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

## FINAL

## Meeting Minutes

## City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

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| **Thursday, May 17, 2018** | **9:00 AM** | **Municipal Plaza Building** |

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

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

**1.** The Invocation was delivered by Pastor Randall L. Bales, University Baptist Church, guest of Councilmember Manny Pelaez, District 8.

**2.** Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

**3.** Approval of Minutes for the City Council Regular Meetings of April 18 - 19, 2018.

Councilmember Saldaña moved to approve the Minutes for the City Council Regular Meetings of April 18-19, 2018. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Outgoing Brigadier General Heather Pringle and commended her on her many accomplishments. Brigadier General Pringle thanked the City Council for the recognition and stated that she had enjoyed being part of the San Antonio Community. The City Council wished Brigadier General Pringle well in her future endeavors.

Mayor Nirenberg turned the floor to Jeff Coyle, Director of the Government and Public Affairs Office who presented the Legislator of the Year Award. The Texas Mayors of Military Community recognized State Representative, Roland Gutierrez, as Legislator of the Year. Representative Gutierrez stated that he was honored to accept the award and thanked the City Council for their recognition. Mayor Nirenberg and the City Council congratulated Representative Gutierrez in receiving the award.

Councilmember Pelaez thanked the Methodist Healthcare System of San Antonio for their expansion into District 8 which will lead to additional investment and 200 new jobs (Item 16). He also welcomed Rawlinson Middle School Students and their Teacher, Angela Lewis, and highlighted the "Espresso Yourself" Program dedicated to preparing Special Education Students for High School. Mayor Nirenberg and the City Council welcomed all to the meeting.

Councilmember Viagran excused herself from the meeting.

**CONSENT AGENDA ITEMS**

Items 5, 7, 9, 13, 14, and 15 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

There were no citizens registered to speak on Consent Agenda Items.

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

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

**ABSENT:** 1 - Viagran

**2018-05-17-0346**

**6.** Ordinance approving the following purchases for goods and services for an estimated annual cost of $1,943,000.00:
(A) Texan Waste Equipment Inc. dba Heil of Texas and Reliance Truck & Equipment, Ltd. for refuse truck body parts;
(B) Fox Truck World LLC for Rotobec grappler parts; and
(C) Hesselbein Tire Southwest for Police pursuit tires.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**8.** Approval of two Ordinances related to federally-funded airfield projects at San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-05-17-0348**

**8A.** Ordinance approving an amendment to a professional services agreement with Kimley-Horn and Associates, Inc. for additional construction phase services for Terminal Area Taxiways Package 3 including construction management, construction administration and inspection services for the design and planning of Runway and Taxiway improvement projects at San Antonio International in the amount not to exceed $451,957.84.

**PULLED FROM THE AGENDA BY STAFF**

**8B.** PULLED -- Ordinance approving a Settlement Agreement with Spawglass Civil Construction, Inc. as part of the Terminal Area Taxiway Improvements Package 3 at the San Antonio International Airport for an amount to not to exceed $178,263.56.

**2018-05-17-0351**

**10.** Ordinance approving the closure, vacation and abandonment of a 0.458 of an acre improved portion of Brackenridge Avenue and a 0.069 of an acre unimproved 12-foot wide alley located between Tendick Street and Fort Sam Houston in City Council District 2 as requested by Bartlett Bexar, LLC, for a fee of $240,759.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-05-17-0352**

**11.** Ordinance approving the submission and acceptance of a grant of $300,000.00 for environmental and survey work for runway safety improvements for Runway 14/32 Runway Protection Zone at Stinson Municipal Airport and authorizing funds from the Stinson Revolving Fund in the amount of $33,333.00. [Carlos Contreras, Assistant

City Manager; Russell Handy, Director, Aviation]

**2018-05-17-0353**

**12.** Ordinance ratifying the submission of a grant application and approving the acceptance of funds upon award of an amount not to exceed $2,293.64, from the Texas Historical Commission for travel stipends to the National Alliance of Preservation Commission's FORUM 2018 Conference. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

**2018-05-17-0028R**

**16.** Resolution nominating Methodist Healthcare System of San Antonio, Ltd., L.L.P. at 7700 Floyd Curl Drive as a Texas Enterprise Zone. [Roderick Sanchez, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2018-05-17-0357**

**17.** Ordinance approving a professional services agreement with MGT of America Consulting, LLC in amount not to exceed $183,250.00 for the preparation of two City-wide cost allocation plans for a term through September 30, 2021 with an option to renew the contract for two additional one year terms upon approval from the Deputy Chief Financial Officer. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-05-17-0358**

