

**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, May 2, 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

City Clerk Vacek announced that Councilmembers Brockhouse and Perry would be absent from the morning portion of the meeting.

1. The Invocation was delivered by Captain Saul Rappeport, Chaplain, JB SA- Lackland, guest of Councilmember Rey Saldaña, District 4.
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 April 3 - 4, 2019

Councilmember Saldaña moved to approve the minutes of the City Council Regular

Meetings of April 3-4, 2019. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

ABSENT: 3 - Brockhouse, Pelaez, and Perry

POINTS OF PERSONAL PRIVILEGE

Councilmember Viagran recognized St. Leo the Great Catholic Church on their 100-Year Anniversary. She stated that St. Leo's was her home parish and spoke of their great work in the community. She recognized Father Frank Macias. Father Macias thanked the City Council for the recognition and support.

Councilmember Treviño recognized Mark Richter who passed away on Sunday. He stated that Mr. Richter was a great force for Arts and Culture in San Antonio and would be greatly missed.

Mayor Nirenberg recognized Katelyn Underbrink, Marcus Peoples, and Mia Loseff who had served as Interns in his office and thanked them for their work.

CONSENT AGENDA ITEMS

Items 20 and 22 were pulled for Individual Consideration. Councilmember Sandoval moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

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

Jack M. Finger spoke in opposition to the Chapter 380 Economic Development Agreement with Terramark Urban Homes (Item 16) and stated that he would like to ask questions related to trespassing and drug possession (Item 18).

Councilmember Courage highlighted the sale of 17 vacant City-owned properties and asked that staff look at depositing these types of funds into a dedicated fund for Affordable Housing (Item 9).

Councilmember Viagran highlighted the Highland Heights Subdivision that would provide single-family housing (Item 9) and the Incentive Fund Grant Agreement with Booz Allen Hamilton (Item 19).

Councilmember Hall highlighted the Lockwood and Dignowity Park Project (Item 10).

Mayor Nirenberg thanked Booz Allen Hamilton for their investment in San Antonio (Item 19).

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

AYE: 9 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Sandoval, Pelaez, and Courage

ABSENT: 2 - Brockhouse and Perry

2019-05-02-0347

4. Ordinance approving a contract with Chemsearch, a division of NCH Corporation, to provide the Building & Equipment Services Department with industrial water treatment services and maintenance for industrial water equipment at various City facilities for an average annual cost of \$92,000.00. Funding for this contract is available through the department's FY 2019 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-05-02-0348

5. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$290,500.00, available and included in the respective department's FY 2019 Adopted Budget:
- (A) Brightlands Tech, Inc. for reflective glass beads for the Aviation Department;
 - (B) Alterman, Inc. for Lehigh Lighting control system preventive maintenance;
 - (C) Infogroup, Inc. for an amendment to the ReferenceUSA Database License Agreement; and
 - (D) Casco Industries, Inc. for bunker boots.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-05-02-0349

6. Ordinance approving a task order with Con-Cor, Inc. for the replacement of the expansion joint of the long term parking garage at the San Antonio International Airport in the amount not to exceed \$183,332.96 from Interim Financing in the Parking, Long Term Parking Garage Structural Repairs project. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-05-02-0350

7. Ordinance ratifying repairs to the roof in Terminal A at the San Antonio International Airport and approving payment in the amount of \$61,987.70 to Triple G Enterprise. Funds for this contract are included in the FY 2019 Airport Operating and

Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-05-02-0351

8. Ordinance amending the on-call professional services agreements to increase the original contract capacity of \$2,000,000.00 by an additional \$750,000.00 for a total of \$2,750,000.00 with Bain Medina Bain, Inc. and to increase the original contract capacity of \$1,100,000.00 by an additional \$500,000.00 for a total of \$1,600,000.00 with Terra Design Group, Inc. for architectural and engineering design services for the Howard W. Peak Greenway Trails System. Funding for this ordinance is available from the 2015 Sales Tax Venue Fund included in the FY 2019 - FY 2024 Capital Improvement Program. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

