

**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, February 20, 2020**

**9:00 AM**

**Municipal Plaza Building**

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, Peláez, Courage, and Perry

1. The Invocation was delivered by Dr. Reyes-Barrientez with Santa Fe Episcopal Church, guest of Councilmember Viagran, District 3.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meeting of January 16, 2020, the Special City Council Meeting of January 21, 2020, and the Regular City Council Meeting of January 29, 2020.

Councilmember Treviño moved to approve the Minutes of the City Council Regular Meeting of January 16, 2020, the Special City Council Meeting of January 21, 2020, and the Regular City Council Meeting of January 29, 2020. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

## **POINT OF PERSONAL PRIVILEGE**

Councilmember Cabello Havrda congratulated the San Antonio Municipal Court for receiving an award from the Texas Municipal Courts Education Center for the Traffic Safety Initiatives Project. She invited Presiding Judge Obledo to provide remarks.

Judge Obledo stated that the San Antonio Municipal Court would be recognized at the 2020 Traffic Safety Conference in Austin, Texas on April 7, 2020 for the award. She thanked the Municipal Court staff and Judges for their hard work to prevent impaired driving and promote traffic safety in the community.

Councilmember Sandoval congratulated the entire team at Municipal Court.

Councilmember Andrews-Sullivan thanked Razi Hosseini and his team for the upkeep of city roads and streets.

Mayor Nirenberg announced that City Clerk Leticia Vacek would retire on March 6, 2020 after serving the City of San Antonio as its Clerk for the last 16 years. He stated that since her appointment, she has served five Mayors, oversaw elections for nine Council terms, and served at the pleasure of 101 Councilmembers. He noted that she implemented the City's Passport Acceptance Facility which has generated over \$5 million in revenue. He stated that she has been an innovator and a leader in the industry for City Clerks nationwide. He congratulated her on a job well done.

Leticia Vacek thanked everyone for their support and noted that she would miss everyone.

Mayor Nirenberg thanked Mrs. Vacek for her friendship and her efforts for the entire city and for the many people she touched.

Councilmember Andrews-Sullivan thanked Mrs. Vacek for her support.

Councilmember Courage thanked Mrs. Vacek for doing an excellent job operating the Office of the City Clerk and serving the entire city.

Councilmember Gonzales stated that the first interaction of a Councilmember with City government was with the Office of the City Clerk. She thanked her for her guidance over the years.

Councilmember Treviño thanked Mrs. Vacek for her kindness, work ethic, and her friendship.

Councilmember Cabello Havrda thanked Mrs. Vacek for her leadership and innovation.

Councilmember Perry thanked Mrs. Vacek for her administrative guidance and kindness.

Councilmember Rocha Garcia thanked Mrs. Vacek for her kindness and professionalism and for training a wonderful team.

Councilmember Viagran thanked Mrs. Vacek for her calming steady presence and her team.

Councilmember Sandoval thanked Mrs. Vacek for her oversight of historical documents of the City and her presence during public comment.

Councilmember Peláez thanked Mrs. Vacek for standing by the excellence of her work.

Jose Menendez presented a Resolution to Mrs. Vacek and spoke of her many accomplishments. He thanked her for a job well done.

Mrs. Vacek exited the meeting. Deputy City Clerk Tina J. Flores replaced her for the duration of the meeting.

### **CONSENT AGENDA ITEMS**

Items 6 and 26 were pulled for Individual Consideration.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger thanked Mrs. Vacek for the services she has provided. He spoke in opposition to Item 22.

Councilmember Sandoval highlighted Item 9 and thanked the Parks and Recreation Department, the Transportation and Capital Improvements Department, and residents in Council District 7 for their work on improvements to Nani Falcone Park. She highlighted Item 12 which was an application to be submitted to the Office of the Governor for the Safe Neighborhoods Program which would partner with neighborhoods to educate the public on gun violence.

Councilmember Viagran highlighted Item 14, approving the acceptance of funds for the ScoutSA Survey which would build awareness of the economic opportunities and the positive impact of historic preservation. She highlighted Item 17, the appointment of Joe De La Garza to the San Antonio Early Childhood Education Municipal Development Corporation. She noted that he would represent Council District 3 and the business sector. She highlighted Item 19 and thanked the Westside Education and Training Center (WETC) for being a partner in developing and growing economic opportunities, and workforce and skills development.

Councilmember Cabello Havrda recognized and offered her thanks to the Advisory Board Members of WETC.

