

**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, March 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 Eric Vogt, Senior Pastor Travis Park United Methodist Church, guest of Mayor Ron Nirenberg.
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 Regular Meetings of February 13 - 14, 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

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg observed a moment of silence for City Employee, Omega McKinnon, who was tragically killed the previous day.

OATH OF OFFICE-MAYOR PRO TEM

4. Councilmember Art Hall will be sworn-in as Mayor Pro Tem serving the term March 22, 2019 through May 31, 2019 (or until new Mayor Pro-Tem Terms are drawn).

City Clerk Vacek administered the Oath of Office to Councilmember Art A. Hall to serve as Mayor Pro Tem for the term March 22, 2019 through May 31, 2019.

POINTS OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Officer Albert Castillo, who was retiring from the San Antonio Police Department after 33 years of service. He noted that Mr. Castillo had transferred to his current position of Executive Protection Officer to the Mayor's Office in 1994 and had served 10 San Antonio Mayors. Mayor Nirenberg recognized Mr. Castillo's Family and thanked them for their support. Mr. Castillo thanked Mayor Nirenberg for the recognition and acknowledged the support of his family. The City Councilmembers wished Mr. Castillo well in his retirement.

Councilmember Gonzales invited everyone to attend the 23rd Annual Cesar Chavez March on Saturday, March 30th at 10:00 am at the Guadalupe Cultural Arts Center.

CONSENT AGENDA ITEMS

Items 13, 15, 21, 24, and 34 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

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

Jack M. Finger spoke in opposition to the Lease Agreement with Saltgrass Steakhouse (Item 17), AmeriCorps VISTA Grant Application (Item 20), and Risk Mitigation Policy (Item 34).

Mayor Nirenberg recognized Representative Diego Bernal and Gordon Hartman for their work on the Air Conditioning Partnership leveraged-matched funding for Public Housing

Residents (Item 33e). Representative Bernal stated that he was pleased to support the project and thanked everyone for their work. Mr. Hartman added that he felt the project was very worthy and was pleased to be a part of it.

Councilmembers Gonzales, Saldaña, Sandoval, and Treviño thanked Representative Bernal and Gordon Hartman for their work (Item 33e).

Councilmember Hall highlighted the naming of the lake at Milam Tealer Park to Lake Verda (Item 35) and recognized Ms. Verda Tealer who was present. He spoke of her and her husband's great work in the community.

Councilmember Viagran highlighted the Stinson Hike and Bike Project (Item 25) and welcomed Halliburton Energy Services, Inc. to District 3 (Item 28). She also recognized the items related to the Brooks City-Base TIRZ and Brooks Development Authority (Item 37) and thanked everyone for their work.

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

2019-03-21-0209

5. Ordinance approving a capacity based authorization for the City to utilize the Minnesota Multistate Contracting Alliance for Pharmacy contract to provide the City with vaccines and biologicals for an amount up to \$500,000.00 over a period of five years. Funded through sources including, but not limited to the General Fund and State and Federal grant funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-03-21-0210

6. Ordinance approving a contract with Gomez Floor Covering, Inc. to replace existing flooring at the Great Northwest and Semmes branch library locations for a total cost of \$143,027.33. Funding for this contract is available through the FY 2019 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-03-21-0211

7. Ordinance approving a contract with Grande Truck Center to provide the Animal Care Services Department with four live animal transport trucks for a total cost of \$218,048.00. Funding is available 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]

2019-03-21-0212

8. Ordinance approving a contract with TYMCO, Inc. to provide the Aviation Department with a replacement regenerative air street sweeper for a total cost of \$239,970.00. Funding is available in the FY 2019 Airport Operating & Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-03-21-0213

9. Ordinance approving a contract with Vermeer Texas-Louisiana and San Antonio Southwest Trailers to provide landscaping equipment for the Parks & Recreation, Transportation & Capital Improvements and Solid Waste Management departments, for a total contract value of \$133,795.00. Funding is available from the FY 2019 Equipment Renewal & Replacement Fund (ERRF) Budget, FY 2019 Storm Water Operating Fund Budget, and the FY 2019 Solid Waste Operating and Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-03-21-0214

10. Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$331,000.00:
(A) Orkin, LLC for commercial pest control services; and
(B) Graybar Electric Company, Inc. for lamps and ballasts. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-03-21-0215

11. Ordinance accepting a task order to a Job Order Contract with Alpha Building Corporation in an amount not to exceed \$159,282.11 for the roof replacement on the building at 457 Sandau Rd at the San Antonio International Airport, funded from previously-appropriated Airport Improvement and Contingency Funds in the Improvements to Airport-Owned Property project. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
12. Approving the following ordinances related to the Consolidated Rental Car Facility at the San Antonio International Airport, an Aviation Capital Improvements funded project: [Carlos Contreras, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-03-21-0216

- 12A.** Ordinance approving a negotiated project closeout agreement with Turner Construction Company for a \$995,000.00 payment to Turner Construction Company to resolve claims associated with the construction of the Consolidated Rental Car Facility.

2019-03-21-0217

- 12B.** Ordinance amending the construction manager at risk contract with Turner Construction Company in the amount of \$995,000.00 for a total contract value of \$143,637,316.00.

