

**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, January 17, 2019

9:00 AM

Municipal Plaza Building

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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, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Jeffrey Bouyer, Administrator/Director, The Shahadah Foundation, guest of Councilmember Greg Brockhouse, District 6.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes of the Regular City Council Meetings of December 5 - 6, 2018

Councilmember Treviño moved to approve the Minutes of the Regular City Council Meetings of December 5-6, 2018. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

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

**OATH OF OFFICE-MAYOR PRO TEM**

4. Councilmember Ana Sandoval will be sworn-in as Mayor Pro-Tem, serving the term January 17, 2019 – March 21, 2019.

City Clerk Vacek administered the Oath of Office to Councilmember Ana E. Sandoval to serve as Mayor Pro Tem for the term January 17, 2019 through March 21, 2019.

**POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg observed a moment of silence for Tejana Singer, Rita Vidaurri, who passed away last night at the age of 94. He stated that she was known to many San Antonians and would be greatly missed.

Councilmember Viagran recognized Ramiro Andrade, Husband of the Honorable Hope Andrade, who passed away on January 11, 2019. She stated that Mr. Andrade was born in San Antonio and had served the U.S. Army in Vietnam. She offered her condolences to the Andrade Family.

Mayor Nirenberg recognized the MLK Jr. Commission and thanked them for their work in helping the City of San Antonio host the largest MLK March in the nation. The Commission Members thanked Mayor Nirenberg and the City Council for the recognition and support.

**CONSENT AGENDA ITEMS**

Items 15, 18, and 24 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak on the Consent Agenda.

Cosima Colvin spoke in support of the Resolution adopting guiding principles that enhance public participation (Item 24).

Cullen Jones stated that he was supportive of the request from Councilmember Sandoval regarding public participation but concerned with some of the verbiage included in the Resolution (Item 24).

Jack M. Finger noted that in the past; citizens received five minutes to address the City Council (Item 24).

Councilmember Treviño highlighted the agreement with VHS San Antonio Partners in which three Mental Health Clinicians would assist with homeless outreach, mental health, and substance use services (Item 26).

Councilmember Pelaez recognized Leslie Hobgood and Deborah Omowale for their service on the Airport Advisory Commission (Item 19).

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

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

**2019-01-17-0018**

7. Ordinance approving the purchase of licenses for a Customer Relationship Management System using the Salesforce platform for one year through the use of the State of Texas Department of Information Resources contract DIR-TSO-3149 with Carahsoft Technology Corporation for an amount of \$352,932.35 previously authorized in the New Technology Project Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-01-17-0019**

8. Ordinance approving the purchase of one flatbed truck with a lift from Gunn Chevrolet, LTD for the Transportation & Capital Improvements Department for a total cost of \$56,218.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-01-17-0020**

9. Ordinance approving the purchase of 14 Aggressive Driving Program Vehicles from Cowboy Motor Company, LC d/b/a Moore Chrysler Dodge Jeep Ram and Silsbee Ford, Inc. for the San Antonio Police Department for a total cost of \$354,872.04 over a two year period, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-01-17-0021**

10. Ordinance approving a contract with Texas Star Supply, LLC for asphalt emulsion sealcoat materials for an estimated annual cost of \$209,000.00, available and included in Transportation & Capital Improvement's FY 2019 Adopted General Fund budget.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-01-17-0022**

11. Ordinance amending an Interlocal Agreement with San Antonio River Authority to increase the agreement by an amount not to exceed \$3,150,000.00 for the construction of the Camaron Street (West Houston to Fox Tech High School) Project, a 2017-2022 Bond Funded project, located downtown in Council District 1. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-01-17-0023**

12. Ordinance approving one year on-call agreements with optional extensions with Hunter Demolition and Wrecking Corporation and J.R. Ramon & Sons, Inc. each in an amount not to exceed \$330,000.00 per year for a total individual company contract amount not to exceed \$990,000.00 to provide on-call demolition services in relation to the 2017-2022 Bond Program and other capital improvement projects city-wide funded in the FY 2019 - 2024 Capital Improvement Program. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
13. Consideration of the following items related to Port San Antonio, a 2017 - 2022 General Obligation Bond funded Project, located in Council District 4: [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-01-17-0024**

- 13A. Ordinance approving an Interlocal Agreement with the Port Authority of San Antonio in the amount of \$24,000,000.00, of which the amount not to exceed of \$993,667.00 will be reimbursed to Port Authority of San Antonio for construction phase design services and preconstruction utility adjustments and the remaining amount of \$23,006,333.00 will be retained by the City for construction and construction related activities of the Port San Antonio project.