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

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

**ABSENT:** 1 - Gonzales

**2020-02-20-0096**

4. Ordinance approving a contract with CNC Technologies, Inc., to install, configure, and maintain a helicopter video downlink system. The initial term is through November 30, 2020, with four optional one year renewals for an estimated total cost of \$1,800,000.00. The first year cost is \$307,281.00 which will be funded as follows:
- \$207,785.00 from the 2018 Urban Area Security Initiative (UASI) federal grant,
  - \$60,121.00 from the 2018 State Homeland Security Program (SHSP) federal grant, and
  - \$39,375.00 from the FY 2020 Police General Fund Budget.
- Funding for subsequent years of this contract is subject to City Council approval of the annual budget and funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-02-20-0097**

5. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$688,439.89, included in the respective department's FY 2020 Adopted Budget:
- (A) Industrial Disposal Supply Company, LLC, for sweeper equipment parts for repairs;
  - (B) Holt Texas, LTD., for Caterpillar equipment parts for repairs;
  - (C) Zamorano Enterprises, Inc., for decorative metal chairs and benches;
  - (D) SiteOne Landscape Supply LLC, for 30 gallon trees;
  - (E) Texdoor, Ltd., for overhead door repair parts and service; and
  - (F) Bentley Systems, Incorporated, for software license subscriptions for the Transportation & Capital Improvements Department.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-02-20-0099**

7. Ordinance approving a Funding Agreement with the San Antonio Independent School District in the amount of \$16,698.00 for the acceptance of these funds from San Antonio Independent School District for their share of construction related expenses for the purchase and installation of advance warning flashing beacons near Carvajal Elementary School. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-02-20-0100**

8. Ordinance authorizing a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$196,773.73 for the Igo Branch Library project, a 2020 Deferred Maintenance funded project, located in Council District 8. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-02-20-0101**

9. Ordinance approving a task order to a Job Order Contract with LMC Corporation in the amount of \$132,769.32 to construct park improvements for the Nani Falcone Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-02-20-0102**

10. Ordinance approving lease agreements with 800 Painful, L.P. for the continued rental of office space at 800 Dolorosa Street in Council District 1 for the San Antonio Police Department's Office of Internal Affairs at the cost of \$166,354.56 in FY20 and the Human Resources' Office of Municipal Integrity at the cost of \$26,337.04 in FY20. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2020-02-20-0103**

11. Ordinance extending a Parking Agreement with the University of Texas at San Antonio to allow continued use of 50 parking spaces for one year by the Institute of Texan Cultures. Revenues of approximately \$7,997.28 will be deposited in the Parking Operating & Maintenance Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2020-02-20-0022R**

12. Resolution approving the submission of a grant application to and approving the acceptance of funds upon award from the Office of the Governor for the Safe Neighborhoods Program in an amount not to exceed \$131,878.74 for twelve months beginning October 1, 2020 through September 30, 2021 for the San Antonio Metropolitan Health District's Stand Up SA Program. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]

**2020-02-20-0104**

13. Ordinance approving the acceptance of funds from Data Across Sectors for Health (DASH) in an amount not to exceed \$5,000.00 for the DASH Mentorship Program for a term beginning February 1, 2020 through December 31, 2020. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]

**2020-02-20-0105**

14. Ordinance approving the acceptance of funds not to exceed \$9,300.00, from the Conservation Society of San Antonio for consultation services for the ScoutSA survey. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

**2020-02-20-0106**

15. Ordinance appointing Karen Davis, Oscar Briones, Ebony Barkley-Jordan, Antonio Amado, Karen Farias, Roy Lozano, and Jerry Broderick to the Citizens Advisory Action Board (CAAB) for two-year terms of office. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

**2020-02-20-0107**

16. Ordinance reappointing George Lynn Britton Jr. (District 4) to the Building Standards Board for the remainder of an unexpired term of office to expire May 31, 2021; and waiving the veteran category requirement for appointment. [Leticia M. Vacek, City Clerk]
17. 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 Judy Cruz (Mayoral) to the San Antonio Public Library Board of Trustee.
- B) Appointing David Sherman (District 2) to the City Commission on Veterans Affairs.
- C) Appointing Lillian Jones (District 2) to the Zoning Commission.
- D) Reappointing Susan Wright (District 2) to the Capital Improvements Advisory Committee.
- E) Appointing Joe De La Garza (District 3) to the San Antonio Early Childhood Education Municipal Development Corporation.
- F) Appointing Lance Elliott (District 5) to the Tax Increment Reinvestment Zone No. 12 – Plaza Fortuna Board of Directors.
- G) Appointing Efrain Vergara (District 8) and reappointing Dewayne Nelson (District 9) to the Building Standards Board.
- H) Reappointing Lloyd A. Denton Jr. (District 10) to the Tax Increment Reinvestment Zone No. 33 – Northeast Corridor Board of Directors.

**2020-02-20-0108**

18. Ordinance approving a Memorandum of Agreement with the Federal Aviation Administration for services and equipment in support of Airfield Improvement projects affecting FAA facilities at San Antonio International Airport. FAA construction oversight is required when a project has a potential risk to FAA operations during construction. Of the total estimated cost of \$1,371,859.50, funding is included in the FY 2020 – FY 2025 Aviation Capital Budget and the FY 2020 Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

**2020-02-20-0109**

19. Ordinance amending agreements related to the Westside Education & Training Center (WETC), Edgewood Independent School District, Alamo Colleges Workforce Specialty Center and Westside Development Corporation. [Lori Houston, Assistant City Manager; John Jacks Director, Center City Development & Operations]