2019-03-21-0218

- 12C.** Ordinance amending the professional service agreement with TranSystems Corporation in an amount not to exceed \$484,918.00 for a total contract value not to exceed \$13,252,261.00 to provide for additional and extended construction administration services required to closeout the Consolidated Rental Car Facility Project.

2019-03-21-0220

- 14.** Ordinance approving the closure, vacation and abandonment of two unimproved 15-foot wide alleys public rights of way located between E. Theo Avenue and Truax Street in City Council District 3, as requested by Puente & Sons, Inc. dba Puente & Sons Funeral Chapels and Dad-Mo Grand Investments LLC, for a fee of \$11,046.00 which will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-03-21-0222

- 16.** Ordinance approving a shoe shine concession agreement with Boot Black, LLC for the operation of a service and retail concession facility offering shoe shine and repair services and the sale of shoe care products in Terminals A and B in the San Antonio International Airport. The initial term of the agreement is one year with the option of three additional one-year terms extensions and generating at least \$2,400.00 in annual revenue for the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-03-21-0223

- 17.** Ordinance approving a Lease agreement with FSI Restaurant Development, Ltd. d/b/a Saltgrass Steakhouse for use of 512.50 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]

2019-03-21-0224

18. Ordinance approving a license agreement with San Antonio River Walk Association for a five-year period from April 1, 2019 to March 31, 2024 for the purpose of promoting the River Walk and all of San Antonio. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2019-03-21-0225

19. Ordinance approving the temporary closure of certain streets for the 2019 Fiesta San Antonio celebration; approving the locations, dates and times for the Fiesta Carnival and official Fiesta events with related requirements and conditions, including a limited exception of Municipal Code Section 32-30; and approving the Fiesta parade routes. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-03-21-0226

20. Ordinance approving the submission of an AmeriCorps VISTA grant application to the Corporation of National and Community Service, and acceptance upon award for the period of May 29, 2019 through May 29, 2020, a cash match of \$24,622.00, and Memoranda of Agreement to benefit City's AmeriCorps programs. [Colleen Bridger, Interim Assistant City Manager; Melody Woosley, Director, Human Services]

2019-03-21-0227

22. Ordinance approving the application and acceptance, if awarded, of a Texas Department of Transportation "Click It Or Ticket" Selective Traffic Enforcement Program grant of up to \$40,000.00 for the period from May 20, 2019 through June 2, 2019. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

2019-03-21-0228

23. Ordinance accepting additional funds up to \$101,750.00 from the Office of National Drug Control Policy which will increase the 2018 San Antonio High Intensity Drug Trafficking Area grant G18SS0009A budget from \$2,071,931.00 to a proposed budget of \$2,173,681.00 for the grant period January 1, 2018, through December 31, 2019. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

2019-03-21-0230

25. Ordinance approving an agreement with the National Park Service for the design and construction of a public access pedestrian foot bridge as part of the Stinson Hike and Bike project that will cross the Acequia de Espada on land owned by the National Park Service. There is no cost associated with this agreement as the work was

included in a prior City Council approved construction contract. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-03-21-0231

26. Ordinance approving a Contract for Election Services with the Bexar County Elections Office for the May 4, 2019 General Election at an estimate cost to the City of \$739,732.44. Funding is available in the FY 2019 Municipal Elections General Fund Adopted Budget. [Leticia Vacek, City Clerk]

2019-03-21-0232

27. Ordinance approving the required 2-year update to the Workforce Solutions Alamo Local Plan 2017-2020 as recommended by the Committee of Six on February 27, 2019 for submission to the Texas Workforce Commission. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2019-03-21-0233

28. Ordinance approving the termination of Industrial District Non-Annexation Agreement with Halliburton Energy Services, Inc. and approving a Chapter 380 Tax Rebate Agreement with Halliburton Energy Services, Inc. rebating approximately 62% of San Antonio's ad valorem taxes for continued operations at 4526 S. Loop 1604. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2019-03-21-0234

29. Ordinance approving a professional services agreement in an amount not to exceed \$135,000.00 with Cultures Connecting to develop and facilitate an equity train-the-trainer program for one year with an option to renew. Funding is available in the Office of Equity's FY 2019 General Fund Budget. [Colleen Bridger, Interim Assistant City Manager; Zan Gibbs, Chief Equity Officer]

2019-03-21-0235

30. Ordinance approving a professional services contract with Medical-Dental-Hospital Bureau of San Antonio, Inc., dba Business and Professional Service, to provide Emergency Medical Service billing and collection services for the San Antonio Fire Department for the period beginning April 1, 2019 and ending on September 30, 2024, with options to renew. Revenues from this contract will be deposited into the General Fund in accordance with the Adopted Budget. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2019-03-21-0236

31. Ordinance approving a professional services agreement with Tuition.io, Inc. to administer a student loan repayment program for benefit-eligible civilian employees

and City Council aides for a three year term beginning April 1, 2019 and ending March 31, 2022, with two renewal terms of one year each at the City's option, with an annual estimated cost of \$57,186.00, funded out of the City's Employee Benefits Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