2019-05-02-0352

9. Ordinance declaring 17 vacant City-owned properties located in the Highland Heights Subdivision in Council District 3 as surplus pursuant to state law and approving their sale to GSoto Investments, LLC for \$207,000.00, which will be deposited into the General Fund. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-02-0353

10. Ordinance closing Burnet Street between North Hackberry and North Olive Streets to combine Lockwood and Dignowity Parks in conjunction with the Lockwood and Dignowity Park project, a 2017 Bond Program project. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-02-0354

11. Ordinance vacating a 2,250.41 square foot unimproved public right-of-way along San Salvador at Essex Street in Council District 2 to adjoin with Petitioner's abutting property as requested by the Petitioner, Olga and Baldomero Nino, Jr. for a fee of \$3,084.00, to be deposited into the General Fund. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-02-0355

12. Ordinance approving the submission and acceptance upon award of a 2019 State Homeland Security Program for an amount up to \$1,000,000.00 and a personnel complement of 2 positions. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2019-05-02-0356

13. Ordinance reappointing Elaine Mendoza as Board Chairperson (Mayor's Appointee), Dr. Richard Middleton (Council District 1 Appointee), Major General Josue "Joe" Robles, Jr. (Council District 3 Appointee), Gloria A. Ramirez (Council District 5 Appointee), and Dr. Gloria "Gogi" Dickson (Council District 9 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2019 through May 31, 2021. [Peter Zaroni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]
14. 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 Corina F. Castillo-Johnson (Mayoral) to the Hemisfair Park Area Redevelopment Corporation for the remainder of an unexpired term of office to expire August 13, 2019.

2019-05-02-0357

15. Ordinance approving a Pre-Qualified List of Art Professionals who may be used to implement art projects in amounts not to exceed the eligible allocation, authorizing contracts for such projects, and authorizing payment subject to the availability of funds. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

2019-05-02-0358

16. Ordinance approving a Chapter 380 Economic Development Agreement with Terramark Urban Homes in a cumulative amount of \$240,000.00 for the Wheatley Infill Project, a development partnership with the San Antonio Housing Authority, to include 24 affordable and workforce single-family homes. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2019-05-02-0034R

17. Resolution authorizing the City to enter into an Interlocal Agreement with Bexar County, and approving Bexar County's nomination of the GreatCall Project area as a Texas Enterprise Zone Project. [Carlos Contreras, Assistant City Manager; Rene

Dominguez, Director, Economic Development]

2019-05-02-0359

18. Ordinance reappointing John Bull as the Presiding Judge of the Municipal Courts of the City of San Antonio. [Andrew Segovia, City Attorney]

2019-05-02-0360

19. Ordinance approving a Chapter 380 Economic Development Incentive Fund Grant Agreement with Booz Allen Hamilton, Inc for \$250,000, funding is available in the EDIF FY 2019 Adopted Budget. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2019-05-02-0362

21. Ordinance approving an agreement with the University of Texas at San Antonio for evaluation services associated with the San Antonio Metropolitan Health District's Racial and Ethnic Approaches to Community Health (REACH) Healthy Neighborhoods Program for an amount up to \$79,200.00 with the option to renew for four, one year terms with the initial term ending September 29, 2019. Funding is available from the Centers for Disease Control and Prevention grant. [Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, Interim Director, Health].

2019-05-02-0364

23. Ordinance approving the Pre-K 4 SA FY 2020 Budget for the fiscal year beginning July 1, 2019 and ending on June 30, 2020 in the amount of \$47,647,248.00 as adopted by the Pre-K 4 SA Board of Directors on April 9, 2019. [Peter Zanoni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 20:

2019-05-02-0361

20. Ordinance amending the Interlocal Agreement with Bexar County relating to the provision of government services. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Megan Dodge presented an overview of the Master Interlocal Agreement (ILA)

Amendments with Bexar County. She reported that the city had entered into a Master ILA with Bexar County in 2013 and consolidated several service agreements into one. She stated that the Master ILA expired in September 2018 and City Council approved a new Master ILA in December 2018. She noted that the proposed additions to the Master ILA included: 1) Fire Services and Inspection; 2) Food Services and Permitting; and 3) Magistration. She mentioned that the Fire and Food Services would follow the term of the Master ILA through September 30, 2019; while the Magistration component would terminate on January 1, 2020.