**2020-02-20-0110**

20. Ordinance approving the ratification of the Second Amendment and Extension of the City of San Antonio Financial Advisor Services contracts with FHN Financial Municipal Advisors and Hilltop Securities, Inc. for a term to expire on March 31, 2021. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-02-20-0111**

21. Ordinance approving an amendment to the Professional Services Agreement with National Development Council for the development of the FY 2021-2025 HUD Consolidated Plan, FY 2021 Action Plan and Analysis of Impediments/ Assessment of Fair Housing in an amount of \$99,250 utilizing FY 2020 Community Development Block Grant funds. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2020-02-20-0112**

22. Ordinance approving a Development Agreement with Terramark Interests, LLC for \$242,000.00 forgivable loan to construct a 12-unit multi-family development with six units to be available for households earning at or below 60% of Area Median Income (AMI) near Frio Street and El Paso Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and

Housing Services]

**2020-02-20-0023R**

23. Resolution of No Objection for SAHT Pan American LP, LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of the Pan American Apartments, a 100 unit affordable multi-family rental housing development, located at 143 NW 36th Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2020-02-20-0113**

24. Ordinance approving a Development Agreement with Patio Delantero, Ltd, Houston Street TIRZ Board of Directors, and the City of San Antonio for eligible public improvements for up to \$225,000.00 for the Weston Urban Open Space/Pinkerton's Barbecue project located at 107 W. Houston Street. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing Services]
25. Approving the following items relating to the revitalization, restoration, and improvements of 114 Main Plaza. [Lori Houston, Assistant City Manager; Verónica R. Soto, Neighborhood and Housing Services, and John Jacks, Director, Center City Development and Operations]

**2020-02-20-0114**

- 25A. Ordinance approving a Development Agreement with 114 Main Plaza, LLC for eligible public improvements in the redevelopment of 114 Main Plaza in an amount up to \$1,132,912.00 in Houston Street TIRZ funding.

**2020-02-20-0115**

- 25B. Ordinance approving a license agreement with 114 Main Plaza, LLC for patio space adjacent to building in Main Plaza for five-year period ending February 28, 2025. Revenue in the amount of \$750.00 per year will be deposited into the General Fund.

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Deputy City Clerk Flores read the caption for Item 6.

**2020-02-20-0098**

6. Ordinance awarding a construction contract including two additive alternates to Alamo City Constructors, Inc. in the amount of \$5,611,649.36 of which \$2,747,932.90 will be reimbursed by CPS Energy and \$198,473.70 will be reimbursed by San Antonio Water System (SAWS) for the Rittiman Road (I-35 to Castle Cross Drive) project, a 2017 Bond funded project, located in Council District 2. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Councilmember Andrews-Sullivan stated that Rittiman Road was in disrepair and had been for many years.

Razi Hosseini stated that this was a 2017 Bond Project located in Council District 2. He noted that there was a high volume of right turns to IH 35 North and a high volume of 18-wheeler and bus traffic and the existing pavement was in poor condition. He stated that the project scope included extension of the Rittiman Road right turn lane to IH 35 North; extension of the center median past Industry Park; base repairs of selected locations; mill and overlay; and upgrades to utilities. He noted that the project would relieve traffic congestion toward IH 35 North; rehabilitate pavement failures; and improve road conditions. He stated that bus pads would be added to extend pavement life and the project would begin in March 2020 and would end in March 2021.

Councilmember Andrews-Sullivan asked how the project would affect existing drainage issues. Mr. Hosseini replied that the condition of the pavement could cause drainage issues.

Councilmember Sandoval moved to approve Item 6. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

Deputy City Clerk Flores read the caption for Items 26A and 26B.

**26.** Approving the following items relating to the Property Assessed Clean Energy [PACE] Program: [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Director, Economic Development]

**2020-02-20-0024R**

**26A.** Resolution of Intent to establish a Property Assessed Clean Energy (PACE) program within the City of San Antonio boundaries.

**2020-02-20-0116**

**26B.** Ordinance approving an Interlocal Agreement with Alamo Area Council of Governments to serve as the Third-Party Administrator of Property Assessed Clean Energy (PACE) Program contingent upon City Council formally establishing the City PACE Program

Michael Sindon stated that the Texas Legislature passed the Texas Property Assessed Clean Energy (PACE) Act in 2013 which established a financing tool allowing commercial, industrial, non-profit, and multifamily residential property owners access to low cost long-term loans to conduct energy efficiency and water conservation improvements that are fixed to real property. He noted that in order for San Antonio property owners to access the financing tool, the Texas PACE Act required City Council to designate an area within its legal jurisdiction, which in this case was the San Antonio city limits, where PACE Loans could be assessed. He stated that the goals of the Texas PACE Act were designed to promote economic development through increased economic investment and business activity while boosting sustainability efforts through water and energy conservation. He explained how PACE worked and noted the following benefits of adopting a City of San Antonio PACE Program:

- Upfront funding and long-term repayment period
- Completed projects were cash flow positive
- Savings validated by an independent third party reviewer



- Repayment obligation transfers automatically to the next owner if the property was sold

Mr. Sindon stated that the PACE Program benefited building owners by lowering utility bills resulting in a cash flow positive project; benefited contractors by increasing business; benefited lenders by increasing fully collateralized loans; and benefited San Antonio and the State of Texas by increasing economic development activity, improve building infrastructure, improve air quality and conservation, and reduce peak energy demand. He noted that the program was aligned with recently adopted city plans and memorandums of understanding.