**18.** Ordinance approving publication of Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed $180,000,000; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

**2018-05-17-0359**

**19.** Ordinance approving an agreement with aMAEzing Marketing Group for an amount not to exceed $105,000.00 for a term ending September 30, 2018 with options to renew for one, one-year term for the San Antonio Metropolitan Health District's Air Quality Program. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2018-05-17-0360**

**20.** Ordinance approving a Development Agreement with SW and MP, LLC in an amount up to $160,000.00 for the Sam's Barber Shop Project, a $1.6 million building revitalization project located at 2351 E. Commerce and within the Inner City Tax Increment Reinvestment Zone. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2018-05-17-0361**

**21.** Ordinance approving a Development Agreement with Brayco Properties, LLC in an amount not to exceed $222,000.00 for the Arena Vista Project, an $8.5 million renovation of an existing 105,107 SF warehouse building, into a mixed-use facility that includes live/work condos and commercial space located at 215 Coca Cola Place within the Inner City Tax Increment Reinvestment Zone. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

**2018-05-17-0362**

**22.** Ordinance approving the Pre-K 4 SA FY 2019 Budget for the fiscal year beginning July 1, 2018 and ending on June 30, 2019 in the amount of $47,305,297.00 as adopted by the Pre-K 4 SA Board of directors on April 3, 2018. [Peter Zanoni, Deputy City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]

**CONSENT ITEMS CONCLUDED**

**ITEM PULLED FOR INDIVIDUAL CONSIDERATION**

Item 15 was addressed at this time. City Clerk Vacek read the caption for Item 15:

**2018-05-17-0356**

**15.** Ordinance waiving City development and SAWS water and sewer impact fees in connection with a substantial HEB hub expansion for distribution, manufacturing, and food processing at the southwest corner of East Houston and South Foster Road in City Council District 2. [Roderick Sanchez, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Mayor Nirenberg and Councilmember Saldaña recused themselves from voting on Item 15 by exiting the Council Chambers and noting they submitted their recusal forms to the City Clerk.

Councilmember Shaw moved to adopt the Ordinance for Item 15. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Treviño, Shaw, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

**ABSENT:** 1 - Viagran

**ABSTAIN:** 2 - Mayor Nirenberg, and Saldaña

**INDIVIDUAL ITEM FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**4.** Report on the results of the examination of signatures on the three Petitions submitted to amend the City Charter. [Leticia M. Vacek, City Clerk]

City Clerk Leticia Vacek presented a report on the results of the examination of signatures of the Three Petitions to Amend the City Charter submitted to the Office of the City Clerk. She reported that on April 11, 2018, she received Three Petitions seeking to amend the City Charter as follows:

Petition 1: "Petition for a City of San Antonio Charter Amendment to Set a Limit on the Appointment, Term of Appointment, and Salary of a City Manager."

Petition 2: "Petition for a City of San Antonio Charter Amendment to Facilitate Voter Use of the Referendum Process."

Petition 3: "Petition for a City of San Antonio Charter Amendment to Require Arbitration, in Lieu of Litigation, in the Event of Impasse in Collective Bargaining."

Mrs. Vacek stated that the Office of the City Clerk had utilized the Bexar County Elections Office Votec Elections Management And Compliance System (VEMACS) to verify the signatures. She noted that VEMACS was programmed in accordance with provisions outlined in Chapter 277 of the Texas Election Code. She added that VEMACS allows users to search by Voter Identification Number, Name, Address, or Date of Birth, as well as providing for signature verification.

Mrs. Vacek presented the number of signatures verified for each petition:

Petition 1: 20,226
Petition 2: 20,101
Petition 3: 20,172

Mrs. Vacek stated that per Section 37 of the City Charter and Section 9.004 of the Local Government Code; each paper of the three petitions had a proper statement of the circulator and were signed by a sufficient number of qualified electors. She certified the results of each of the Three Petitions Submitted to Amend the City Charter as valid. She noted that the City Council had until August 20, 2018 to call a Special Election for the November 6, 2018

Ballot.

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

Jack M. Finger stated that many people had signed the petitions as they wanted their voice heard.

Councilmember Gonzales asked of the verification process. Mrs. Vacek replied that it was set by Chapter 277 of the Texas Election Code and required verification of the signer's date of birth, address, and signature. Councilmember Gonzales asked of the language presented in the petition. Andy Segovia replied that unless the language was negotiated; it would appear on the ballot as it was submitted on each petition.