Councilmember Sandoval requested that staff provide updates on the Magistration Components to the Public Safety City Council Committee. She asked where the magistration would take place. Ms. Dodge replied that it would occur through video magistration or at the County Facility. Councilmember Sandoval asked of the custody of arrestees. Ms. Dodge explained that the arresting agency would have custody until the time of magistration at which point they would remain in the custody of the Bexar County Sheriff's Office. Judge Margarita Pol added that if an individual was on bond; they would be supervised by a County Department and the process would remain as is currently.

Councilmember Viagran stated that she would like to ensure that there is no additional burden on City Judges. Michael Lozito of Bexar County stated that they were working through the process and that the only thing that would change would be the magistration. Councilmember Viagran spoke of the need to monitor the workload of City Judges and asked of criminal trespassing. Assistant Chief Treviño stated that SAPD would continue to arrest for criminal trespass violations if they had probable cause.

Councilmember Hall asked how the payment amount of \$294,455 was determined. Ms. Dodge replied that it was 35% of the total cost of the Magistrate Court of \$841,300.

Councilmember Saldaña asked of bail hearings. Fred Garcia stated that the City would perform all of the bail hearings primarily through the use of video. He confirmed that this was an 8-month Pilot Program that would be assessed for feasibility of continuing in the future.

Mayor Nirenberg stated that it was important to work together to improve services and outcomes and thanked everyone for their work.

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

AYE: 9 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Sandoval, Pelaez, and Courage

ABSENT: 2 - Brockhouse and Perry

City Clerk Vacek read the caption for Item 22:

2019-05-02-0363

- 22.** Ordinance adopting the Brooks Area Regional Center Plan as a component of the Comprehensive Master Plan of the City. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]

Mayor Nirenberg called upon Mr. Leo Gomez to speak.

Leo Gomez, President and CEO of Brooks Development Authority, spoke in support of the Brooks Area Regional Center Plan. He spoke of their work in the process and stated that he looked forward to implementation.

Councilmember Viagran stated that she was pleased that the Brooks Area Regional Plan was the first of the SA Tomorrow Plans to be completed. She stated that implementing the goals and strategies of the Brooks Area Regional Plan will ensure a higher quality of life for the future. She submitted letters of support from the Brooks Development Authority, Highland Hills Neighborhood Association, East Central Independent School District, VIA Metropolitan Transit, and San Antonio River Authority.

Councilmembers Sandoval, Courage, Saldaña, and Treviño expressed their congratulations and support.

Mayor Nirenberg stated that the manifestation of many years of work on the SA Tomorrow Plan had not been easy. He noted that implementing Brooks first illustrated the great amount of growth on the Southside.

Councilmember Viagran moved to adopt the Ordinance for Item 22. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Sandoval, Pelaez, and Courage

ABSENT: 2 - Brockhouse and Perry

- 24.** City Manager's Report

2019 VOLUNTEER INCOME TAX ASSISTANCE PROGRAM

City Manager Walsh provided an update on the Volunteer Income Tax Assistance Program (VITA). He stated that the VITA Program was an IRS-Sponsored Program run locally by a partnership of more than 30 organizations including the Department of Human Services, Catholic Charities, and the United Way. He reported that between February 4th and April 15th; the Coalition operated 20 VITA Sites across the community including one mobile site. He noted that the VITA Program filed over 30,000 tax returns securing \$42.7 million in total refunds and \$16.5 million in earned income tax credits to the community. He thanked the many volunteers, staff, and organizations that helped make the program a reality.

COLLEGE T-SHIRT DAY

City Manager Walsh invited everyone to wear their favorite College T-Shirt on Friday, May 3, 2019 in support of College Signing Day and student commitments to attending college. He asked everyone to take a photo and share it on Facebook, Instagram, or Twitter using the hashtags #destinationcollege and #collegesigningday.

EMPLOYEE SPOTLIGHT

City Manager Walsh stated that once a month during the City Manager's Report; he would highlight a City Employee. He played a video of City Employee Mike Jones, Fitness Instructor for the Parks and Recreation Department.

