

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



**Meeting Minutes  
City Council A Session  
City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205**

**Thursday, November 7, 2019**

**9:00 AM**

**Municipal Plaza Building**

**ROLL CALL**

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Archbishop Gustavo Garcia-Siller San Fernando Cathedral, guest of Councilmember Ana Sandoval, District 7.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg read a Proclamation in honor of Tony Parker, former San Antonio Spurs player and the 28<sup>th</sup> Pick of the 2001 NBA Draft. He noted that Tony Parker was one of the quickest Point Guards in the League. Mayor Nirenberg proclaimed November 9 to be Tony Parker Day and extended sincere appreciation for all that Tony Parker has accomplished for San Antonio. Mayor Nirenberg invited the Spurs Coyote to the podium and encouraged everyone to show their spirit on Saturday by wearing their Tony Parker Spurs Jerseys on game day. A standing ovation ensued for Tony Parker.

Councilmember Perry announced that Veteran's Day would be recognized on Monday, November 11, 2019. He recognized all the Veterans that have contributed to the defense of our nation and of our freedom. He added that freedom was not free and that many Veterans have contributed to our freedom.

Councilmember Perry invited the public to attend the Veteran's Day Parade and participate in all the activities to be held in honor of Veteran's Day.

Councilmember Perry announced that District 10 was celebrating Native American Heritage Month this weekend and invited the public to attend the festivities. He invited Vance Blackfox to the podium to explain the celebration. Mr. Blackfox noted that he was a citizen of the Cherokee Nation and invited the public to Comanche Lookout Park in celebration of Native Heritage Month. He added that the land was originally the lands of the Tonkawa People and that it was important to celebrate the Indigenous People across the lands. He noted that the celebration was in recognition of diversity, tolerance, and acceptance of all people.

Councilmember Pelaez recognized Veteran Dr. William Elizondo whom served the Marines in 1951 and was in combat in Korea. Councilmember Pelaez wished the Marines Happy Birthday and welcomed Dr. Elizondo to the City Council Chambers.

Councilmember Treviño welcomed Dr. Elizondo and invited the public to celebrate Veteran's Day on Saturday and reminded all of the Veteran's Day Parade on Houston Street and a special lunch was planned in partnership with the VFW Post 76 from 1-3 pm on Saturday as well.

Councilmember Andrews-Sullivan recognized all the Veterans that have served their Country and those whom continue to serve. She invited the public to attend District 2 first Family Reunion and experience the positive parts of District 2 as they unite for fellowship and give back to the community. She invited the public to adopt a tree and enjoy food from Mr. and Mrs. Tony G's.

Councilmember Sandoval thanked Dr. Elizondo for his service.

Mayor Nirenberg recognized Shameka Hudson for all she does with the San Antonio Spurs.

**3. Approval of Minutes for the City Council Regular Meeting of September 11 - 12, 2019**

Councilmember Treviño moved to approve the City Council Regular Meeting of September 11, 2019 and September 12, 2019. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

**4. Councilmember Ana E. Sandoval will be sworn-in as Mayor Pro Tem, serving the term of November 8, 2019 - January 17, 2020**

City Clerk Vacek administered the Oath of Office to Councilmember Ana E. Sandoval for the term of November 8, 2019 to January 17, 2020.

## **CONSENT AGENDA ITEMS**

Items 15 and 28 were pulled for Individual Consideration.

Mayor Nirenberg announced that there were no individuals registered to speak.

Mayor Nirenberg highlighted grants funds approved for the CivTech Division Pilot Program within Geekdom's Broader Incubator Program. He noted that the Programs Mission was to provide mentorship and support to teams and companies that are still in the early stages of development in order to help them create products and solutions that address civic challenges.

Councilmember Sandoval highlighted the Bond Project for Monticello Park in District 7. She added that the project was a reconstruction of the whole street including sidewalks on Furr Drive from Fredericksburg to Campman Road.

Councilmember Sandoval highlighted the agreement with Raiser LLC dba Uber Technologies for three years at the Airport. She noted that the operating agreement will track their rides and pickups and pay the rates established by Chapter 3 of the San Antonio Municipal Code. She added that the revenue generated would be deposited into the Airport Operating and Maintenance Fund.

Mayor Nirenberg recognized his appointee Melanie A. Tawil to the Small Business Advocacy Board.