**2019-01-17-0025**

- 13B. Ordinance awarding a construction contract with J3 Company, LLC in the amount of \$20,763,251.51 of which \$3,275,964.00 will be reimbursed by the Port Authority of San Antonio for sanitary sewer improvements.

**2019-01-17-0026**

14. Ordinance approving the acquisition of 3830 Parkdale Drive, an approximately 7.07 acre tract of vacant land, by the Urban Renewal Agency of the City of San Antonio, doing business as the Office of Urban Redevelopment San Antonio (OUR SA), pursuant to the Urban Renewal Plan for Affordable/Workforce Housing for the 3830 Parkdale Drive Project from Agora Assets, LLC for an amount not to exceed \$2,900,000.00; and authorizing the sale of land to Franklin Development Properties, Ltd. for a sales price of \$30,000.00 payable to the City as program income and authorizing reimbursement of eligible expenses in accordance with the Urban Renewal Plan in an amount not-to-exceed \$4,400,000.00; a Neighborhood Improvement Bond Program Project funded by the 2017-2022 General Obligation Bond, located in Council District 8. [Peter Zaroni, Deputy City Manager; Veronica R. Soto, Director, Neighborhood & Housing Services]

**2019-01-17-0028**

16. Ordinance approving a lease agreement with Alamo Helicopter Tours San Antonio, LLC located at 8535 Mission Road, Suite 104 at Stinson Municipal Airport for two suites inside the terminal building with an initial term of three years with the option to extend for two, one-year periods. The agreement will generate annual revenue in the amount of \$7,506.70 deposited in the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-01-17-0029**

17. Ordinance amending a lease agreement with Avis Rent A Car System, LLC to extend the term for three years for 43,406 square feet of ground space on Jones-Maltsberger Road with a legal description of Lot 2, Block 1, NCB 8645, North Loop Estates at the San Antonio International Airport, generating \$31,595.40 in annual revenue that will be deposited in the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-01-17-0031**

19. Ordinance appointing Landon Phillips (Business Community); and reappointing Mark Fessler (Aviation Industry), Maureen McCann (Business Community), Alexander Riedel (Business Community), Deborah Omowale (Community), Leslie Hobgood (Community), and Earl Jackson (Federal Aviation Administration) to the Airport Advisory Commission for the remainder of unexpired terms of office to expire March 18, 2020; waiving the City Code residency requirement for Alexander Riedel for this appointment; and re-designating the Taxi Cab Industry category as the Ground Transportation category. [Leticia M. Vacek, City Clerk]

**2019-01-17-0032**

20. Ordinance approving a Memorandum of Understanding with Aviation Media Ltd for expenses related to hosting the SMART Airports & Regions Conference & Exhibition 2020 from April 13, 2020 through April 15, 2020 in the amount not to exceed \$70,000.00 funded by the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2019-01-17-0033**

21. Ordinance approving an Agreement authorizing Texas A&M University San Antonio to manage and maintain the parking slip lane along One University Way and Jaguar Parkway in Council District 3. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations].

**2019-01-17-0034**

22. Ordinance rescheduling City Council Meetings in February and March 2019. [Leticia M. Vacek, City Clerk]

**2019-01-17-0035**

23. Ordinance approving a contract with Across the Street Productions to provide a web based incident command training system (Blue Card) for the San Antonio Fire Department for an estimated annual amount of \$149,220.00 for a period of three years with two additional one-year options to renew . Funded from the FY 2019 General Fund Budget with additional funding for future fiscal years subject to the appropriation of funds. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2019-01-17-0036**

