2:00 pm for Zoning.

### **RECONVENED**

Mayor Pro Tem Sandoval reconvened the meeting at 2:09 pm and addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items Z-7 and Z-11 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Treviño seconded the motion.

Mayor Pro Tem Sandoval called upon Ms. Irma Hoffman to speak.

Ms. Hoffman spoke in opposition to Items P-3 and Z-4 noting traffic concerns. She read a letter from Former Planning Director, Emil Moncivais, noting that the project did not fit in with the neighborhood and was located near a major freeway with high pollution emissions.

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

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

**ABSENT:** 1 - Mayor Nirenberg

### **2019-03-07-0190**

25. ALCOHOL VARIANCE # AV2019003 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive for on-premise consumption within three-hundred (300) feet of Baskin Elementary School, a public education institution located within San Antonio Independent School District.

### **2019-03-07-0191**

26. ALCOHOL VARIANCE # AV2019004 (Council District 9): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale

of alcoholic beverages on Lot 8, Block 10, NCB 18218, located at 3039 TPC Parkway for on-premise consumption within three-hundred (300) feet of Johnson High School, a public education institution located within the Northeast Independent School District.

**2019-03-07-0192**

- P-1.** PLAN AMENDMENT CASE # PA-2018-900022 (Council District 1): Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Recreational” to “Mixed Use” on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900069)

**2019-03-07-0193**

- Z-1.** ZONING CASE # Z-2018-900069 (Council District 1): Ordinance amending the Zoning District Boundary from “RM-4 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District to “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family not to exceed 73 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar E. Chavez Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900022)

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 29, BLOCK 8, NCB 708, TO WIT: FROM “RM-4 H AHOD” RESIDENTIAL MIXED LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO “IDZ-3 H AHOD” HIGH INTENSITY INFILL DEVELOPMENT ZONE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN “C-2” COMMERCIAL DISTRICT AND MULTI-FAMILY NOT TO EXCEED 73 UNITS.

**2019-03-07-0194**

- Z-2.** ZONING CASE # Z-2018-900079 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.684 acres out

of NCB 918, located at 514 West Cevallos Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.684 ACRES OUT OF NCB 918 TO WIT: FROM "I-2 RIO-7E MLOD-2 MLR-2 AHOD" HEAVY INDUSTRIAL RIVER IMPROVEMENT OVERLAY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT.

**2019-03-07-0195**

**P-2.** PLAN AMENDMENT CASE # PA-2018-900023 (Council District 2): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Community Commercial" on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900077)

**2019-03-07-0196**

**Z-3.** ZONING CASE # Z-2018-900077 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service) on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2018-900023)

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 11, BLOCK 2, NCB 12524 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO SALES (FULL SERVICE).

**2019-03-07-0197**

**P-3.** PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5): Ordinance

amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Mixed Use" on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900039)

**2019-03-07-0198**

- Z-4.** ZONING CASE # Z-2018-900039 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)

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: 3.767 ACRES OUT OF NCB 3551 TO WIT: FROM "I-2 MLOD-2 MLR-2 AHOD" HEAVY INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ MLOD-2 MLR-2 AHOD" INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY USES NOT TO EXCEED 200 UNITS.

**2019-03-07-0199**

- P-4.** PLAN AMENDMENT CASE # PA-2018-900018 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 23 and 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900062)

**2019-03-07-0200**

- Z-5.** ZONING CASE # Z-2018-900062 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 to "C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900018)

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 23 AND LOT 24, BLOCK 9, NCB 3912 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 TO "C-2 CD AHOD MLOD-2 MLR-2" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A TATTOO PARLOR/STUDIO.

**2019-03-07-0201**

**Z-6.** ZONING CASE # Z-2018-900071 (Council District 5): 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 to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.249 acres out of NCB 8096, located at 1601 Castroville Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.249 ACRES OUT OF NCB 8096 TO WIT: FROM "R-6 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MLOD-2 MLR-1 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-03-07-0203**

**Z-8.** ZONING CASE # Z-2018-900080 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport



Hazard Overlay District on Lot 22, Block 12, NCB 8159, located at 4043 San Fernando Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 22, BLOCK 12, NCB 8159 TO WIT: FROM "C-2NA MLOD-2 MLR-2 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-03-07-0204**

**Z-9.** ZONING CASE # Z-2018-900063 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.7053 acres out of NCB 17957, located at 8373 Eckhert Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.7053 ACRES OUT OF NCB 17957 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2019-03-07-0205**

**Z-10.** ZONING CASE # Z-2018-900082 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Party House, Reception Hall, Meeting Facility on 3.430 acres out of NCB 11780, located at 2823 Hillcrest 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: 3.430 ACRES OUT OF NCB 11780 TO WIT: FROM "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD

OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PARTY HOUSE, RECEPTION HALL, MEETING FACILITY.

**2019-03-07-0207**

**P-5.** PLAN AMENDMENT CASE # PA-2018-900024 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Civic Center" on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900076)

**2019-03-07-0208**

**Z-12.** ZONING CASE # Z-2018-900076 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900024)

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: 25.425 ACRES OUT OF NCB 14945 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "ED AHOD" ENTERTAINMENT AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**2019-03-07-0202**

**Z-7.** ZONING CASE # Z-2018-900073 (Council District 5): 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 to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District for four (4) residential dwelling units on Lot 6, Lot 7 and Lot 8, Block 13, NCB 8096, located at 1413 Romero Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: ON LOT 6, LOT 7 AND LOT 8, BLOCK 13, NCB 8096 TO WIT: FROM "R-4 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 MLOD-2 MLR-1 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT FOR FOUR (4) RESIDENTIAL DWELLING UNITS.

Melissa Ramirez presented Item Z-7 and stated that staff recommended denial with an alternate recommendation of R-4 CD for 4 units while the Zoning Commission recommended approval. She reported that of 39 notices mailed; none were received in favor and two received in opposition.

Councilmember Gonzales moved to approve R-4 CD for 4 units. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Mayor Nirenberg

#### **2019-03-07-0206**

**Z-11.** ZONING CASE # Z-2018-900051 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller 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: 9.490 ACRES OUT OF NCB 14615 TO WIT: FROM "R-6 ERZD" RESIDENTIAL SINGLE-FAMILY EDWARDS RECHARGE ZONE DISTRICT TO "PUD MF-18 ERZD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY EDWARDS RECHARGE ZONE DISTRICT.

Melissa Ramirez presented Item Z-11 and stated that staff and the Zoning Commission recommended approval. She reported that of 42 notices mailed; two were returned in favor

and six in opposition. She stated that the applicant had submitted an amended site plan at the Zoning Commission Hearing and staff submitted same to the City Council as a correction. She added that the case would require 9 votes to approve due to the opposition exceeding 20%.

Councilmember Pelaez stated that they had worked out a mutually agreeable solution between the Homeowners Association and the Developer.

Councilmember Pelaez moved to approve Item Z-11. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Mayor Nirenberg

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Sandoval adjourned the meeting at 2:22 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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