Councilmember Andrews-Sullivan moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello  
Havrda, Sandoval, Pelaez, Courage, and Perry

**ABSENT:** 1 - Gonzales

### **2019-11-07-0894**

5. Ordinance ratifying a contract with Western States Fire Protection Company in the amount of \$84,000.00 for updates to the fire alarm system at the Department of Human Services, Frank Garrett Community Center. Funding is available from the department's FY 2020 General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### **2019-11-07-0895**

6. Ordinance approving a task order to a Job Order Contract with Inoca Holdco, II LLC. dba Fox Service Company in the amount of \$137,905.23 for the Public Safety Answer Point Automatic Transfer Switch Replacement for the Building and Equipment Services Department. Funding is available through previously authorized tax notes and included in the FY 2020 - FY 2025 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### **2019-11-07-0896**

7. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$782,000.00:

(A) Airport Lighting Systems, Inc. for airfield runway lighting parts, signs, and accessories;  
(B) Safety Supply, Inc. for electrolyte replacement drinks; and  
(C) Centerline Supply, Vulcan Inc., dba Vulcan Signs, and Xcessories Squared Development & Mfg., Inc. for traffic posts & hardware.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-11-07-0897**

8. Ordinance awarding a construction contract to D. Plata Construction Company, LLC in the amount of \$2,042,660.23 of which \$119,411.30 will be reimbursed by San Antonio Water System for the Monticello Park (Area Streets) Project, a 2017 Bond funded project, located in Council District 7. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-07-0898**

9. Ordinance awarding a construction contract including two additive alternates in the amount of \$592,744.00 to Crownhill Builders, Inc. for the District 6 Parks (Westwood Village Park & Levi Strauss Park) Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
10. Approving the following five construction contracts totaling \$18,832,866.15 to complete the street maintenance projects identified in the FY 2020 Infrastructure Management Program. Funding for these contracts is included and available in the FY 2020-2025 Capital Improvements Program: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-07-0899**

- 10A. Ordinance approving the 2020 Base Repair Task Order Contract Package 1 to Asphalt Inc. LLC, DBA Lone Star Paving Company in an amount not to exceed \$942,730.68, of which \$32,400.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2019-11-07-0900**

- 10B. Ordinance approving the 2020 Base Repair Task Order Contract Package 2 to J&P Paving Co., Inc. in an amount not to exceed \$899,134.67, of which \$15,500.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

**2019-11-07-0901**

- 10C. Ordinance approving the 2020 Street Rehabilitation Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$5,002,360.30 of which \$141,375.00 will be reimbursed by San Antonio Water System and \$7,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

**2019-11-07-0902**

- 10D. Ordinance approving the 2020 Flatwork Task Order Contract Package 2 to FD Concrete LLC in an amount not to exceed \$2,399,777.00 of which \$25,627.00 will be reimbursed by San Antonio Water System and \$1,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

**2019-11-07-0903**

- 10E.** Ordinance approving the 2020 Street Rehabilitation Package 3 to J&P Paving Co Inc. in an amount not to exceed \$9,588,863.50 of which \$218,020.00 will be reimbursed by San Antonio Water System and \$28,000.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

**2019-11-07-0904**

- 11.** Ordinance approving a no-cost lease agreement with the United States Customs and Border Protection for the Federal Inspection Station in Terminal A at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-11-07-0905**

- 12.** Ordinance approving a renewal of the no cost lease agreement with HEB CO Development Inc. for use by the San Antonio Police Department's San Antonio Fear Free Environment unit of 1,600 square feet of office/retail space located at the McCreless Market Shopping Center for a term ending September 30, 2020. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

**2019-11-07-0906**

- 13.** Ordinance approving City Council Project Fund grant allocations in the following amounts:  
(A) In an amount not less than \$16,742.49 to San Antonio Sports for the District 4 Heroes 5K/10K with contributions from District 4 and the Mayor's Office;  
(B) In an amount not less than \$16,891.11 to San Antonio Sports for the District 8 Superhero 5K;  
[John Peterek, Assistant to the City Manager; Emily McGinn, Interim Assistant to City Council, Office of Mayor and Council]

**2019-11-07-0907**

- 14.** Ordinance approving the submission of an Early Head Start Grant application and acceptance upon award of up to \$2,254,384.00, including up to \$224,752.00 in start-up funds, from the U.S. Department of Health and Human Services for the period March 1, 2020 through February 28, 2021, and approving an in-kind match of up to \$563,596.00, to be shared between the Department of Human Services and Edgewood Independent School District and a personnel complement of 5 positions. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