Mr. Sindon stated that the Economic Development Department recommended establishing an Interlocal Agreement (ILA) with the Alamo Area Council of Governments (AACOG) to have them serve as the PACE Administrator. He noted that a public hearing would be held on March 5, 2020 and City Council would consider adoption of a Resolution to establish the City of San Antonio PACE Program. He stated that once adopted, PACE Loans would be administered for eligible property owners within the City of San Antonio city limits. He reviewed the ILA requirements and community engagement and outreach efforts to be performed. He provided two examples of businesses which had utilized PACE Loans and noted that the Resolution of Intent and the Ordinance to execute an ILA with AACOG would have no fiscal impact to the City.

Councilmember Sandoval asked of AACOG's role and the outreach to be performed. Former Councilmember John Clamp stated that AACOG would provide marketing and outreach. He noted that AACOG would present information on the City's PACE Program to local bankers, the San Antonio Apartment Association, the San Antonio Hotel and Lodging Association, business leaders, and contractors.

Mayor Nirenberg stated that the PACE Program was a way to align the City's aspirational goals on climate adaptation and sustainability with the realities of small business.

Councilmember Sandoval moved to approve Items 26A and 26B. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

## **City Manager's Report**

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

Erik Walsh reviewed the Fiscal Year (FY) 2020 adopted Budget and the FY 2020 General Fund Budget. He stated that the FY 2020 General Fund Budget was funded by property tax, CPS Energy revenues, sales tax, and Emergency Medical Services (EMS) transport fees, user fees, sale of property, etc. He noted that General Fund revenues were above estimates by \$5.3 million in the first quarter and were expected to be above estimates by \$4.5 million at the end of the FY. He stated that expenses were estimated to be \$700,000 less at the end of the FY. He noted that the FY 2019 year-end balance was \$15 million and the FY 2020 3+9 estimate was \$5.2 million. He stated that staff recommended that the \$15 million (FY 2019 year-end balance) be reserved for the impact of the Fire Arbitration Award. He reviewed the first quarter and 3+9 Budget projections for the Hotel Occupancy Tax (HOT), the

Development Enterprise Fund, and the Solid Waste Budgets. He noted that the 6+6 Report and the Five-Year Financial Forecast would be presented on April 15, 2020 and mid-year Budget adjustments would be discussed. He stated that the Mid-Year Budget Adjustment Ordinance would be proposed for consideration on April 30, 2020 and May 28, 2020 had been tentatively reserved for the Budget Goal-Setting Session. He noted that the proposed FY 2021 Budget would be presented on August 6, 2020 with Budget adoption on September 17, 2020. He requested input from the City Council over the next week to finalize the calendar by the week of March 4, 2020.

Councilmember Courage clarified that the FY 2019 year-end balance would be utilized to offset the \$8 million payment to the Fire Union Fund.

Councilmember Rocha Garcia requested an update on Budget initiatives which were behind schedule.

Mayor Nirenberg encouraged the City Council to provide feedback on the Budget calendar.

Mayor Nirenberg recessed the meeting at 11:03 am.

Mayor Nirenberg reconvened the meeting at 2:15 pm and noted that Items P-8 and Z-27 were postponed. He introduced those on a trade mission led by the Council of Industrial Chambers of Jalisco with 26 chambers and business leaders representing various chambers, industries and organizations participating. He mentioned the connection of the City's residents and businesses to Mexico and spoke of furthering development of relationships between Jalisco and San Antonio.

Councilmember Peláez stated that Jalisco's economy was very similar to San Antonio's economy.

Councilmember Andrews-Sullivan recognized the Roseville Apartments which were founded by the Alpha Kappa Alphas. She noted that the Alpha Kappa Alphas had a heritage of giving to the community.

Councilmember Sandoval welcomed the chamber participants from Jalisco.

Councilmember Treviño welcomed the members of the trade mission.

### **CONSENT ZONING ITEMS**

Zoning items Z-1, Z-2, P-1 and Z-3, P-2 and Z-6, Z-9, Z-14, Z-15, Z-18, P-6 and Z-20, Z-25, Z-28, and Z-29 were pulled for Individual Consideration and it was noted that P-8 and Z-27 were postponed.

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

Jack M. Finger spoke in opposition to Items P-6 and Z-20. He noted that the Planning Staff, the Zoning Staff, and the Zoning Commission denied the Items. He spoke in opposition to Item Z-9 and noted that the Zoning Commission denied the Item. He spoke in opposition to Items P-2, and Z-6. He stated that the Planning and Zoning Staff denied the Item. He spoke in opposition to Item Z-14 and noted that it would introduce a commercial pattern in a single-family area.