Councilmember Brockhouse stated that the City Council's role was ministerial and that the three items should be placed on the ballot.

Councilmember Courage expressed concern that many of the petitioners were not well-informed about what they were signing.

Councilmember Pelaez recognized Mrs. Vacek and staff for their great work in verifying the significant number of over 60,000 signatures on all three petitions in a short amount of time.

Mayor Nirenberg expressed concern with the motivation behind the petitions.

Mrs. Vacek reported that no action was necessary on said item.

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 5:

**2018-05-17-0345**

**5.** Ordinance approving studio and field equipment and service needs from Unicom Government, Inc. and approving an additional $1,088,270.35 of contract capacity for additional purchases to provide equipment and required services for the Government & Public Affairs Department for a total contract value of $1,800,000.00 funded from the FY 2018 Public, Education and Government Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage asked if the equipment had the capability to broadcast live off-site. Jeff Coyle replied that it did. He confirmed that city staff would manage the equipment and that City Council Offices and staff could utilize it. Councilmember Courage asked of the

funding. Mr. Coyle replied that they were utilizing Public, Education, and Government (PEG) Funds to purchase the equipment.

Councilmember Sandoval asked if the equipment would be used to broadcast online, on TVSA, or both. Mr. Coyle stated that they would try to use both mediums and that it would be available within one month.

Councilmember Courage moved to adopt the Ordinance for Item 5. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Viagran

City Clerk Vacek read the caption for Item 7:

**2018-05-17-0347**

**7.** Ordinance approving a Design-Build Services Agreement with Sundt Construction, Inc. in an amount not-to-exceed $32,700,000.00, for the design and construction of the lower segment of the Broadway Street Corridor Project, a 2017-2022 General Obligation Bond-funded project located in Council District 1. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Razi Hosseini presented information on the Broadway Street Corridor Project highlighting the project scope and benefits. He provided an overview on the Design-Build Selection Process and noted that Sundt Construction had a 128-year history of roadway construction. He added that staff recommended approval to execute a $32.7 million Design-Build Services Agreement with Sundt Construction, Inc.

Mayor Nirenberg called upon Mr. David Adelman to speak.

David Adelman spoke in support of the project and noted that they had formed a stakeholder group that would continue to work with city staff to deliver an excellent project.

Councilmember Treviño thanked everyone that worked on the project that would transform the Broadway Corridor and help form other corridors in the future. Councilmember Sandoval expressed her support and stated that she looked forward to seeing the finished product.

Councilmember Shaw moved to adopt the Ordinance for Item 7. Councilmember Courage

seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Viagran

Items 9A and 9B were addressed jointly. City Clerk Vacek read the captions for Items 9A and 9B:

**9.** Approval of the following two ordinances totaling $4,649,877.23 related to the 2017-2022 Bond Program Pedestrian Mobility & Streets Projects in City Council Districts 1,2,3,4,5,6,7, and 9. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-05-17-0349**

**9A.** Ordinance for the 2017 Bond Program Pedestrian Mobility & Streets Task Order Contract Package 2, approving a task order contract to San Antonio Concepts Construction, LLC in the amount not-to-exceed $2,392,929.23, of which an estimated $96,406.00 will be reimbursed by San Antonio Water System and an estimated $2,000.00 will be reimbursed by CPS Energy for necessary adjustments to its existing infrastructure.

**2018-05-17-0350**

**9B.** Ordinance for the 2017 Bond Program Pedestrian Mobility & Streets Task Order Contract Package 5, approving a task order contract to Pinnacle Concrete Construction, LLC in the amount not-to-exceed $2,256,948.00, of which an estimated $167,400.00 will be reimbursed by San Antonio Water System and and estimated $2,500.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

Razi Hosseini presented an overview of 2017 Bond Pedestrian Mobility Packages #2 and #5 highlighting the project scope and benefits. He noted that construction would begin in June 2018 and be completed in November 2019. He added that staff recommended approval to award Task Order Package #2 to San Antonio Concepts Construction and Task Order Package #5 to Pinnacle Concrete Construction, LLC.

Councilmember Gonzales stated that she was pleased with the city's direction in making streets more pedestrian friendly and highlighted the pedestrian mobility items within the projects.

Councilmember Courage requested a timeline for projects noting that there were several in District 9 and he would like to know when they would be online.