**2019-11-07-0909**

- 16.** Ordinance approving the acceptance of grant funds in the amount of \$320,000.00 from the U.S. Department of Justice, Office of Justice Programs, Juvenile Justice and Delinquency Prevention for the FY 2019 Supporting Victims of Gang Violence Grant Program, and authorizing two grant-funded positions. [María Villagómez Deputy City Manager; William P. McManus, Chief of Police]

**2019-11-07-0910**

- 17.** Ordinance amending Chapter 28, Signs, of the City Code of San Antonio, Texas, which will allow for digital faces to be installed on both sides of an existing billboard structure. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

18. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 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) Reappointing Meghan Rodriguez (District 1) to the Building Standards Board.
- B) Appointing Melanie A. Tawil (Mayoral) to the Small Business Advocacy Committee.
- C) Reappointing Cara M. DeAnda (Mayoral) to the HemisFair Park Area Redevelopment Corporation.
- D) Reappointing Victoria Berchard Spaulding (District 9) to the Affirmative Action Advisory Committee.
- E) Reappointing Gwendolyn Albers (District 10), Diana Kenny (District 10), and Matthew West (District 10) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor Board of Directors.
- F) Appointing Kevin Crozier (District 10) and reappointing Juanita F. Sepulveda (District 4) and Ramon A. Gonzales (District 7) to the City Commission on Veterans Affairs.
- G) Reappointing Mike Asmus (District 10) to the Brooks Development Authority.

**2019-11-07-0911**

19. Ordinance approving an operating agreement with Raiser LLC dba Uber Technologies, Inc., for three years with the option to extend for two, additional one-year periods with rates set by Chapter 3, Airports, of the San Antonio Municipal Code; and authorizing the City Manager or designee to enter into future operating agreements with Transportation Network Companies (also known as rideshare companies) at the San Antonio Airport System that are substantially similar to this agreement. All revenue generated will be deposited into the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-11-07-0912**

20. Ordinance approving the City's participation in the three-year Law Enforcement Officer Reimbursable Agreement Program with the Transportation Security Administration for law enforcement support at each passenger security screening checkpoint at the San Antonio International Airport. As part of the agreement, the City is requesting a reimbursement from TSA of up to \$513,038.00 annually. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-11-07-0913**

21. Ordinance approving the settlement of a lawsuit styled Irma Reding and Rex Reding v. City of San Antonio; Cause Number 2017-CI-22496, pending in 407th Judicial District Court, Bexar County, Texas in the total amount of \$125,000.00 paid from the Self-Insurance Liability Fund.

[Andrew Segovia, City Attorney]

**2019-11-07-0914**

22. Ordinance approving the settlement of a lawsuit styled Dianna L. Cross v. City of San Antonio; Cause Number 2016-CI-01978, pending in 408th Judicial District Court, Bexar County, Texas in the total amount of \$100,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

**2019-11-07-0915**

23. Ordinance approving a Chapter 380 Economic Development Incentive Fund Agreement in an amount not to exceed \$250,000.00 with Geekdom, LC for the creation of the Civic Tech Division Pilot Program. Funding is available from the FY2020 Economic Development Incentive Fund. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Interim Director, Economic Development]

**2019-11-07-0916**

24. Ordinance approving the issuance by the Simonton Cultural Education Facilities Finance Corporation of bonds, loans and/or other obligations in a maximum amount of \$8,000,000.00 for the benefit of the Family Endeavors, Inc. for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the Simonton Cultural Education Facilities Finance Corporation, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2019-11-07-0917**

25. Ordinance approving an agreement with the University of Texas Health Science Center at San Antonio for a term ending June 30, 2020 for the delivery of technical assistance services by the San Antonio Metropolitan Health District's Project Worth Program related to teen health and accepting \$100,000.00 from the University of Texas Health Science Center at San Antonio resulting in an increase in revenues to the San Antonio Metropolitan Health District's overall budget by \$59,030.00. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