2019-03-21-0237

32. Ordinance approving an Interlocal Agreement with the University of North Texas in an amount up to \$114,196.00 for the period through September 30, 2019 to conduct a comprehensive Senior Services Strategic Plan. Funds were previously authorized in the FY 2018 Senior Nutrition Program Grant Budget. [Colleen Bridger, Interim Assistant City Manager; Melody Woosley, Director, Human Services]

2019-03-21-0238

33. Ordinance approving Substantial Amendment #1 to the FY 2019 Action Plan and Budget to reprogram Community Development Block Grant (CDBG) Funds in an amount not to exceed \$2,701,242.90 to the following eligible activities consistent with the Five Year Consolidated Plan; (a) up to \$1,300,000.00 for the Zarzamora Service Center Environmental Remediation; (b) up to \$500,000.00 for the Air Conditioning Partnership leveraged-matched funding for Public Housing Residents; (c) up to \$250,000.00 for House of Neighborly Services Facility Improvements; (d) up to \$200,000.00 for East Meadows Infrastructure Improvements; (e) up to \$200,000.00 for the Short-Term Emergency Rental Assistance Program; and (f) up to \$251,242.90 for Public Infrastructure Improvements Supplemental Funding. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-03-21-0240

35. Ordinance authorizing the naming of the lake at Milam Tealer Park to Lake Verda located at 5640 Lakefront Drive in Council District 2. There is no General Fund impact associated with this ordinance. [Colleen Bridger, Interim Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2019-03-21-0241

36. Ordinance extending the City limits by full purpose annexation of a 45.739 acre property, addressed at 10925 Green Road, which is contiguous to the City of San Antonio limits, located within the San Antonio Extraterritorial Jurisdiction in Bexar County, as requested by LGI Homes-Texas LLC, approving a Service Agreement, and establishing an effective date of April 21, 2019. [Peter Zanoni, Deputy City Manager; Bridgett White, Planning Director]

37. Ordinance approving the following items relating to the Brooks City-Base TIRZ (Brooks TIRZ) and Brooks Development Authority: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2019-03-21-0242

- 37A. Ordinance approving an Interlocal Agreement with the Brooks Tax Increment Reinvestment Zone and Brooks Development Authority for the rehabilitation and finish-out of Buildings 167 and 176 on the Brooks campus.

2019-03-21-0243

- 37B. Ordinance approving the Amended Project Plan, Amended Finance Plan, and the Amended and Restated Development Agreement for the Brooks Tax Increment Reinvestment Zone.

38. Approving the following items totaling \$2,863,221.00 for the Alamo Area Regional Radio System (AARRS) Project: [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

2019-03-21-0244

- 38A. Ordinance authorizing multiple change requests to the \$80,695,423.00 Radio Systems Agreement with Dailey and Wells Communications. Inc. in the amount not to exceed \$1,356,681.00.

2019-03-21-0245

- 38B. Ordinance appropriating additional funds for the Alamo Area Regional Radio System Project in the amount not to exceed \$1,506,540.00 for fiber and lease costs incurred prior to implementation of the system.

2019-03-21-0246

- 38C. Ordinance authorizing the City Manager or designee to execute system change requests and amendments to the Radio Systems Agreement, and its exhibits, up to \$500,000.00 with concurrence by the City Attorney for the Alamo Area Regional Radio System (AARRS) Project, subject to the availability of Funds and in accordance with the Interlocal Agreement approved by the City, CPS Energy and Bexar County.

39. Consideration of the following in connection with the Financial Restructuring of Two Loans Provided to Finance Certain Educational and Housing Facilities for the

University of the Incarnate Word (UIW) and assessing UIW a \$2,500.00 authorization fee to be deposited into the General Fund in accordance with the FY 2019 Adopted Budget: [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Mayor Nirenberg recessed the City of San Antonio City Council Meeting and convened the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation Meeting to consider the following:

EFC 2019-03-21-0001R

- 39A.** Resolution of the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation Approving and Authorizing the Execution of an Amendment to a Loan Agreement by and Among the City of San Antonio, Texas Education Facilities Corporation, the University of the Incarnate Word, and DNT Asset Trust, a Delaware Business Trust and Wholly Owned Subsidiary of JPMorgan Chase Bank, N.A., for the Purpose of Modifying the Principal Repayment Schedule at the Request of the University

EFC 2019-03-21-0002R

- 39B.** Resolution of the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation Approving and Authorizing the Execution of an Amendment to a Loan Agreement by and Among the City of San Antonio, Texas Education Facilities Corporation, the University of the Incarnate Word, and Banc of America Public Capital Corp., an Affiliate of Bank of America, N.A., N.A., for the Purpose of Modifying the Principal Repayment Schedule at the Request of the University

President Nirenberg adjourned the meeting of the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation and reconvened the City of San Antonio City Council Meeting.

2019-03-21-0026R

- 39C.** Resolution Approving, for Purposes of Section 147(f) of the Internal Revenue Code, the Restructuring of Principal Payments in Connection with a Tax-Exempt Loan Provided in 2015 Through the City of San Antonio, Texas Education Facilities Corporation to the University of the Incarnate Word by DNT Asset Trust, a Delaware Business Trust and Wholly Owned Subsidiary of JPMorgan Chase Bank, N.A.