Councilmember Pelaez requested that the projects be presented to the City Bond Oversight Committee. Mike Frisbie confirmed that they would.

Councilmember Perry expressed concern that District 10 did not receive any funding for Pedestrian Mobility.

Councilmember Gonzales moved to adopt the Ordinances for Items 9A and 9B. Councilmember Shaw seconded the motion. The motion to approve Items 9A and 9B prevailed by the following vote:

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

**ABSENT:** 1 - Viagran

City Clerk Vacek read the caption for Item 13:

**2018-05-17-0354**

**13.** Ordinance approving the acceptance of an additional $43,500.00 from the Office of National Drug Control Policy for the High Intensity Drug Trafficking Area grant to increase the original fund award to the San Antonio HIDTA Initiative for the grant period January 1, 2017 through December 31, 2018. [Erik J. Walsh, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Gonzales asked of the funding. Chief McManus replied that they had been receiving the grant for 24 years with initial funding of $2 million per year. He added that they use the funds for positions and equipment.

Councilmember Gonzales moved to adopt the Ordinance for Item 13. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Saldaña, Gonzales, Sandoval, Pelaez, and Perry

**ABSENT:** 3 - Viagran, Brockhouse, and Courage

City Clerk Vacek read the caption for Item 14:

**2018-05-17-0355**

**14.** Ordinance renaming "North Rio Grande" and "South Rio Grande" to "N Mel Waiters Way" and "S Mel Waiters Way", in Council District 2. [Roderick J. Sanchez, Assistant City Manager; Mike Shannon, Director, Development Services]

Michael Shannon presented information regarding the renaming of “North Rio Grande” and “South Rio Grande” to “N Mel Waiters Way” and “S Mel Waiters Way”. He stated that they followed the process in accordance with Chapter 6 of the City Code and highlighted the Address Changes, Notice to Owners, Neighborhood Associations, and Technical Review Agency Coordination.

Mayor Nirenberg called upon the citizens registered to speak.

Gloria Walker spoke in opposition to the name change noting that there were other individuals that deserved the recognition.

Laura Mills stated that she was opposed to the renaming due to the financial burden it would have on those affected.

Jeanette De La Luz spoke in opposition to the request due to the negative effect it would have on her and her family.

Joseph Olier stated that he was opposed to the name change and felt a “Memorial Way” designation may be a better option.

A group of 26 individuals led by Brittany and Courtney Waiters addressed the City Council in support of the request. Brittany spoke of the work of her father Mel Waiters and the great impact he had on the community. She stated that they had followed the process and requested approval from the City Council. TC Calvert stated that he was representing the Neighborhoods First Alliance and they had gone door-to-door and many businesses and residents were supportive of the request. Rosie Baca stated that she was a resident of the area and supportive of the request. Mercedes Fuller stated that he was an educator in support of the request and that students should learn more about local heroes. Anthony Edwards expressed his support and asked that the City Council honor Mel Waiters who was an icon for San Antonio.

Councilmember Shaw commended Brittany and Courtney Waiters for their efforts and noted that the process had been followed. He stated that they had overcome many challenges and he was pleased to support the renaming.

Councilmember Viagran re-entered the meeting at this time.

Councilmember Pelaez expressed his support for the renaming. Councilmember Courage noted that they were able to get a great amount of support from the community so he would support the renaming.

Mayor Nirenberg stated that he had an opportunity to meet and work with Mel Waiters in the past and he was an honorable man of great talent.

Councilmember Shaw moved to adopt the Ordinance for Item 14. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

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

**23.** City Manager's Report

**MIKE FRISBIE- APWA TOP TEN PUBLIC WORKS LEADERS**

Mrs. Sculley reported that the American Public Works Association had named Mike Frisbie, TCI Director and City Engineer, a Top 10 Public Works Leader for 2018. She stated that Mike had 30 years of leadership experience working for three different cities and in the private sector. She highlighted his many accomplishments since being hired by the City of San Antonio in 2007 and had proven to be a strong and respected leader. She recognized Jill Marilley, President-Elect of the American Public Works Association who traveled from Seattle, Washington to help celebrate the achievement. Mr. Frisbie thanked the City Council and Mrs. Sculley for the recognition. He stated that it was a team effort and that he was honored to serve the City of San Antonio.