**2019-11-07-0918**

26. Ordinance approving an agreement with the Residential Energy Assistance Partnership, Inc. (REAP) for the issuance of utility assistance credits in a projected amount of \$800,000.00 through 2020, with two annual renewals, and approving an amendment to an agreement with Kinetech Cloud, LLC to host and maintain an emergency utility bill assistance software application to electronically process up to 30,000 applications at a cost of \$36,250 annually, and to provide enhancements to the electronic application process as requested by the Department of Human Services. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

**2019-11-07-0919**

27. Ordinance approving an amendment to the existing Master Interlocal Agreement with Bexar County to extend the term of the library services addendum to September 30, 2023, for an annual fee of \$2,584,028.95. [Lori Houston, Assistant City Manager; Ramiro Salazar, Director,

Library]

**2019-11-07-0921**

- 29.** Ordinance approving a professional service contract with Ruiz Protective Services, Inc. to provide the San Antonio Police Department, Aviation and Park Police Pre-employment Polygraph Examination Services for a three year term beginning November 15, 2019, and ending November 14, 2022, with two one-year renewal options in an estimated annual amount not to exceed \$70,462.10, available in the City's FY 2020 General Fund Budget. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 15.

**2019-11-07-0908**

- 15.** Ordinance approving the submission of a grant application and acceptance upon award of up to \$100,000.00, for the Bill and Melinda Gates Foundation “Voices for Economic Opportunity Challenge” to raise the awareness and understanding of poverty. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmember Gonzales asked what the expected result of the grant was. Ms. Woosley reported that Human Services was working on the Poverty Report and discovered the grant opportunity during that process. Ms. Woosley added that the Gates Foundation was seeking applicants to come up with innovative creative ideas to raise the level of the conversation around poverty locally in their communities. Ms. Woosley noted that the Human Services Department was requesting approval to submit the grant application that was due November 13, 2019.

City Manager Walsh reported that the \$100,000 grant would provide flexibility because the grant funds do not provide limits on the conversation of poverty. He added that allows Human Services to come up with innovative ideas to take advantage of this opportunity.

Councilmember Courage commended Human Services Staff for pursuing grant funding. He added that a portion of the research determine what was the actual cost-of-living for people who live in San Antonio and how much does it cost for a family of four not to be in poverty.

Mayor Nirenberg recalled the report provided by Dr. Drennon last term before the budget process began. He recalled Dr. Bridger’s statement regarding the single most investment of education to create opportunities for socioeconomic mobility. He added that would be instructive to come back to the data that Dr. Drennon reported and do a recalibration utilizing equity principles.

Councilmember Gonzales suggested that discussions of poverty be conducted like summit hearings instead on panel meetings. She added that could include areas of impact such as through workforce, community health, planning, and transportation all from a poverty perspective.



Councilmember Sandoval noted that she planned on utilizing Councilmember Gonzales suggestion in early 2020 to have hearings in District 7 on topics relevant to community health and equity.

Councilmember Viagran noted that poverty was not something new and that they have discussed economic segregation, economic mobility, and economic opportunities for years. She encouraged Council Colleagues to attend the NLC Session entitled Real Panel and Discussion. She added that the Session provided information, history, and background for all cities in the United States and the impact on San Antonio.

Councilmember Andrews-Sullivan noted that poverty be considered from a humanitarian standpoint. She added that all constituents deserve the right to live and have a sustainable living source for generations to come.

Councilmember Gonzales moved to approve the Item 15. Councilmember Sandoval seconded the motion. The motion prevailed by the following:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

City Clerk Vacek read the caption for Item 28.

**2019-11-07-0920**

- 28.** Ordinance approving an Assignment of the Development Agreement from Verano Land Group, LP, to Southstar at Verano, LLC, located in Council Districts 3 & 4, funded by Verano Tax Increment Reinvestment Zone TIRZ #28. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Ms. Verónica Soto provided a brief presentation regarding the Verano Tax Increment Reinvestment Zone (TIRZ) located in South San Antonio and included the Texas A&M University and Campus. She noted that the Tax Increment generated was reimbursed to the developer. She added that the developer planned to build over 5,000 single-family and multi-family units over 3,000 acres in this TIRZ. She reported that the developer also planned a 2 million square feet of retail commercial and industrial space. Ms. Soto added that the assignment to SouthStar would begin the first phase in alignment and focus on housing for families at 60% AMI up to 120% AMI. She noted that the result would be a mixed community with mixed incomes and affordable housing. She reported that the name Verano was proposed to change to Vida San Antonio and if approved, construction was scheduled to begin after the New Year with units on the ground in 2021.