25. Ordinance amending Delegate Agency contracts with Bihl Haus and San Antonio OASIS to provide art and computer classes at the City's Comprehensive Senior Centers in the amount of \$76,000.00 and \$31,400.00 respectively for the period December 1, 2018 to September 30, 2019 with the option to extend for one additional year. Funding is available in the Department of Human Services General Fund FY 2019 Adopted Budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2019-01-17-0037**

26. Ordinance approving an Agreement with VHS San Antonio Partners, LLC dba Baptist Health System for the purpose of providing three Mental Health Clinicians to assist with homeless outreach, mental health and substance use services for an initial term amount of \$174,560.00 through September 30, 2019, with four 1 year renewal options for a total contract amount not to exceed \$894,456.00 subject to City Council

approval through the budget process. Funding is available in the Human Services General Fund FY 2019 Adopted Budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2019-01-17-0038**

27. Ordinance approving execution of a Development Agreement with Alamo Inn and Suites for the Alamo Inn & Suites project in an amount not to exceed \$130,000.00, an Inner City Tax Increment Reinvestment Zone (TIRZ) funded project in City Council District 2. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2019-01-17-0039**

28. Ordinance approving execution of a Development Agreement with Healy Murphy Center, Inc. for the Healy Murphy Child Development Center project in an amount not to exceed \$300,000.00, an Inner City Tax Increment Reinvestment Zone (TIRZ) funded project in City Council District 2. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2019-01-17-0040**

29. Ordinance approving a contract with the National Association for Latino Community Asset Builders to conduct an organizational assessment and strategic plan for the San Antonio Housing Trust, the San Antonio Housing Trust Public Facility Corporation and their related entities in an amount not to exceed \$150,000.00. Funding is available within the FY 2019 General Fund Budget. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-01-17-0041**

30. Ordinance approving a three year contract with Injury Management Organization, Inc. to provide medical cost containment services through a Workers' Compensation Health Care Network beginning March 1, 2019 for an estimated annual cost of \$455,000.00 with renewal options. Funds are available in the Self-Insurance Workers' Compensation Fund FY 2019 Adopted Budget and costs will be offset by efficiencies introduced by the Health Care Network Program. [Ben Gorzell, Chief Financial Officer; Debra Ojo, Director, Office of Risk Management]

**CONSENT ITEMS CONCLUDED**

**ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 5:

**2018-01-17-0016**

5. Ordinance approving an Economic Development Agreement in an amount not to exceed \$500,000.00 with Victory Capital Management, Inc. for the establishment of a corporate headquarters, the retention of 300 full-time jobs, and the creation of an additional 57 full-time jobs. Funding is available from the Economic Development Incentive Fund FY2019 Adopted Budget. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez presented information on Victory Capital Management, Inc. noting that they were an Investment Management Firm headquartered in Cleveland, Ohio. He stated that they announced the acquisition of USAA Asset Management Company and Transfer Agency Company in November. He noted that the new Victory Capital Headquarters would retain 300 jobs; create up to 51 new jobs in over five years; and provide annual salaries in excess of \$96,000. He added that staff recommended approval of a \$500,000 Economic Development Incentive Fund (EDIF) Grant Award to Victory Capital.

Councilmember Pelaez commended Victory Capital and thanked them for their investment.

Councilmember Viagran expressed her support and asked of their move to San Antonio. Michael Policarpo, Chief Operating Officer of Victory Capital, replied that they were excited to move to San Antonio. He noted that they envisioned tremendous growth and were pleased to partner with the City of San Antonio.

Councilmember Hall spoke of the great impact that Financial Services can have on a community and expressed his support.

Councilmember Courage thanked Victory Capital for their investment in the community.

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

Jack M. Finger spoke in opposition to the grant award.

Mayor Nirenberg welcomed Victory Capital to San Antonio and thanked them for investing in the community.

Councilmember Viagran moved to adopt the Ordinance for Item 5. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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



City Clerk Vacek read the caption for Item 6:

**2019-01-17-0017**

6. Ordinance approving the City of San Antonio's Federal Legislative Program for the 116th U.S. Congress. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Jeff Coyle presented an overview of the 116th Congress Legislative Program. He stated that Program Categories include: 1) Priorities; 2) Legislative and Agency Issues; 3) Partnerships; and 4) Protection of Municipal Interests. He outlined each category and added that they would work diligently to protect the City's interests.