**CITY MANAGER'S EXCELLENCE AWARD**

Mrs. Sculley reported that on Friday, May 11th, she presented the 3rd Annual City Manager's Excellence Awards. She stated that recipients are committed to the City's CORE Values and were invited to an Awards Breakfast as a token of appreciation for their work. She noted that a total of 36 Nominations were received and five were selected: 1) Rebecca Boysen, Senior Management Analyst, Human Services; 2) Dominic Garcia, Operations Supervisor, TCI; 3) Anayanse Garza, Community Health Worker, Metro Health; 4) Andrew Gordon, Education Coordinator, Convention & Sports Facilities; and 5) Michelle Martin, Senior HR Analyst, Human Resources.

**PRE-K 4 SA ACCREDITATION-NAEYC**

Mrs. Sculley reported that last week, Pre-K 4 SA received the Gold Standard Seal of

Approval from the National Association for the Education of Young Children (NAEYC), by earning the Early Learning Program Accreditation. She noted that the NAEYC Accreditation helps Early Childhood Educators develop an understanding and commitment to maintaining high-quality education. She added that Pre-K 4 SA had received NAEYC Accreditation at its North, South, and West Education Centers and the East Center was finalizing its accreditation process.

**BRIEFING ITEM**

**24.** Briefing by the San Antonio Youth Commission regarding the outcomes of the Youth Commission Summit held on Saturday May, 12. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Abby Nash, Director of Student Success at the P16 Plus Council of Greater Bexar County, stated that she and Jeanne Russell provided support to the City of San Antonio Youth Commission. She mentioned that the Youth Commission was doing great work and introduced the members that were in attendance.

The Youth Commission Members in attendance presented a Power Point regarding their work over the past year and the Youth Summit they hosted.

Mayor Nirenberg and the City Council commended the Youth Commission for their great work and stated that they looked forward to their future recommendations and policy positions.

No action was required for Item 24.

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized City Manager Sheryl Sculley who would be celebrating her birthday on Sunday, May 20th. The City Council sang Happy Birthday to Mrs. Sculley.

**RECESSED**

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

**RECONVENED**

In the absence of Mayor Nirenberg; Mayor Pro Tem Gonzales presided over the meeting. She reconvened the meeting at 2:05 pm and addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items Z-4, Z-6, Z-8, Z-13, Z-17, and Z-21 were pulled for Individual Consideration. Mayor Pro Tem Gonzales announced that Items P-1 and Z-3 were postponed and Item Z-22 was withdrawn by the applicant and would not be addressed. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

Teresa Niño thanked the City Council for allowing them update to the Alta Vista Neighborhood Conservation District (Item 25).

David Bogle commended Development Services Staff for their work to assist them with the update to the Alta Vista Neighborhood Conservation District (Item 25).

Tami Kegley spoke in support of the update to the Alta Vista Neighborhood Conservation District (Item 25).

Jack M. Finger spoke in opposition to Item Z-2 as it was too intense for the area and against the used car lot requested in Item Z-4. He stated that he was also opposed to Items Z-6, Z-13, and Z-21.

Councilmember Treviño thanked the individuals that worked on the update to the Alta Vista Neighborhood Conservation District (Item 25) to ensure compatible development.

Melissa Ramirez announced that the applicant in Items P-4 and Z-20 was requesting an 8-foot fence as part of the approval for the rezoning.

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

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**2018-05-17-0363**

**25.** Ordinance amending Chapter 35, Unified Development Code, Article III, of the City Code of San Antonio, to update Section 35-335 "NCD" Neighborhood Conservation District and "NCD-2" Alta Vista Neighborhood Conservation District. Staff and Zoning Commission recommend Approval.

**2018-05-17-0364**

**Z-1.** ZONING CASE # Z2018160 (Council District 1): Ordinance amending the Zoning District Boundary from "FBZ SD HE RIO-2 AHOD" Form Based Zone Specialized District Historic Exceptional River Improvement Overlay Airport Hazard Overlay District to "FBZ T5-1 HE RIO-2 AHOD" Form Based Zone Transect 5-1 Historic Exceptional River Improvement Overlay Airport Hazard Overlay District on 0.132 of an acre out of NCB 835, located at 1201 North Saint Mary's 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 0.132 OF AN ACRE OUT OF NCB 835 TO WIT: FROM "FBZ SD HE RIO-2 AHOD" FORM BASED ZONE SPECIALIZED DISTRICT HISTORIC EXCEPTIONAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "FBZ T5-1 HE RIO-2 AHOD" FORM BASED ZONE TRANSECT 5-1 HISTORIC EXCEPTIONAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

**2018-05-17-0365**

**Z-2.** ZONING CASE # Z2018155 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for ten (10) Townhomes on Lot 8 and Lot 16, Block 2, NCB 1029, located at 907, 919, and 923 Piedmont 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 8 AND LOT 16, BLOCK 2, NCB 1029 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR TEN (10) TOWNHOMES.