Alexander Perez stated that he lived at 724 Nolan Street which was within the 200 foot radius of the property at 707 Dawson Street. He noted that the property would contain a party house with 10 parking spaces for 250 people. He requested denial of the Item.

Evelyn Jauaregui spoke on behalf of Daniel Valdilla. She stated that he requested that the property at 129 Dolores be zoned for a duplex.

Daniel Potter spoke on behalf of an applicant in Council District 6 to support Z-2.

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

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

**ABSENT:** 1 - Rocha Garcia

**2020-02-20-0117**

- 28.** Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-02-20-0118**

- 29.** Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Walzem Road and removing a proposed segment of Binz-Engleman Road, with Walzem Road to remain designated as a Secondary Arterial Type A (86 feet of right-of-way), generally located in northeast Bexar County, between FM 78 and FM 1516. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-02-20-0123**

- Z-4.** ZONING CASE Z-2019-10700312 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single Family Airport Hazard Overlay District on Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177, located at 802 Arbor Place. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13A, excluding northeast triangular 14 feet, Block 2, NCB 2177. TO WIT: From "MF-33 AHOD"

Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single-Family Airport Hazard Overlay District.

**2020-02-20-0124**

- Z-5.** ZONING CASE Z-2019-10700332 (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD" Form Based Zoning District to "FBZD" Form Based Zoning District to update the Transportation Design Plan of the River North Master Development Pattern Plan (All Transect Zoning Districts, Overlay Districts and Uses remain unchanged) on approximately 311 acres generally bounded by IH-35 to the North and West, IH-37 and Bonham to the East, and Lexington Avenue/4th Street to the South. 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: On approximately 311 acres generally bounded by IH-35 to the North and West, IH-37 and Bonham to the East, and Lexington Avenue/4th Street to the South. TO WIT: From "FBZD" Form Based Zoning District to "FBZD" Form Based Zoning District to update the Transportation Design Plan of the River North Master Development Pattern Plan (All Transect Zoning Districts, Overlay Districts and Uses remain unchanged)

**2020-02-20-0127**

- P-3.** PLAN AMENDMENT CASE PA-2019-11600079 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Low Density Mixed-Use" on the south 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700275)

**2020-02-20-0128**

- Z-7.** ZONING CASE Z-2019-10700275 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay 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 for a Party House, Reception Hall, Meeting Facility on the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600079)

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: the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562. TO WIT: From "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 3, Block 15A, NCB 576

**2020-02-20-0129**

- Z-8.** ZONING CASE Z-2019-10700283 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 3, Block 15A, NCB 576, located at 1512 East Houston Street. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)

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, Block 15A, NCB 576. TO WIT: From on "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office

**2020-02-20-0130**

- Z-10.** ZONING CASE Z-2019-10700306 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 31 feet of the south 154 feet of Lot 2 and Lot 3, Block 11, NCB 1308, located at 1811 and 1807 Burleson. 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: On the east 31 feet of the south 154 feet of Lot 2 and Lot 3, Block 11, NCB 1308. TO WIT: From "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**2020-02-20-0131**

- P-4.** PLAN AMENDMENT CASE PA-2019-11600102 (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 "Community Commercial" to "High Density Residential" on Lot 8, Block 6, NCB 12633, located in the 4000 block of Interstate 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700317)

**2020-02-20-0132**

- Z-11.** ZONING CASE Z-2019-10700317 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-1"

Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, Block 6, NCB 12633, located in the 4000 Block of Interstate 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600102)

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 8, Block 6, NCB 12633. TO WIT: From "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

**2020-02-20-0133**

- P-5.** PLAN AMENDMENT CASE PA-2019-11600092 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter 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 8.781 acres out of CB 5090, located at 7975 Interstate 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700318)

**2020-02-20-0134**

- Z-12.** ZONING CASE Z-2019-10700318 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.781 acres out of CB 5090, located at 7975 Interstate 10 East. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA2019-11600092)

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: 8.781 acres out of CB 5090. TO WIT: From "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**2020-02-20-0135**

- Z-13.** ZONING CASE Z-2019-10700329 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ

RIO-1 UC-2 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District (all overlays remain the same) on the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764, located at 519 East Josephine 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: On the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764. TO WIT: From "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 UC-2 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District (all overlays remain the same) on the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764

**2020-02-20-0138**

- Z-16.** ZONING CASE Z-2019-10700282 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51A, NCB 14567, generally located in the 9600 Block of IH 35 South. 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-51A, NCB 14567. TO WIT: From "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2020-02-20-0139**

- Z-17.** ZONING CASE Z-2019-10700250 CD (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto, Light Truck, and Oversized Vehicle Sales and Storage (Full Service) on Lot 2 and the south 67.6 feet of Lot 1, Block 2, NCB 2307, located at 1406 West Commerce 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: On Lot 2 and the south 67.6 feet of Lot 1, Block 2, NCB 2307. TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto, Light Truck, and Oversized Vehicle Sales and Storage (Full Service)