2019-03-21-0027R

- 39D.** Resolution Approving, for Purposes of Section 147(f) of the Internal Revenue Code, the Restructuring of Principal Payments in Connection with a Tax-Exempt Loan Provided in 2016 Through the City of San Antonio, Texas Education Facilities

Corporation to the University of the Incarnate Word by Banc of America Public Capital Corp., an Affiliate of Bank of America, N.A.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

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

2019-03-21-0025R

- 21.** Resolution supporting applications by the Alamo Colleges Foundation and Goodwill of San Antonio for the 2019 CommunityWINS grant program, sponsored by Wells Fargo and the U.S. Conference of Mayors. The selected nonprofit organization will receive up to \$300,000 to be used within one year of receipt. [Colleen Bridger, Interim Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Councilmember Hall recused himself from voting on Item 21 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

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

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

ABSTAIN: 1 - Hall

Mayor Nirenberg addressed Item 34 at this time. City Clerk Vacek read the caption for Item 34:

2019-03-21-0239

- 34.** Ordinance approving the Risk Mitigation Policy for the \$1 million Risk Mitigation Fund included in the FY 2019 Adopted General Fund Budget establishing guidelines for housing relocation assistance and emergency housing assistance funding as a result of certain conditions. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto presented an overview of the Risk Mitigation Policy. She highlighted the community outreach conducted and Displacement Prevention Approach. She spoke of their

current efforts for Displacement Prevention and provided an overview of the \$1 million that would be used for Risk Mitigation. She outlined the Relocation and Emergency Assistance that would be provided. She noted that the Housing Commission had recommended: 1) Comprehensive and compassionate housing policy framework; 2) City incentives not be awarded to projects causing direct displacement; 3) Ensure that the policy is a pilot; and 4) Develop an outreach plan. She stated that an outreach plan had been developed and that data would be analyzed post program implementation. She added that the Comprehensive Plan Council Committee and Housing Commission had approved the Risk Mitigation Policy.

Mayor Nirenberg stated that the Mayor's Housing Policy Task Force was created so that all San Antonians could have access to quality, affordable housing. He noted that displacement was an unacceptable condition in the community and the Housing Policy Framework would help address same. He submitted a document from the San Antonio Housing Commission noting their support of the Risk Mitigation Policy with four revisions.

Councilmember Viagran expressed her support and spoke of the need for displacement prevention. She highlighted House Bill 1102 by Representative Bernal regarding Legacy Neighborhoods. Jeff Coyle noted that the bill had not been scheduled for a hearing yet but would work with the City Council to get it scheduled.

Councilmember Gonzales expressed her support and asked if the funds could be used for individuals displaced due to a fire. Mrs. Soto replied that there were other sources of funding that could be used for those instances. Councilmember Gonzales requested a list of all of the funding sources available.

Councilmember Courage asked of other funding for Risk Mitigation. Mrs. Soto replied that there was a combination of General Fund and Federal Grant Money available; however, Federal Funding must serve families below 80% of the Area Median Income. Councilmember Courage asked of the number of families that could be assisted. Mrs. Soto replied that they projected serving 200 families. Councilmember Courage spoke of the need to work with partner agencies as this was a citywide issue.

Councilmember Saldaña spoke of the challenges to addressing affordable housing throughout the community and the need for strategies regarding displacement.

Councilmember Treviño thanked everyone for their work to assist the displaced residents of the Soapworks Apartments. He spoke of the need to address the issue of displacement proactively in the future.

Councilmember Perry asked of the funding plan for future years. Mrs. Soto replied that they would look at maintaining the \$1 million for at least the next budget year but would look at

the data to determine future needs.

Mayor Nirenberg expressed his support and stated that this was a burden that needed to be addressed by various entities throughout the community. He noted that a letter of support was received from Marianne Kestenbaum.

Councilmember Viagran moved to adopt the Ordinance for Item 34. Councilmember Gonzales 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

Mayor Nirenberg addressed Item 24 at this time. City Clerk Vacek read the caption for Item 24:

2019-03-21-0229

- 24.** Ordinance approving the submission of a grant application to the Alamo Area Metropolitan Planning Organization for funding in the amount of \$48.32 million from federal funds for 15 proposed projects and programs in the total estimated amount of \$60.4 million with a potential City match of \$14.76 million for consideration through the FY 2020-2022 Congestion Mitigation Air Quality program and authorizing the acceptance of federal funds if awarded. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Art Reinhardt presented an overview of the Congestion Mitigation and Air Quality (CMAQ) Proposed Projects and Programs. He noted that Bexar County had been designated as Nonattainment for Air Quality Standards and was eligible for CMAQ Funding through the Alamo Area Metropolitan Planning Organization (MPO). He outlined eligible programs and scoring criteria noting that the total cost was \$60.4 million with a 20% Local Match of \$14.76 million. He mentioned that public meetings would be held in June with Project Award Notification occurring in August.

Mayor Nirenberg called upon the citizens registered to speak.

Jim Reed, President of the San Antonio Medical Foundation, spoke in support of the Medical Center Green Street Project that would accommodate modes other than vehicles on a separated facility.

Amanda Merck stated that she was a Public Health Professional and supportive of the projects noting the need for more physical activity.