**POSTPONED BY APPLICANT**

**P-1.** PLAN AMENDMENT CASE # 18038 (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 “Medium Density Residential” on Lot 2, Block 2, NCB 1266, located at 808 East Carson Street. Staff and Planning Commission recommend Approval. (Associated

Zoning Case Z2018125)

**POSTPONED BY APPLICANT**

**Z-3.** ZONING CASE # Z2018125 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 2, Block 2, NCB 1266, located at 808 East Carson. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18038)

**2018-05-17-0366**

**Z-5.** ZONING CASE # Z2018150 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the north 50 feet of Lot A3 and the west 34 feet of north 90 feet of Lot A4, Block 1, NCB 46, located at 1420 Austin 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 NORTH 50 FEET OF LOT A3 AND THE WEST 34 FEET OF NORTH 90 FEET OF LOT A4, BLOCK 1, NCB 46 TO WIT: FROM "RM-5 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-1" LIGHT COMMERCIAL DISTRICT.

**2018-05-17-0368**

**P-2.** PLAN AMENDMENT CASE # 18022 (Council District 3): Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” to “Community Commercial” on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018083)

**2018-05-17-0369**

**Z-7.** ZONING CASE # Z2018083 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan

Amendment 18022)

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 2, NCB 11950 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2018-05-17-0370**

**Z-9.** ZONING CASE # Z2018140 CD S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.463 acres out of NCB 34362, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.550 acres out of NCB 34362, and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 1.809 acres out of NCB 34362, generally located southeast of Potranco Road and Seascape 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: 1.809 ACRES OUT OF NCB 34362 TO WIT: FROM "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A HOME IMPROVEMENT CENTER TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO/LIGHT TRUCK REPAIR ON 1.463 ACRES OUT OF NCB 34362, "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO/LIGHT TRUCK REPAIR ON 1.550 ACRES OUT OF NCB 34362, AND "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A CAR WASH.

**2018-05-17-0371**

**Z-10.** ZONING CASE # Z2018141 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 17, Block 12, NCB 15503, located at 2504 S.W. Loop 410. 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 12, NCB 15503 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO PAINT AND BODY.

**2018-05-17-0372**

**Z-11.** ZONING CASE # Z2018095 CD (Council District 5): 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 Automobile Sales (Full Service) on 1.520 acres out of NCB 3685, located at 400 Castroville Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.520 ACRES OUT OF NCB 3685 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR AUTOMOBILE SALES (FULL SERVICE).

**2018-05-17-0373**

**P-3.** PLAN AMENDMENT CASE # 18042 (Council District 5): Ordinance amending the South Central San Antonio 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 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018131 S)

**2018-05-17-0374**

**Z-12.** ZONING CASE # Z2018131 S (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Parking Lot on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18042)

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 10, NCB 2840 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A NON-COMMERCIAL PARKING LOT.

**2018-05-17-0375**

**Z-14.** ZONING CASE # Z2018134 S (Council District 5): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 5 and 6, Block 10, NCB 7754, located at 4910 South Flores 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 5 AND 6, BLOCK 10, NCB 7754 TO WIT: FROM "O-2 AHOD" HIGH RISE OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A BAR AND/OR TAVERN WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK.

**2018-05-17-0376**

**Z-15.** ZONING CASE # Z2018135 (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 149, Block 1, NCB 18564, located at 7240 Bandera 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 149, BLOCK 1, NCB 18564 TO WIT: FROM "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "L AHOD" LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2018-05-17-0377**

**Z-16.** ZONING CASE # Z2018129 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lot 10 and Lot 11, Block 12, NCB 11487, located at 5135 Rita 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 10 AND LOT 11, BLOCK 12, NCB 11487 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A NON-COMMERCIAL PARKING LOT.