Councilmember Viagran reported that the project began in 2007 and remained stagnant until 2016 when changes were made. She noted that the TIRZ Board Members were not active but has since been revitalized in 2019. She added that Texas A&M San Antonio was part of the SA Tomorrow Regional Centers and meeting have begun with students at Texas A&M and the community.

Thad Rutherford, SouthStar CEO thanked the Mayor and Council for their consideration of the proposed Vida San Antonio Project. He noted that it has been a long time coming but it was the right time with the right team and the right plan. He thanked Lori Houston, Verónica Soto, Mike Shannon, and their

staff for working on this project and District 3 and District 4 staff. He also thanked the Verano Land Group and their ownership, Joe De Simone for keeping it together through the recession.

Councilmember Rocha Garcia commended Dr. Matson from Texas A&M San Antonio for staying the course and building the campus. She added that the fact that 6,500 students enrolled at A&M San Antonio was a testament to her leadership and stewardship. Councilmember Rocha Garcia thanked Councilmember Viagran for her leadership and partnership.

Councilmember Viagran moved to approve Item 28. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

**ABSTAIN:** 1 - Pelaez

### **City Manager's Report**

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

City Manager Walsh reported that this year's City Manager Conference received an excellent award for our work with Civtech SA for its innovative approach. Walsh noted that it was nice to be recognized by his own profession and that they saw the value of the work San Antonio has done with Civtech SA.

Mayor Nirenberg recessed the meeting at 10:14 am.

Mayor Nirenberg reconvened the meeting at 2:10 pm.

### **ROLL CALL**

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

### **CONSENT ZONING ITEMS**

Zoning Items 33, P-1, Z-3, Z-4, Z-6, P-3, Z-9, P-4, Z-14, Z-15, P-6, Z-17, Z-18, P-7, and Z-22 were pulled for Individual Consideration.

Melissa Ramirez announced that the applicant requested to withdraw Item Z-19 from the agenda.

Mayor Nirenberg called upon individuals registered to speak on the remaining Consent Zoning Items:

Joseph Olguin spoke in favor of Item Z-20. He noted that he planned to install another electric meter because the property had two houses. The small 600 sf. home needed its own meter.

Written Testimony was submitted regarding Item Z-13 from Judge Nelson Wolff, County Commissioner in support of the Zoning Case.

Written Testimony was submitted regarding Item Z-13 from Tommy Calvert, County Commissioner Precinct 4 in support of the Zoning Case.

Written Testimony was submitted regarding Item Z-13 from Mayor Henry Cisneros, in support of the Zoning Case.

City Clerk Vacek reported that she received 18 letters of Written Testimony in support of Item Z-13.

Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Pelaez seconded the motion. The motion prevailed by the following:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 2 – Viagran and Sandoval

**2019-11-07-0065R**

- 31.** Resolution initiating a Plan Amendment and Rezoning of 2.527 acres out of NCB 520, NCB 521, NCB 530, NCB 549 and NCB 1659 for properties generally located at 1003, 1007, 1011, 1012, 1017, 1021 North Hackberry Street, and 502, 504, 505, 506, 508, 511 Lamar Street and 702 and 705 North Pine Street in Council District 2 to land use and zoning that is consistent with the existing development and use of the property. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

**2019-11-07-0066R**

- 32.** Resolution initiating a Rezoning of 8.523 acres out of NCB 17338, a property generally located at 17115 Redland Road in Council District 10 to zoning that is consistent with the existing development and use of the property. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

**2019-11-07-0922**

- Z-1.** ZONING CASE Z-2019-10700183 (Council District 1): Ordinance amending the Zoning District Boundary from "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 for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel 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 17, Block 25, NCB 366. TO WIT: From 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 for 120 residential units and uses permitted in "C-2" Commercial District.

**2019-11-07-0923**

- Z-2.** ZONING CASE Z-2019-10700194 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 HL MLOD-2 MLR-2 AHOD" Light Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) residential units on Lot 10, Lot 11 and Lot 12, Block 31, NCB 2280, located at 2607 West Houston Street. Staff and Zoning Commission recommend Approval. (Continued from October 17, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 10, Lot 11 and Lot 12, Block 31, NCB 2280. TO WIT: From "C-1 HL MLOD-2 MLR-2 AHOD" Light Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) residential units.