Councilmember Perry asked how long bike lanes have been installed and the amount of money spent. Mr. Reinhardt replied that they had been installing bike lanes for many years but had increased significantly since adoption of the 2011 Bike Master Plan. He noted that less than \$20 million had been spent based on the existing network of 176 miles. Councilmember Perry asked if staff had evaluated the use of bike lanes. Mr. Reinhardt replied that they had not studied same. Councilmember Perry asked why bike lanes were not included in the Harry Wurzbach Area going into Fort Sam Houston. Mr. Reinhardt stated that they had submitted the project to the MPO but it was not selected.

Councilmember Sandoval expressed her support noting the need for projects to address the issue of nonattainment.

Councilmember Viagran noted the importance of planning for the future and reducing congestion.

Councilmember Gonzales expressed her support and noted that she was a strong advocate for multipurpose lanes. She stated that streets were paid by taxpayer dollars and should be accessible to all road uses. She added that she would like to see more investment in alternative transportation modes.

Councilmember Treviño thanked staff for their work on the projects and expressed his support.

Councilmember Sandoval moved to adopt the Ordinance for Item 24. Councilmember Saldaña seconded the motion. The motion 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 13:

2019-03-21-0219

- 13.** Ordinance approving the acquisition through negotiation or condemnation, of interests in one property sufficient for project purpose (temporary access easement and temporary construction easement) of privately-owned real property located in Council District 9 and declaring the project to be a public use project and a public necessity and which is related to the SAWS 800 Block of N. Loop 1604 – DR1091 Sewer Main Project. [Peter Zanon, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Councilmember Courage stated that he did not take the use of eminent domain lightly but it was necessary in this case. He noted that SAWS would meet with the property owners and return the property to them once reaching an understanding.

Councilmember Courage moved that the City of San Antonio authorize the use of the power of eminent domain to acquire privately owned real property for a public use project for the San Antonio Water System Project, by acquiring the following properties described by the City Clerk and incorporated as part of this Motion. Councilmember Treviño seconded the motion.

City Clerk Vacek read the property description: The privately owned properties for temporary easement interests located in Bexar County, City Council District 9 are out of the following: New City Block 17430, San Antonio, Bexar County, Texas. These properties are depicted in the Overall Project Drawing Map in Exhibit A-1, attached to the Ordinance and incorporated as part of this Motion.

The motion to approve Item 13 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 15:

2019-03-21-0221

- 15.** Ordinance approving a Food, Beverage and Retail Prime Concession Agreement with Paradies Lagardère @ SAT, LLC for over 10,000 square feet in Terminal A at the San Antonio International Airport with a minimum annual guarantee of \$2,165,000.00. The initial term is seven years with three, one-year extensions. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

Russ Handy presented information on the Food, Beverage, and Retail Prime Concessionaire in Terminal A. He outlined the available locations and requirements to include San Antonio Representation, Healthy Options, and Music & Entertainment. He noted the solicitation dates in which the Request for Proposals was released on January 18, 2018. He listed the Evaluation Committee and Advisory Members and presented an overview of the Scoring Matrix in which Paradies Lagardère@SAT received the highest score. He highlighted their strengths and showed photos of their partners and proposed concepts. Lastly, he noted that the Total Minimum Annual Guarantee (MAG) was \$2,165,000.

Mayor Nirenberg called upon the citizens registered to speak.

Anthony Alessi, Vice-President of Business Development for HMS Host, spoke in opposition to the selection of Paradies Lagardère and asked that their proposal be reconsidered.

Yasmin Sheriff, Vice-President of Business Development for Stella Partners, stated that she was opposed to the selection of Paradies Lagardère and also asked that their proposal be reconsidered.

Johnny Hernandez spoke against the selection of Paradies Lagardère and noted his work in putting together the team that was not selected. He asked that their proposal be reconsidered.

Anne Ng representing Bakery Lorraine spoke in opposition to the selection of Paradies Lagardère and asked that their proposal be reconsidered.

Allison Balfour representing Southerleigh's stated that they were opposed to the selection of Paradies Lagardère and asked that their proposal be reconsidered.

George Gervin stated that he had been serving airport customers for over 20 years and was loyal to HMS Host. He asked that their proposal be reconsidered.

Jason Dady spoke against the selection of Paradies Lagardère and noted their team's vision for the airport. He asked that their proposal be reconsidered.

Regynald Washington, President of the Dining Division of Paradies Lagardère, spoke in support of their selection for the Food, Beverage and Retail Prime Concession Agreement at the Airport.

Cariño Cortez Haass stated that she was a Joint Venture Partner with Paradies Lagardère and supportive of the agreement.

Selena Aleman stated that she was also partner with Paradies Lagardère and in support of the agreement.

John Clark stated that he worked for SSP America Food and Beverage Company and was opposed to the agreement.

Tony Gradney stated that he was a Joint Venture Partner for Paradies Lagardère and

supportive of the agreement.

Andrew Weissman spoke of his partnership with Paradies Lagardère and the healthy food offerings he would provide.

Chris Conger, Owner of Smoke Shack Barbecue, stated that they were partners with Paradies Lagardère and supportive of the agreement.

Robby Grubbs, Owner of Local Coffee, spoke of their partnership with Paradies Lagardère and expressed support for the agreement.