**2018-05-17-0378**

**Z-18.** ZONING CASE # Z2018142 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District to "C-2 CD MLOD-1 MSAO-1 Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 1.42 acres out of NCB 35733 and and allowing a fence up to eight (8) feet in height in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, located at 7182 Oak 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: 1.42 ACRES OUT OF NCB 35733 TO WIT: FROM "R-6 MLOD-1 MSAO-1" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION DISTRICT TO "C-2 CD MLOD-1 MSAO-1 COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION DISTRICT WITH A CONDITIONAL USE FOR ANIMAL AND PET SERVICES (OUTDOOR TRAINING, BOARDING, RUNS, PENS OR PADDOCKS PERMITTED) AND ALLOWING A FENCE UP TO EIGHT (8) FEET IN HEIGHT IN

ACCORDANCE WITH SECTION 35-514(D)(2)(D) OF THE UNIFIED DEVELOPMENT CODE.

**2018-05-17-0379**

**Z-19.** ZONING CASE # Z2018152 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Medical Office on Lot 58, Block 4, NCB 11614, located at 7215 West Beverly Mae 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 58, BLOCK 4, NCB 11614, TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A MEDICAL OFFICE.

**2018-05-17-0380**

**P-4.** PLAN AMENDMENT CASE # 18024 (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 “Country Tier” to "Suburban Tier" on 4.382 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018092)

**2018-05-17-0381**

**Z-20.** ZONING CASE # Z2018092 (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District to "O-2 S MLOD-1 MSAO-1 AHOD" High Rise Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Day Care Center on 3.684 acres out of NCB 35936 and “O-1 MLOD-1 MSAO-1 AHOD” Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 0.698 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18024)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.382 ACRES OUT OF NCB 35936 TO WIT: FROM "R-20 MLOD-1 MSAO-1 AHOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION AIRPORT HAZARD OVERLAY DISTRICT TO "O-2 S MLOD-1 MSAO-1 AHOD" HIGH RISE OFFICE CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A DAY CARE CENTER ON 3.684 ACRES OUT OF NCB 35936 AND "O-1 MLOD-1 MSAO-1 AHOD" OFFICE CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT ON 0.698 ACRES OUT OF NCB 35936.

**WITHDRAWN BY APPLICANT**

**Z-22.** ZONING CASE # Z2018091 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility up to ten (10) residents on Lot 74, Block 1, NCB 17790, located at 5450 Maple Vista. Staff and Zoning Commission recommend Denial. (Continued from April 5, 2018)

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

**DENIED**

**Z-4.** ZONING CASE # Z2017066 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff and Zoning Commission recommend Denial. (Continued from April 5, 2018)

Melissa Ramirez presented Item Z-4 and stated that staff and the Zoning Commission recommended denial. She reported that of 42 notices mailed; none were returned in favor and one in opposition. She added that the Wheatley Heights Action Group was in support of the request.

Councilmember Shaw asked if staff had heard from the applicant. Mrs. Ramirez replied that she had not.

Councilmember Shaw moved to deny Item Z-4. Councilmember Treviño seconded the motion. The motion to deny prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**2018-05-17-0367**

**Z-6.** ZONING CASE # Z2018073 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, and "C-3" General Commercial District to "MXD" Mixed Use District on 110.554 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, NCB 14045 and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff and Zoning Commission recommend Approval. (Continued from April 5, 2018)

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 110.554 ACRES OUT OF NCB 10835, NCB 13485, NCB 13486, AND NCB 14045 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY DISTRICT, "MF-33" MULTI-FAMILY DISTRICT, AND "C-3" GENERAL COMMERCIAL DISTRICT TO "MXD" MIXED USE DISTRICT.

Melissa Ramirez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 67 notices mailed; four were returned in favor and five in opposition. She noted that the Pecan Valley and Highland Hills Neighborhood Associations were opposed to the request.

Mayor Pro Tem Gonzales called upon the citizens registered to speak.

Charles M. Bartlett stated that he was a business owner and member of the neighborhood for 43 years. He expressed opposition to the request noting concern with flooding issues and showed photos of previous flooding that had occurred.

Antoinette Moorhouse spoke in opposition to the request noting that the proposed development was too intense for the Salado Creek Floodplain Area.

David Torres spoke in opposition to the rezoning noting concerns that the Valor Club was

not an organization in good standing.

Shelly Chance spoke in opposition to the request. She submitted a copy of a letter from Tommy Adkisson to Councilmember Viagran asking that she consider the Pecan Valley Neighborhood Association's alternative to the redevelopment plans.

Kim Schroeder stated that her family had lived in the area for many years and were opposed to the request. She read a letter from State Representative Roland Gutierrez opposing the development in the community.

Ruth Medellin spoke in opposition to the request noting flooding issues in the area.