RECESSED

Mayor Nirenberg recessed the meeting at 10:26 am and announced that the meeting would resume at 2:00 pm for Zoning.

RECONVENED

Mayor Nirenberg reconvened the meeting at 2:10 pm and addressed the Consent Zoning Items.

CONSENT ZONING ITEMS

Zoning Items Z-2 and Z-5 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Hall seconded the motion.

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

Jack M. Finger spoke in opposition to the Alcohol Variance (Item 25) due its proximity to a school. He stated he was against Item Z-5 due to commercial encroachment and Item Z-6 which would be changed from residential to commercial.

City Clerk Vacek announced that written testimony was received from Susan Beavin, President of the San Antonio Conservation Society, in support of the Historic Landmark Designation for Item Z-4.

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

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

ABSENT: 1 - Sandoval

2019-05-02-0365

- 25.** ALCOHOL VARIANCE # AV2019005 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 33, Block 1, NCB 7215, located at 2803 Blanco Road for off-premise consumption within three-hundred (300) feet of Thomas Edison High School, a public education institution located within the San Antonio Independent School District.

2019-05-02-0366

- P-1.** PLAN AMENDMENT CASE # PA-2019-11600008 (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 "Low Density Residential" to "Medium Density Residential" on Lot 1F, 2F, 3F, 4F, 6F, 7F, 8F and the West 20 feet of 5F and West 6 feet of E, NCB 2739, located at 608 Labor Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900028)

2019-05-02-0367

- Z-1.** ZONING CASE # Z-2018-900028 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 1F-4F, 6F, 7F, 8F and the West 20 feet of Lot 5F and the West 6 feet of the East, NCB 2739, located at 608 Labor Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600008)

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 1F-4F, 6F, 7F, 8F AND THE WEST 20 FEET OF LOT 5F AND THE WEST 6 FEET OF THE EAST, NCB 2739 TO WIT: FROM "R-5 H AHOD" RESIDENTIAL SINGLE-FAMILY LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ H AHOD" INFILL DEVELOPMENT ZONE LAVACA HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR SEVEN (7) RESIDENTIAL DWELLING UNITS.

2019-05-02-0369

P-2. PLAN AMENDMENT CASE # PA-2019-11600011 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Industrial" on Lot 1, Block 1, NCB 18273, located at 6325 Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700035)

2019-05-02-0370

Z-3. ZONING CASE # Z-2019-10700035 (Council District 2): Ordinance amending the Zoning District Boundary from "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, Block 1, NCB 18273, located at 6325 U.S. Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600011)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 1, NCB 18273 TO WIT: FROM "L MLOD-3 MLR-1" LIGHT INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT TO "I-1 MLOD-3 MLR-1" GENERAL INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT.

2019-05-02-0371

Z-4. ZONING CASE # Z-2019-10700039 HL (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot

24 and the West 30 feet of Lot 25, Block 38, NCB 3306, located at 843 Rigsby Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 24 AND THE WEST 30 FEET OF LOT 25, BLOCK 38, NCB 3306 TO WIT: FROM "R-4 MLOD-3 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 HL MLOD-3 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY HISTORIC LANDMARK MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-02-0373

Z-6. ZONING CASE # Z-2019-10700048 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD," Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD," Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "C-3" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "TOD MLOD-2 MLR-2 AHOD" Transit Oriented Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.907 acres out of NCB 18288, located at 8319 Potranco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.907 ACRES OUT OF NCB 18288 TO WIT: FROM "R-6 MLOD-2 MLR-2 AHOD," RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT, "C-2 MLOD-2 MLR-2 AHOD," COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT, AND "C-3" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "TOD MLOD-2 MLR-2 AHOD" TRANSIT ORIENTED DEVELOPMENT LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-02-0374

- Z-7.** ZONING CASE # Z-2019-10700043 (Council District 7): 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 “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 40, Block 23, NCB 7509, located at 1432 Watkins Lane. 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 40, BLOCK 23, NCB 7509 TO WIT: FROM “C-2 MLOD-2 MLR-2 AHOD” COMMERCIAL 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.