**2020-02-20-0141**

**Z-19.** ZONING CASE Z-2019-10700316 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 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) dwelling units on Lot 48 and Lot 49, Block 4, NCB 7490, located at 129 Dolores 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 48 and Lot 49, Block 4, NCB 7490. TO WIT: From "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 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) dwelling units

**2020-02-20-0144**

**Z-21.** ZONING CASE Z-2020-10700003 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 15, NCB 3884, located at 125 Glass 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 4, Block 15, NCB 3884. TO WIT: From "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**2020-02-20-0145**

**Z-22** ZONING CASE Z-2019-10700285 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair



on Lot 10, Block 18, NCB 16528, located at 2614 Pinn 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 10, Block 18, NCB 16528. TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

**2020-02-20-0146**

**Z-23.** ZONING CASE Z-2019-10700300 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, Block 10, NCB 15569, located at 7015 Remuda Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 10, NCB 15569. TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**2020-02-20-0147**

**Z-24.** ZONING CASE Z-2019-10700326 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot P-4C, NCB 34400, located at 2790 West Loop 1604 North. 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-4C, NCB 34400. TO WIT: From "R-6" Residential Single-Family District to "C-2" Commercial District

**2020-02-20-0148**

**Z-25** ZONING CASE Z-2019-10700225 (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff 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 19, Block 4, NCB 13450. TO WIT: From "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for three (3) dwelling units

**2020-02-20-0149**

- P-7.** PLAN AMENDMENT CASE PA-2019-11600073 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700269 S)

**2020-02-20-0150**

- Z-26.** ZONING CASE Z-2019-10700269 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on 0.1330 acres out of Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Zoning Commission recommend approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600073)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: On 0.1330 acres out of Lot 23, Block 4, NCB 14759. TO WIT:

From "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic

**Postponed by Applicant**

- P-8.** PLAN AMENDMENT CASE PA-2019-11600089 (Council District 8): Ordinance amending the North 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 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval. Planning Commission recommends Denial, for lack of a motion. (Associated Zoning Case Z-2019-10700305)

**Postponed by Applicant**

- Z-27.** ZONING CASE Z-2019-10700305 (Council District 8): Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-2" Commercial District, "C-2 NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C-3 NA" General Commercial Nonalcoholic Sales District to "MF-25" Low Density Multi-Family District on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial due to lack of a motion. (Associated Plan Amendment Case PA-2019-11600089)

**2020-02-20-0151**

- Z-30.** ZONING CASE Z-2019-10700320 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952, located at 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952. TO WIT: From "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Nirenberg addressed Item Z-1.

**2020-02-20-0119**

- Z-1.** ZONING CASE Z-2019-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD"

Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel (all overlays remain the same) on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)

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 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979. TO WIT: From "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and multi-family with up to 36 dwelling units and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and multi-family with up to 36 dwelling units

Melissa Ramirez noted that 38 notices were mailed, zero returned in favor, and eight opposed. She stated that the Lavaca Neighborhood Association was in opposition and stated that the proposed zoning change required nine votes to approve due to the opposition exceeding 20%. She added that the applicant was amending their request and was present to submit the amendment.

Cherise Allegrini stated that the Lavaca Neighborhood Association supported development which increased density that was compatible with the surrounding community. She noted that the SA Tomorrow Plan called for a maximum of 20 units on the property and the proposed development was nearly double the recommended density. She added that residents supported IDZ-2 Zoning with 35 units.

Katherine Doucette stated that IDZ-3 Zoning was a density designation which was beyond what was reasonable. She noted that there was not enough parking in the proposal to support the number of units and their guests. She added that residents supported IDZ-2 Zoning with 35 units and the elimination of the six unit building in the back of the property.

Mark Doucette stated that residents were concerned that the development would not have enough parking spaces.

Patrick Christianson stated that the development had been reduced to 36 units, with no hotel and alcohol use on the property.

Councilmember Treviño stated that the applicant met various requests by the Lavaca Neighborhood Association regarding height, unit reduction, and removing conflicting uses. He noted that the developer was willing to work with Council District 1 and the Transportation and Capital Improvements (TCI) Department to address traffic concerns.

Councilmember Sandoval asked how the property was designated in the SA Tomorrow Plan. Ms. Ramirez replied that there was an adopted plan for the area and the proposed development was in compliance with the plan.

Councilmember Peláez expressed support for the item and noted the support and flexibility demonstrated by Councilmember Treviño.

Councilmember Courage asked if the development would include 36 parking spaces. Ms. Ramirez replied that the developer was proposing 30 parking spaces. Councilmember Courage asked if the units could possibly be utilized as Short-Term Rentals. Ms. Ramirez replied that the developer would have to answer that question. Councilmember Courage stated that he was opposed to having Short-Term Rentals in the middle of residential neighborhoods.

Mayor Nirenberg asked if it were possible for the property to be developed at the density agreed to if it was zoned IDZ-2. Ms. Ramirez replied that it would not be possible. Mayor Nirenberg asked if safeguards were in place to ensure that no variance of the recommendations could be made. Michael Shannon replied that any changes would require a revised Site Plan which would go through the rezoning process. Mayor Nirenberg challenged staff to review State and Local Government Code to see if additional safeguards could be instituted to protect neighborhoods.