David Morales stated that he had lived in the neighborhood for 30 years and was opposed to the request. He noted concerns with increased traffic and restrictive covenants.

Patricia Del Rio read a letter from Steven Escobedo, Marine Corps Veteran, noting concerns with the Valor Club. She also read a letter from Former District 3 Councilmember Jennifer Ramos asking the City Council to engage with the community and invite their participation in the process.

Tony Torres stated that he was a 32-Year Retired Army Veteran in support of the request. He spoke of the assistance the Valor Club had offered to him and would offer to other Veterans in need.

David Dougherty stated that he was a Retired Command Sergeant Major from the US Army in support of the request.

James Gordon, Retired Army Sergeant, spoke in support of the request noting that the Valor Club had been very helpful to Veterans.

Kevin Crawford stated that he was in support of the request noting the benefits of the development.

George Block stated that this was his 7th year working on the project and spoke of the benefits. He noted the great services provided to support Veterans.

Councilmember Viagran thanked everyone that worked on the project. She stated that the property owners and residents were not able to reach an amicable compromise but felt this was an opportunity to shape the future and create prospects for economic development. She noted that she would hold the property owners accountable on the stipulations set forth and confirmed that it was owned by the San Antonio Housing Trust. James Griffin, Applicant,

submitted an amended site plan and confirmed that there will be no vehicular connection to Pecan Grove except for emergency vehicles and that residential units will not exceed 1,400 units. Councilmember Viagran stated that they were working to finalize deed restrictions and confirmed they would be finalized before any building permits were pulled for the rezoned property. Mr. Griffin indicated that they would be working to finalize them. Councilmember Viagran added that the development would be unique and meet the needs of the military community.

Councilmember Sandoval thanked everyone for their work and asked of the drainage issues. Jacob Powell stated that their drainage and floodplain requirements were the same regardless of the number of units. However, staff did not have enough information at this point and would be able to make a better determination once building permits were requested. Michael Shannon added that there were many steps that must be followed before construction could begin.

Councilmember Brockhouse stated that he was pleased that they would be downzoning the property. He added that he would like for the Valor Club to work with the residents of the area to ensure safety measures and protections are in place.

Councilmember Viagran moved to approve Item Z-6 with the amended site plan. Councilmember Shaw seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**DENIED**

**Z-8.** ZONING CASE # Z2018028 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units on 1.00 acre out of NCB 11155, located at 378 East Petaluma Boulevard. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2018)

Melissa Ramirez presented Item Z-8 and stated that staff and the Zoning Commission recommended approval. She reported that of 22 notices mailed; five were returned in favor and three in opposition. She noted that the case would require nine votes for approval due to the opposition exceeding 20%.

Councilmember Viagran stated that there were too many safety concerns and moved to deny Item Z-8. Councilmember Shaw seconded the motion. The motion to deny prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**CONTINUED TO JUNE 21, 2018**

**Z-13.** ZONING CASE # Z2018081 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff and Zoning Commission recommend Approval. (Continued from April 5, 2018)

Melissa Ramirez presented Item Z-13 and stated that staff and the Zoning Commission recommended approval. She reported that of 21 notices mailed; one was returned in favor and two in opposition. She added that the Westwood Square Neighborhood Association was opposed to the request.

Councilmember Treviño moved to continue Item Z-13 until June 21, 2018. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**CONTINUED TO JUNE 21, 2018**

**Z-17.** ZONING CASE # Z2018148 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 23, Block 10, NCB 15038, located at 6210 N.W. Loop 410. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. She reported that of 11 notices mailed; one was returned in favor and none in opposition.

Councilmember Sandoval moved to continue Item Z-17 until June 21, 2018. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**CONTINUED TO AUGUST 16, 2018**

**Z-21.** ZONING CASE # Z2018052 (Council District 9): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the Northwest 152.75 feet of Lot 10, Block 37, NCB 11753, located at 10815 West Avenue. Staff and Zoning Commission recommend Approval. (Continued from April 5, 2018)

Melissa Ramirez presented Item Z-21 and stated that staff and the Zoning Commission recommended approval. She reported that of 17 notices mailed; none were returned in favor and four in opposition.

Councilmember Courage moved to continue Item Z-21 until August 16, 2018. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 9 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 2 - Mayor Nirenberg, and Pelaez

**ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Gonzales adjourned the meeting at 3:50 pm.

APPROVED

RON NIRENBERG
MAYOR

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