**2019-11-07-0927**

- Z-5.** ZONING CASE Z-2019-10700232 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot A-11, Block A, NCB 6009, located at 1035 Shook Avenue and 1037 Shook 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 A-11, Block A, NCB 6009. TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

**2019-11-07-0929**

- P-2.** PLAN AMENDMENT CASE PA-2019-11600055 (Council District 2): Ordinance amending the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" to "Medium Density Residential" on Lots 2,

3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700192) (Continued from October 17, 2019)

**2019-11-07-0930**

- Z-7.** ZONING CASE Z-2019-10700192 (Council District 2): Ordinance amending the Zoning District from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600055) (Continued from October 17, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927. TO WIT: From "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

**2019-11-07-0931**

- Z-8.** ZONING CASE Z-2019-10700196 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.1270 acres out of NCB 530, located at 910 North Hackberry Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.1270 acres out of NCB 530. TO WIT: From "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units.

**2019-11-07-0934**

- Z-10.** ZONING CASE Z-2019-10700209 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-2 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 0.057 acres out of NCB 1165, located at 814 Frank

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: 0.057 acres out of NCB 1165. TO WIT: From "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-2 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.

**2019-11-07-0935**

- Z-11.** ZONING CASE Z-2019-10700210 (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 "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District and for a Tattoo Parlor and Bar/Tavern on Lot 1 and Lot 2, Block J, NCB 1666, located at 910 Nolan Street. Staff and Zoning Commission recommend Approval. (Continued from October 17, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and Lot 2, Block J, NCB 1666. TO WIT: From "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District and for a Tattoo Parlor and Bar/Tavern.

**2019-11-07-0936**

- Z-12.** ZONING CASE Z-2019-10700213 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 9.40 acres out of NCB 13802, located at 5200, 5202, 5210, 5218, 5222, 5226, 5250 Randolph Boulevard. Staff and Zoning Commission recommend Approval. (Continued from October 17, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 9.40 acres out of NCB 13802. TO WIT: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

**2019-11-07-0937**

- Z-13.** ZONING CASE Z-2019-10700227 S (Council District 2): Ordinance amending Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3

CD MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus on 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598), located at 4701 Dietrich 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: 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598). TO WIT: "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 CD MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus

**2019-11-07-0938**

- P-5.** PLAN AMENDMENT CASE PA-2019-11600064 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness / RIMSE Tier" to "Specialized Center" on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700219 S)

**2019-11-07-0939**

- Z-16.** ZONING CASE Z-2019-10700219 S (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600064)

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: 7.39 acres out of CB 4005A. TO WIT: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing.

**2019-11-07-0943**

- Z-20.** ZONING CASE Z-2019-10700226 CD (Council District 5): 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 to "R-6

CD MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units on Lot 24 and Lot 25, Block 9, NCB 7477, located at 113 Paramount 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 Lot 25, Block 9, NCB 7477. 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 to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units.

**2019-11-07-0944**

- Z-21.** ZONING CASE Z-2019-10700246 HL (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 HL AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Historic Landmark Airport Hazard Overlay District on Lot 10, Block 3, NCB 2985, located at 215 Lowell 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 10, Block 3, NCB 2985. TO WIT: From "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 HL AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Historic Landmark Airport Hazard Overlay District.

**2019-11-07-0945**

- Z-23.** ZONING CASE Z-2019-10700229 (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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.010 acres out of NCB 18285, located at 7200 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.010 acres out of NCB 18285. 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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.



**2019-11-07-0946**

- Z-24.** ZONING CASE Z-2019-10700231 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for a Theater (Indoor, Permitting Over two (2) screens) on 7.879 acres out of NCB 16390, located at 24515 Interstate Highway 10 West. 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: 7.879 acres out of NCB 16390. TO WIT: From "C-2 GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for a Theater (Indoor, Permitting Over two (2) screens).

**2019-11-07-0947**

- Z-25.** ZONING CASE Z-2019-10700240 (Council District 8): Ordinance amending the Zoning District Boundary from "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 7.101 acres out of NCB 34732, generally located southwest of the intersection of Aue Road and I-10 West Access 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: 7.101 acres out of NCB 34732. TO WIT: From "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District.

**2019-11-07-0948**

- Z-26.** ZONING CASE Z-2019-10700224 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-64A, NCB

15837, located at 3966 Stahl 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: Lot P-64A, NCB 15837. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

## **CONSENT ZONING CONCLUDED**

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

City Clerk Vacek read the caption for Item 33.