Christie Soileau, Owner of Boss Bagels, spoke of their partnership with Paradies Lagardère and expressed support for the agreement.

Renee Tedesco, Vice President of Business Development for Paradies Lagardère, spoke of their experience and expressed support for the agreement.

Mayor Nirenberg thanked the companies that submitted proposals for the project. He asked of the involvement of Assistant City Manager, Carlos Contreras in the process. Mr. Contreras stated that he had served as a Member of the Evaluation Committee and felt the process was fair in all respects. Mayor Nirenberg asked if the Audit Council Committee had reviewed the Request for Proposals. Mr. Contreras replied that they had and also confirmed that there were no violations of communication during the blackout period. Mayor Nirenberg asked if the process followed all of the policies and direction in the solicitation. Mr. Contreras replied that the process was a clean process. Mayor Nirenberg spoke of the importance of maintaining the integrity of the process and stated that he would be supporting the staff recommendation.

Councilmember Treviño stated that the airport was the gateway to the city and thanked the many local partners that were present. He noted that the group of San Antonio Restaurateurs would represent the city in the most positive and authentic light but could not support the inclusion of Chick-Fil-A as a National Brand Tenant.

Councilmember Treviño moved to approve the staff recommendation with an amendment to direct staff to work with the Concessionaire to ensure another concept other than Chick-Fil-A consistent with the requirements of the Request for Proposals which will not change the Minimum Annual Guarantee and will not decrease the percentage rent. Councilmember Pelaez seconded the motion.

Councilmember Viagran asked of the scoring matrix for all of the firms. Mr. Handy referenced the scoring matrix and noted that Paradies Lagardère and Host International had

scored the highest of the four respondents. Councilmember Viagran asked if San Antonio being a City of Gastronomy was taken into consideration when scoring the proposals. Mr. Contreras replied that they did and wanted to ensure that the restaurants in the airport could be experienced throughout the city. Councilmember Viagran asked if the Airport Advisory Commission had input on the process. Mr. Contreras replied that they did.

Councilmember Viagran moved to continue Item 15 and asked that it be presented at the B Session on April 3, 2019 and reconsidered by the City Council no later than April 4, 2019. Councilmember Brockhouse seconded the motion.

Councilmember Brockhouse stated that this was a large contract that should be discussed at a B Session as this was a material change to the city's contracting policy.

Councilmember Courage stated that in the future; he would like to see the top two proposals and would support moving the item to a B Session.

Councilmember Sandoval stated that in the future; they should consider the dollar amount of a contract when taking an item to B Session or possibly end the blackout period earlier.

Councilmember Perry stated that he trusted that the process was followed but had expressed concerns early on during the Audit and Accountability Council Committee Meeting.

Councilmember Saldaña asked what would occur at the B Session. Erik Walsh replied that he would recommend that there be a staff presentation to allow for further questioning. However, he expressed concern that detailed information on each of the proposals was already made public. Councilmember Pelaez expressed concern that the item had not been presented at a B Session and asked that staff look at the policy in the future.

Councilmember Perry stated that everyone had seen both proposals and that the City Council could ask questions today. He noted that he would like to protect the integrity of the solicitation process and could not support the motion to have the item presented at a B Session.

Mayor Nirenberg stated that he also could not support the delay as it was important to maintain the integrity of the process.

The motion to continue Item 15 failed by the following vote:

AYE: 4 - Hall, Viagran, Gonzales, and Brockhouse

NAY: 7 - Mayor Nirenberg, Treviño, Saldaña, Sandoval, Pelaez, Courage, and Perry

Councilmember Gonzales expressed concern that the Evaluation Committee did not include users of the airport. She stated that there were many factors to consider as this was a 10-year contract and could not understand the large scoring discrepancy between the top two proposals. She spoke of the importance being good fiscal stewards and expressed support for moving forward with the contract as presented.

Councilmember Pelaez asked if the contract included mention of the City's Non-Discrimination Ordinance (NDO). Mr. Contreras replied that it required the contractor to follow the NDO.

Councilmember Hall asked how staff was able to switch out Chick-Fil-A without re-issuing the RFP. Mr. Contreras replied that negotiations were allowed with the selected bidder.

Councilmember Courage expressed concern with the selection of contractors based on social issues. Councilmember Perry concurred and expressed concern with the precedent they would be setting for the future.

Councilmember Viagran asked Jason Dady of his participation with the team. Mr. Dady stated that he was investing capital funds in addition to having an equity share. Councilmember Viagran asked Mrs. Haass and Ms. Aleman of their participation. Mrs. Haass stated that they were equity partners and would be working in the restaurant. Ms. Aleman added that she was committed to being a part of the team and ensuring that the right products and equipment were utilized.

Mayor Nirenberg thanked everyone for the discussion.

The motion to approve the staff recommendation with the amendment prevailed by the following vote:

AYE: 6 - Mayor Nirenberg, Treviño, Saldaña, Gonzales, Sandoval, and Pelaez

NAY: 4 - Hall, Brockhouse, Courage, and Perry

ABSTAIN: 1 - Viagran

40. City Manager's Report

There was no City Manager's Report.