Councilmember Treviño moved to approve Z-1 with conditions. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda  
Sandoval, Peláez, and Perry  
**NAY:** 1 - Courage

**ABSENT:** 1 – Rocha Garcia

Mayor Nirenberg addressed Item Z-2.

**2020-02-20-0120**

**Z-2.** ZONING CASE Z-2019-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Microbrewery, Winery with bottling, Extended stay hotel/motel, Timeshares or corporate apartment, hotel, massage-parlor, Medical hospital or sanitarium, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 units on Lot 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 30, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792, located at 813 East Myrtle Street, 818 East Locust Street, 1212, and 1216-1218 E. Euclid 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 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 30, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792. TO WIT: From "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or corporate apartment, hotel, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 units

Mrs. Ramirez noted that 47 notices were mailed, 12 returned in favor, and six opposed. She stated that one was opposed and one was in favor outside of the 200 foot boundary. She noted that the Tobin Hill Community Association was in support. She stated that the applicant was amending their request and was present to submit the amendment.

Richard Moore expressed his support for the development in Tobin Hill.

Michele Haussman stated that the zoning site had been amended to delete the nightclub, extended stay motel/hotel, massage parlor, medical, dental, or sanitarium from the request. She read a support letter from the Tobin Hill Community Association.

Councilmember Treviño thanked the developer for collaboration with the surrounding neighborhoods. He moved to approve Z-2 with conditions. Councilmember Andrews-Sullivan seconded the motion.

The motion prevailed by the following vote:

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

**ABSENT:** 1 – Rocha Garcia

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

**2020-02-20-0121**

**P-1.** PLAN AMENDMENT CASE PA-2019-11600084 (Council District 1): 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 "Low Density Residential" to "Medium Density Residential" on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700291)

**2020-02-20-0122**

**Z-3.** ZONING CASE Z-2019-10700291 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 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 fourteen (14) residential units on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600084)

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: 0.744 acres out of NCB 11882. TO WIT: From "R-5 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 fourteen (14) residential units

Mrs. Ramirez noted that 41 notices were mailed, five returned in favor, and seven opposed.

Councilmember Treviño stated that the item was requested by the Planning Commission to reduce the number of total units from 18 to 14. He expressed his support for the item and noted that it would be beneficial for new residents joining the neighborhood and the Council District. He motioned to approve Items P-1 and Z-3 with conditions. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 – Rocha Garcia

Mayor Nirenberg addressed Items P-2 and Z-6.

**2020-02-20-0125**

- P-2.** PLAN AMENDMENT CASE PA-2019-11600080 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700208) (Continued from January 16, 2020)

**2020-02-20-0126**

- Z-6.** ZONING CASE Z-2019-10700208 (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 "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (Continued from January 16, 2020)

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: the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177. TO WIT: From "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Mrs. Ramirez noted that 22 notices were mailed, 10 returned in favor, and four opposed.

Matthew Badders provided a handout to the City Council. He stated that the project was not located in the Government Hill Historic District but rather in the Government Hill Neighborhood. He noted that the developer had worked with the neighborhood and has brought positive change to the neighborhood. He stated that parking concerns by neighbors had been addressed. He read a letter of support from Amparo and Raymond Perez and noted that the neighbors requested support from the City Council for neighborhood commercial.

Fernando Lozano stated that conditional use was not suitable because someone would not be at the office all of the time.

Rose Hill described the actions taken by the Government Hill Alliance Neighborhood Association regarding zoning. She stated that economic development was important to the neighborhood and the Government Hill Alliance Neighborhood Association was in support of the project.

Dora Perez stated that she did not want her neighborhood to become commercial or have her house next to a strip mall.



Stacy Schwantz read a letter from Roxanne Rodriguez expressing her opposition to the zoning change.

Cindy Tower spoke on behalf of her neighbor who was opposed to the zoning change. She thanked Councilmember Courage for stating that all neighborhood voices and groups should be listened to and she thanked Councilmember Andrews-Sullivan for voting for the people against Quick Trip.

D'ette Cole asked the City Council to support the character and the health of the neighborhood by not commercializing it.

Steve Versteeg stated that the zoning change should be denied and the applicant should apply for conditional use.

Lorenzo Ortiz stated that the property owner was tagged for doing work without a permit. He spoke in opposition to the proposed zoning.

Councilmember Andrews-Sullivan asked of the permit referenced by Mr. Ortiz. Michael Shannon stated that the applicant had a General Repair Permit which was applicable to minor remodeling. He noted that the project's scope of work exceeded that of a General Repair Permit so the work was stopped until the correct permits were issued. Councilmember Andrews-Sullivan asked of the impact of the rezoning on property taxes. Mrs. Ramirez stated that zoning did not have an impact on tax increases. Councilmember Andrews-Sullivan asked Mr. Badders why zoning for residential with conditions was not appropriate for the business. Mr. Badders replied that said zoning was not appropriate because the hours for the business would be by appointment.