#### **CONTINUED TO DECEMBER 5**

- 33.** ALCOHOL VARIANCE # AV2019011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance to Muhammad Ramzan, for a Convenience Store and Gas Station by authorizing the sale of alcoholic beverages on Lot 18, NCB 11684, located at 3819 West Avenue for off-premise consumption within three-hundred (300) feet of West Avenue Elementary School, a public education institution.

Councilmember Treviño noted that the applicant has requested a 30-day continuance.

Councilmember Treviño moved to continue Item 33 until December 5, 2019. Councilmember Courage seconded the motion. The motion to continue prevailed by the following:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello  
Havrda, Pelaez, Courage, and Perry

**ABSENT:** 2 – Viagran and Sandoval

Mayor Nirenberg addressed Items P-1 and Z-3 jointly.

#### **2019-11-07-0924**

- P-1.** PLAN AMENDMENT CASE PA-2019-11600063 (Council District 1): Ordinance amending the Midtown Area Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700216) (Continued from October 17, 2019)

#### **2019-11-07-0925**

- Z-3.** ZONING CASE Z-2019-10700216 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay

District with Uses Permitted for Eight (8) Dwelling Units on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA2019-11600063) (Continued from October 17, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13 and Lot 14, Block 3, NCB 2076. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for Eight (8) Dwelling Units.

Mrs. Ramirez noted that 24 notices were mailed, zero returned in favor, and eight opposed. She added that the Uptown Association was in support and that this item required nine votes to approve due to opposition exceeding 20%.

Maxwell Woodward, President of the Uptown Neighborhood Association spoke in support of the proposed development.

Councilmember Treviño moved to approve Items P-1 and Z-3. Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 2 – Viagran and Sandoval

Mayor Nirenberg addressed Item Z-4.

**2019-11-07-0926**

**Z-4.** ZONING CASE Z-2019-10700218 CD (Council District 1): 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 Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. Staff recommends Approval. Zoning Commission recommends Denial.

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, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430. TO WIT: 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 Hardware Sales.

Mrs. Ramirez noted that 30 notices were mailed, zero returned in favor, and zero opposed.

Councilmember Treviño moved to approve Item Z-4. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed Item Z-6.

**2019-11-07-0928**

**Z-6.** ZONING CASE Z-2019-10700238 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 3 and Lot 4, Block 1, NCB 2101, located at 1106 Lombrano Street. Staff recommends Approval. Zoning Commission recommends Denial.

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 1, NCB 2101. TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

Mrs. Ramirez noted that 24 notices were mailed, zero returned in favor, and zero opposed. She added that the West Hope Neighborhood Association was in support and that a Letter of Support was submitted from the West Side Development Corporation.

Chuck Ramon spoke in support of Item Z-6. He added that he spoke to the Zoning Commission and the Neighborhood Association.

Councilmember Treviño moved to approve Item Z-6. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed Items P-3 and Z-9 jointly.

**2019-11-07-0932**

**P-3.** PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2): Ordinance amending the

Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" to "Mixed Use" on approximately 0.354 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700207)

**2019-11-07-0933**

- Z-9.** ZONING CASE Z-2019-10700207 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental on 0.354 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600059)

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: 0.354 acres out of NCB 495. TO WIT: From "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental.

Ms. Rose Hill spoke in support of the zoning request. She noted that the property has been vacant for a long time and was next to train tracks. She added that it would be difficult to find another applicant willing to reside next to the tracks. She reported that she was impressed by the applicant as he knocked on every single door in the area and obtained the majority support. She added that the applicant graciously came to the neighborhood association to present his proposed zoning request several times.

Councilmember Andrews-Sullivan moved to approve Items P-3 and Z-9. Councilmember Treviño seconded the motion. The motion prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed Items P-4 and Z-14 jointly.

**CONTINUED TO DECEMBER 5**

- P-4.** PLAN AMENDMENT CASE PA-2019-11600069 (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 "Low Density Residential" and "Parks Open Space" to "High Density Residential" on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700239)

### **CONTINUED TO DECEMBER 5**

**Z-14.** ZONING CASE Z-2019-10700239 (Council District 2): Ordinance amending the Zoning District Boundary from “NP-10 MLOD-3 MLR-1” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to “R-4 MLOD-3 MLR-1” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military LightingM Region 1 District on 36.96 acres out of NCB 18239 and “MF-33 MLOD-3 MLR-1” Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600069)

Mrs. Ramirez noted that 92 notices were mailed, one returned in favor, and one opposed. She added that the applicant was requesting a continuance until December 5, 2019.