RECESSED

Mayor Nirenberg recessed the meeting at 2:56 pm and announced that the meeting would resume in 10 minutes.

RECONVENED

Mayor Pro Tem Sandoval reconvened the meeting at 3:21 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-11, Z-12, Z-14, Z-17, and Z-18 were pulled for Individual Consideration. Mayor Pro Tem Sandoval announced that Item Z-10 was postponed by the applicant and Item Z-15 was withdrawn by the applicant and would not be addressed. Councilmember Saldaña moved to approve the remaining Consent Zoning Items. Councilmember Courage seconded the motion.

Mayor Pro Tem Sandoval called upon Mr. Jack M. Finger to speak on Consent Zoning Items.

Jack M. Finger spoke in opposition to Item Z-10 noting that the Zoning Commission recommended denial. He stated that he was against the Used Car Lot in Item Z-11 and noted concerns with encroachment in Item Z-14.

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

AYE: 7 - Treviño, Hall, Viagran, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 4 - Mayor Nirenberg, Gonzales, Pelaez, and Perry

2019-03-21-0247

Z-1. ZONING CASE # Z-2019-10700004 CD (Council District 1): 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 a Dance Hall on Lot 43, NCB 11880, located at 8123 Broadway 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 43, NCB 11880 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 A DANCE HALL.

2019-03-21-0248

Z-2. ZONING CASE # Z-2019-10700005 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 2, Block 10, NCB 2994, located at 507 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 2, BLOCK 10, NCB 2994 TO WIT: FROM FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR THREE (3) RESIDENTIAL DWELLING UNITS.

2019-03-21-0249

Z-3. ZONING CASE # Z-2019-10700007 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for six (6) residential dwelling units on 0.310 acres out of NCB 6523, located at 1024 Blanco 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: 0.310 ACRES OUT OF NCB 6523 TO WIT: FROM "R-6 NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 NCD-5 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE BEACON HILL

NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT FOR SIX (6) RESIDENTIAL DWELLING UNITS.

2019-03-21-0250

- P-1.** PLAN AMENDMENT CASE # PA-2019-11600001 (Council District 1): Ordinance amending the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on 0.226 acres out of NCB 767, located at 603 West Euclid Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2019-10700011)

2019-03-21-0251

- Z-4.** ZONING CASE # Z-2019-10700011 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.226 acres out of NCB 767, located at 603 West Euclid Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600001)

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: 0.226 ACRES OUT OF NCB 767 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 AHOD" LIMITED DENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FOUR (4) RESIDENTIAL DWELLING UNITS.

2019-03-21-0252

- P-2.** PLAN AMENDMENT CASE # PA-2018-900026 (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 1.781 acres out of NCB 6583, located at 1510 Hoefgen Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900083)

2019-03-21-0253

- Z-5.** ZONING CASE # Z-2018-900083 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service) on 1.781 acres out of NCB 6583, located at 1510 Hoefgen Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900026)

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: 1.781 ACRES OUT OF NCB 6583 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-3 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-65" MULTI-FAMILY DISTRICT AND "C-2" COMMERCIAL DISTRICT AND AUTO SALES (FULL SERVICE).

2019-03-21-0254

Z-6. ZONING CASE # Z-2018-900087 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System and "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.052 acres out of NCB 10734, located at 323 Rice 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: 0.052 ACRES OUT OF NCB 10734 TO WIT: FROM "R-5 S" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM AND "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-5 S" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS COMMUNICATION SYSTEM.

2019-03-21-0255

Z-7. ZONING CASE # Z-2019-10700001 S (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Daycare Center on Lot B, Block E,

NCB 646, located at 611 Virginia Boulevard. 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 B, BLOCK E, NCB 646 TO WIT: FROM RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 S AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A DAYCARE CENTER.

2019-03-21-0256

Z-8. ZONING CASE # Z-2019-10700003 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 27 and Lot 28, Block 53, NCB 1626, located at 323 Denver Boulevard. 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 27 AND LOT 28, BLOCK 53, NCB 1626 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

2019-03-21-0257

Z-9. ZONING CASE # Z-2019-10700006 (Council District 2): Ordinance assigning Zoning to property Outside the City Limits to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 45.637 acres out of NCB 5088, located at 10925 Green 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: 45.637 ACRES OUT OF NCB 5088 TO WIT: ASSIGNING ZONING TO PROPERTY OUTSIDE THE CITY LIMITS TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

POSTPONED BY APPLICANT

Z-10. ZONING CASE # Z2018350 CD (Council District 3): Ordinance amending the

Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Variety Store on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval. Zoning Commission recommends Denial, for lack of a motion. (Continued from January 17, 2019)

2019-03-21-0260

Z-13. ZONING CASE # Z-2019-10700008 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora 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 13, BLOCK 4, NCB 2820 TO WIT: FROM "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-3 MLOD-2 MLR-2 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, BEVERAGE MANUFACTURING AND DISTRIBUTION, AND WINE MANUFACTURING AND DISTRIBUTION.