Councilmember Courage stated that rezoning to neighborhood commercial would change the character of the neighborhood which he could not support.

Councilmember Sandoval asked if the recommendation by the Zoning Commission of R-6 CD with a conditional use for a professional office would allow for appointments to be held at the business at 8:00 pm. Mrs. Ramirez replied that it would.

Councilmember Andrews-Sullivan stated that the item represented smart development and not another source which would take away from the community.

Mayor Nirenberg expressed concern for the future use allowed by the base zoning.

Councilmember Andrews-Sullivan moved to approve Items P-2 and Z-6 with conditions. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, and Peláez

**NAY:** 1 - Courage

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-9.

**Denied**

**Z-9.** ZONING CASE Z-2019-10700297 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.567 acres out of NCB 16918, located in the 8100 block of Melbury Forest. Staff recommends Approval. Zoning Commission recommends Denial.

Mrs. Ramirez noted that 19 notices were mailed, zero returned in favor, and zero opposed.

Councilmember Andrews-Sullivan moved to deny Item Z-9. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-14.

**2020-02-20-0136**

**Z-14.** ZONING CASE Z-2019-10700289 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family and for a Professional Office on Lot 1, Block 6, NCB 7582, located at 364 Betty Jean 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 1, Block 6, NCB 7582. TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family and for a Professional Office

Mrs. Ramirez noted that 16 notices were mailed, one returned in favor, and one opposed.

Councilmember Viagran thanked the applicant for working with the Highland Hills Neighborhood Association and her office.

Councilmember Viagran moved to approve Item Z-14 with conditions. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-15.

**2020-02-20-0137**

**Z-15.** ZONING CASE Z-2020-10700020 HL (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. Zoning Commission recommendation pending the February 18, 2020 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 1, NCB 6230. TO WIT: From "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Mrs. Ramirez noted that 35 notices were mailed, zero returned in favor, and one opposed.

Virginia Van Cleave stated that the San Antonio Conservation Society agreed with the Office of Historic Preservation that the building met four criteria for landmark designation.

Patricia Fayadh asked the City Council for support in designating the property as a historic landmark.

Mark Granados stated that the property could be developed as overnight transitory housing and he had the right to demolish the building subject to economic hardship. He noted that to designate the property as a historic landmark was inconsistent.

Councilmember Viagran stated that the Historic and Design Review Commission (HDRC) and City staff identified four criteria necessary to attain historic landmark designation. She distributed letters of support from residents and neighborhood associations and noted that the property owner had self-imposed the deed restrictions on the property just south of the tract regarding cooperating parking alternatives.

Councilmember Viagran moved to approve Item Z-15. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-18.

**2020-02-20-0140**

**Z-18.** ZONING CASE Z-2019-10700314 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 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 a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 43-50, Block 7, NCB 8258, located at 202 North General McMullen. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 43-50, Block 7, NCB 8258. TO WIT: From "R-4 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 a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

Councilmember Gonzales moved to approve Item Z-18 with conditions. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Items P-6 and Z-20.

**2020-02-20-0142**

**P-6.** PLAN AMENDMENT CASE PA-2019-11600096 (Council District 5): Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 1 and Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2019-10700328)

**2020-02-20-0143**

**Z-20.** ZONING CASE Z-2019-10700328 (Council District 5): Ordinance amending the Zoning District

Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600096).

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 13, NCB 7050 TO WIT: From "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Mrs. Ramirez noted that 22 notices were mailed, nine returned in favor, and zero opposed. She noted that the Palm Heights Neighborhood was in support.

Councilmember Gonzales moved to approve Items P-6 and Z-20. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 2 - Viagran and Perry

Mayor Nirenberg addressed Item Z-25.

**2020-02-20-0148**

**Z-25.** ZONING CASE Z-2019-10700225 (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff recommends Denial. Zoning Commission recommends Approval.

Mrs. Ramirez noted that 40 notices were mailed, zero returned in favor, and three opposed. She noted that the applicant would like to amend his request to R5CD with three units and provide a site plan.

Councilmember Sandoval moved to approve Item Z-25 with conditions. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-28.

**Continued to March 5, 2020**

**Z-28.** ZONING CASE Z-2019-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion. (Continued from January 16, 2020)

Mrs. Ramirez noted that eight notices were mailed, and one opposed which was outside the 200 foot boundary.

Councilmember Courage moved, on behalf of Councilmember Perry, to continue Item Z-28 until March 5, 2020. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Item Z-29.

**Continued to April 2, 2020**

**Z-29.** ZONING CASE Z-2019-10700292 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 14952, located at 11407 Wayland Way. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)

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

Councilmember Courage moved, on behalf of Councilmember Perry, to continue Item Z-29 until April 2, 2020. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

There being no further discussion, Mayor Nirenberg adjourned the meeting at 4:21 pm.

**APPROVED**

**RON NIRENBERG**  
MAYOR

Attest:

**TINA J. FLORES**  
Acting City Clerk

DRAFT