Chris Dawkins spoke in opposition of Items P-4 and Z-14. He noted that a traffic study needed to be done to ensure the safety of children attending the elementary school in the area.

Emily Weissler spoke in support of Items P-4 and Z-14 on behalf of the applicant. She requested a continuance to allow the applicant time to meet with neighbors in the area.

Councilmember Andrews-Sullivan moved to continue Items P-4 and Z-14 until December 5, 2019. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed Item Z-15.

### **CONTINUED TO DECEMBER 5**

**Z-15.** ZONING CASE Z-2019-10700241 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on Lots 15 and 16, Block 58, NCB 1586, located at 203 Denver Boulevard. Staff and Zoning Commission recommend Approval.

Mrs. Ramirez noted that 29 notices were mailed, zero returned in favor, and zero opposed. She added that the applicant was requesting a continuance until December 5, 2019.

Councilmember Andrews-Sullivan moved to continue Item Z-15 until December 5, 2019. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed P-6 and Z-17 jointly.

**2019-11-07-0940**

- P-6.** PLAN AMENDMENT CASE PA-2019-11600039 (Council District 5): Ordinance amending the Guadalupe/ Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2019-10700145)

**2019-11-07-0941**

- Z-17.** ZONING CASE Z-2019-10700145 CD (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA-2019-11600039)

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, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163. TO WIT: From "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service).

Mrs. Ramirez stated that items P-6 and Z-17 were amending the Guadalupe West Side Community Plan from low density residential to neighborhood commercial, to C1 CD with conditional use for motor vehicle sales full service located at 2234, 2235, and 2238 South Laredo Street. Staff and the Planning Commission recommend denial. The Zoning Commission recommends approval with conditions. Hours of operation to be Monday through Friday 8:00 am to 6:00 pm, Saturday 8:00 am to 3:00 pm, and closed on Sundays. No amplified sound or speakers. Mrs. Ramirez noted that 37 notices were mailed, ten returned in favor, and zero opposed. She added that Collins Garden Neighborhood Association was in support and that the West Side Association was opposed.

Councilmember Gonzales moved to approve Items P-6 and Z-17 with the conditions as read. Councilmember Treviño seconded the motion. The motion to approve with the conditions prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

Mayor Nirenberg addressed Item Z-18.

**2019-11-07-0942**

**Z-18.** ZONING CASE Z-2019-10700184 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

Mrs. Ramirez reported that 38 notices were mailed, zero returned in favor, and five opposed. She added that the Lone Star Neighborhood Association was opposed.

Councilmember Gonzales moved to approve Item Z-18. Councilmember Pelaez seconded the motion. The motion to approve prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

**WITHDRAWN BY APPLICANT**

**Z-19.** ZONING CASE Z-2019-10700214 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional use for two (2) duplexes on Lot 40 and Lot 39, Block 1, NCB 8116, located at 822 Darby Boulevard and 824 Darby Boulevard. Staff and Zoning Commission recommend Denial. (Continued from October 17, 2019)

Mayor Nirenberg addressed Items P-7 and Z-22 jointly.

**CONTINUED TO DECEMBER 5**

**P-7.** PLAN AMENDMENT CASE PA-2019-11600065 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka



Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700223)

**CONTINUED TO DECEMBER 5**

**Z-22.** ZONING CASE Z-2019-10700223 (Council District 6): Ordinance amending the Zoning District Boundary from “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-3NA S MLOD-2 MLR-1 AHOD” General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600065)

Mrs. Ramirez reported that 26 notices were mailed, zero returned in favor, and two opposed. She added that the applicant was requesting a continuance to December 5, 2019.

Councilmember Cabello Havrda moved to continue Items P-7 and Z-22 until December 5, 2019. Councilmember Rocha Garcia seconded the motion. The motion to continue prevailed by the following:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 – Sandoval

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:41 pm.

**APPROVED**

**RON NIRENBERG**  
MAYOR

Attest:

**LETICIA M. VACEK, TRMC/CMCMMC**  
City Clerk