2019-05-02-0375

- Z-8.** ZONING CASE # Z-2019-10700044 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 11.972 acres out of NCB 8644, generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway. 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: 11.972 ACRES OUT OF NCB 8644 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND “I-1 AHOD” GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-02-0376

- P-3.** PLAN AMENDMENT CASE # PA-2019-11600017 (Council District 10): 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 “Parks/Open Space” and "Medium Density Residential" to “Medium Density

Residential” on Lot 1, Block 29, NCB 16829 and P-76K and P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700030)

2019-05-02-0377

- Z-9.** ZONING CASE # Z-2019-10700030 CD (Council District 10): Ordinance amending the Zoning District Boundary from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 1, Block 29, NCB 16829 and Lot P-76K and Lot P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600017)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 29, NCB 16829 AND LOT P-76K AND LOT P-133A, NCB 15688 TO WIT: FROM “R-6 AHOD” RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD” RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR PROFESSIONAL OFFICE.

CONSENT ZONING ITEMS CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2019-05-02-0368

- Z-2.** ZONING CASE # Z-2019-10700013 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) residential units on Lot 11, Block 8, NCB 583, located at 321 North Hackberry Street. Staff recommends Approval. Zoning Commission recommendation pending.

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 8, NCB 583 TO WIT: FROM "IDZ H AHOD" INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND STONE MONUMENT RETAIL AND WHOLESALE WITH OUTDOOR DISPLAY AND STORAGE OF MERCHANDISE TO "IDZ-1 H AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR THREE (3) RESIDENTIAL UNITS.

Melissa Ramirez presented Item Z-2 and stated that staff and the Zoning Commission recommended approval. She reported that of 33 notices mailed; none were returned in favor and 26 received in opposition. She added that the Dignowity Hill Neighborhood Association was in support of an amended request of 3 units. She stated that the request would require 9 votes for approval due to the opposition exceeding 20%. She noted that the applicant was amending their request to 3 units.

Mayor Nirenberg recognized Patrick Christensen. Mr. Christensen stated that he was representing the applicant and they were reducing their request to 3 units. He read the following statement into the record: 1) Only three single family homes will be built on the lot; 2) We will keep the 8-foot fire lane; 3) The structure closest to Hackberry will mirror the height of approximately 35 feet of the neighboring house at 315 Hackberry and will have a maximum square footage of 1,900 or smaller; 4) The two back structures will have a maximum height of 26 feet and will have a maximum square footage of 1,700 or smaller; 5) The observation decks will remain under the second story rooflines; and 6) The new design will be resubmitted to and approved by HDRC.

Mayor Nirenberg called upon the citizens registered to speak.

Joseph Garcia stated that he was speaking on behalf of the residents that had expressed opposition to the original request and they were supportive of the amendments and criteria agreed to by the applicant.

Cullen Jones, Secretary of the Dignowity Hill Neighborhood Association, stated that they were in support of the request as amended by the applicant.

Councilmember Hall stated that he had worked with the Neighborhood Association, Property Owner, and Developer to come to an agreement.

Councilmember Hall moved to approve Item Z-2 with the conditions stated by Mr. Christensen. Councilmember Treviño seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

ABSENT: 1 - Sandoval

2019-05-02-0372

Z-5. 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 April 18, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 15, BLOCK 1, NCB 15586 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT ON 0.075 ACRES AND "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT ON 0.226 ACRES.

Melissa Ramirez presented Item Z-5 and stated that staff recommended denial with an alternate recommendation of "R-6 CD" Conditional Use for Non Commercial Parking Lot, while the Zoning Commission recommended denial. She reported that of 20 notices mailed; none were returned in favor and four received in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

Councilmember Brockhouse stated that the Cable-Westwood Neighborhood Association was in support of the request with an Amended Site Plan.

Councilmember Brockhouse moved to approve Item Z-5 for .075 acres to C-2NA and .226 acres to R-6 CD-NA as indicated on the Amended Site Plan. Councilmember Hall seconded the motion. The motion to approve as amended prevailed by the following vote:

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

ABSENT: 1 - Sandoval

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:25 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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