WITHDRAWN BY APPLICANT

Z-15. 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 February 21, 2019)

2019-03-21-0261

Z-16. ZONING CASE # Z-2019-10700010 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 MLOD-2 AHOD" General Commercial Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and Lot 4, Block 6, NCB 17640, located in the 1900 to 2100 block of North Ellison 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 3 AND LOT 4, BLOCK 6, NCB 17640 TO WIT: FROM "C-3 GC-2 MLOD-2 AHOD" GENERAL COMMERCIAL TEXAS HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "MF-25 GC-2 MLOD-2 MLR-2 AHOD" LOW DENSITY MULTI-FAMILY TEXAS HIGHWAY 151 GATEWAY CORRIDOR LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "MF-25 MLOD-2 MLR-2 AHOD" LOW DENSITY MULTI-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ITEMS CONCLUDED**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION****2019-03-21-0258**

Z-11. ZONING CASE # Z-2018-900044 CD (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.291 acres

and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.345 acres out of NCB 7692, located at 6014 South Flores Street. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.345 ACRES OUT OF NCB 7692 TO WIT: FROM "I-1 MLOD-2 MLR-2 AHOD" GENERAL INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT ON 0.291 ACRES AND "C-2 CD MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES.

Catherine Hernandez presented Item Z-11 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Screening of outdoor storage areas near residential uses; 2) No free-standing pole or LED signs; 3) No temporary signs; 4) Downward facing new light fixtures; and 5) No outside noise systems. She reported that of 23 notices mailed; one was returned in favor and none received in opposition. She added that the Mission San Jose Neighborhood Association was in support of the request.

Councilmember Viagran thanked the Members of the San Jose Neighborhood Association for working with the applicant. She submitted a written statement from Alex Dovalina, Applicant, noting that he would not allow a tire shop, motel, or bar on their property.

Councilmember Viagran moved to approve Item Z-11 as C-2 NA CD for Motor Vehicle Sales with the conditions stated by Mrs. Hernandez. Councilmember Hall seconded the motion. The motion to approve with conditions failed by the following vote:

AYE: 7 - Treviño, Hall, Viagran, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 4 - Mayor Nirenberg, Gonzales, Pelaez, and Perry

2019-03-21-0259

Z-12. ZONING CASE # Z-2018-900085 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay

District and "C-3 CD MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home with Stone Curing-Monument Manufacturing/Storage on Lot 13, NCB 8205, located at 432 Boswell Street. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 13, NCB 8205 TO WIT: FROM "C-1 MLOD-2 MLR-2 AHOD" LIGHT COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 CD MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A FUNERAL HOME TO "C-2 CD MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A FUNERAL HOME WITH STONE CURING-MONUMENT MANUFACTURING/STORAGE.

Catherine Hernandez presented Item Z-12 and stated that staff and the Zoning Commission recommended approval with the following conditions: 1) Screening of outdoor storage areas near residential uses; 2) No free-standing pole or LED signs; 3) No temporary signs; 4) Downward facing light fixtures; and 5) No outside noise systems. She reported that of 44 notices mailed; one was returned in favor and none received in opposition.

Councilmember Viagran thanked the property owner for agreeing to the conditions and stated that she looked forward to the investment.

Councilmember Viagran moved to approve Item Z-12 as C-2 NA CD for funeral home with stone curing/monument manufacturing and storage with the conditions as stated by Mrs. Hernandez. Councilmember Hall seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYE: 7 - Treviño, Hall, Viagran, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 4 - Mayor Nirenberg, Gonzales, Pelaez, and Perry

CONTINUED TO APRIL 18, 2019

Z-14. 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 February 21, 2019)

Catherine Hernandez presented Item Z-14 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-14 until April 18, 2019. Councilmember Hall seconded the motion. The motion to continue prevailed by the following vote:

AYE: 6 - Treviño, Hall, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 5 - Mayor Nirenberg, Viagran, Gonzales, Pelaez, and Perry

CONTINUED TO APRIL 4, 2019

Z-17. 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. (Continued from February 21, 2019)

Catherine Hernandez presented Item Z-17 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 9 notices mailed; one was returned in favor and none received in opposition.

On behalf of Councilmember Sandoval; Councilmember Saldaña moved to continue Item Z-17 until April 4, 2019. Councilmember Hall seconded the motion. The motion to continue prevailed by the following vote:

AYE: 6 - Treviño, Hall, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 5 - Mayor Nirenberg, Viagran, Gonzales, Pelaez, and Perry

2019-03-21-0262

Z-18. ZONING CASE # Z2018276 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.989 acres out of NCB 19219, located in the 21000 block of North US Highway 281. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 17.989 ACRES OUT OF NCB 19219 TO WIT: FROM "C-3 MLOD-1 ERZD" GENERAL COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT TO "MF-33 MLOD-1 ERZD" MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

Catherine Hernandez presented Item Z-18 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; one was returned in favor and none received in opposition.

Councilmember Courage moved to approve Item Z-18 with the condition that impervious cover remain at its current level of 65%, Multi-Family in this area of the District fronting Hwy 281 and adjacent to the new VIA Park and Ride Facility as appropriate. Councilmember Hall seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYE: 6 - Treviño, Hall, Saldaña, Brockhouse, Sandoval, and Courage

ABSENT: 5 - Mayor Nirenberg, Viagran, Gonzales, Pelaez, and Perry

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Sandoval adjourned the meeting at 3:34 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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