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

Jack M. Finger expressed concern with the funding allocated for Lobbyists and the support for undocumented Immigrants.

Councilmember Saldaña stated that he looked forward to the SA to DC Trip where they would meet with the City's Delegation on priorities.

Councilmember Viagran asked of the impact of the Federal Government Shutdown. Mr. Coyle replied that the City receives \$128 million in Federal Funding annually and one-third of that amount was funded from agencies affected by the shutdown. He noted that an impact on Housing and Urban Development (HUD) Funds would likely occur in April and that staff would continue to monitor potential impacts. Justina Tate added that the City had received confirmation on receiving Women Infant and Children (WIC) Funds through March 2019.

Councilmember Pelaez requested that staff identify funding that could support the K-9 for Warriors Program.

Councilmember Sandoval thanked staff for their work and accepting input on the final Legislative Agenda. Mayor Nirenberg added his thanks to the IGR City Council Committee and Staff for their work on the program.

Councilmember Viagran moved to adopt the Ordinance for Item 6. Councilmember Saldaña seconded the motion. The motion to approve prevailed by the following vote:

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

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 15:

**2019-01-17-0027**

15. Ordinance approving a 10 year Lease Agreement with K9s For Warriors, a 501(c) nonprofit organization, for \$1 per year with a renewal option for two additional 5 year terms and an option to purchase the land located adjacent to the City's Animal Care Services campus on 4710 Highway 151 for the use of operating a facility to rescue and train 200 local qualifying dogs per year as services animals for adoption and placement with Disabled American Military Veterans. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]

Heber Lefgren presented an overview of the K9s For Warriors Organization noting that they were a 501(c)3 Organization that rescues dogs from city shelters and trains them to be service animals for Veterans suffering from Post-Traumatic Stress (PTS), Traumatic Brain Injuries, and Military Sexual Trauma. He stated that the program results in rescuing 200-250 dogs per year and assisting 150-200 Veterans in need. He noted that services were provided free of charge to Veterans and supported by major national agencies. He outlined Lease Agreement details to include the lease of 3.3 acres of undeveloped land at a cost of \$1.00 per year for 10 years with two optional 5-year extensions. He added that they would be given the option to purchase property during the lease term at fair market value. He noted that once construction was completed; K9s For Warriors would commit to rescue 200 qualifying dogs from Animal Care Services (ACS) each year. He stated that staff recommended approval.

Mayor Nirenberg called upon Ms. Susan Cosby to speak.

Susan Cosby stated that she was representing the Petco Foundation in support of the project and urged the City Council to support the partnership.

Councilmember Pelaez thanked all that worked on the partnership and stated that the project exceeded his expectations. He recognized Rory Diamond, City Councilman-Elect for Jacksonville, Florida who worked with him on this partnership.

Councilmember Perry expressed support and spoke of the importance of helping Veterans.

Councilmember Courage voiced support and thanked everyone involved to include the ACS Board Members and the Petco Foundation.

Councilmember Treviño thanked everyone for their work. He stated that he was pleased to support the project noting that his brother was a Disabled Veteran.

Councilmember Saldaña stated that he was pleased with the partnership.

Councilmember Gonzales noted that this was a great program and spoke of her previous work in rescuing dogs.

Councilmember Brockhouse expressed his support and thanked ACS for their work.

Councilmember Viagran stated that she was pleased with the great partnership.

Mayor Nirenberg thanked everyone for their work on the project and stated that he looked forward to the partnership's outcome.

Councilmember Pelaez moved to adopt the Ordinance for Item 15. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

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

City Clerk Vacek read the caption for Item 18:

**2019-01-17-0030**

- 18.** Ordinance appointing the Chief Executive Officers or Executive Directors of the San Antonio Housing Authority, San Antonio Housing Trust, San Antonio Economic Development Foundation, and VIA Metropolitan Transit Authority, or their designees; and Robert J. Abraham, Jessica O. Guerrero, Marianne Kestenbaum, Lourdes M. Castro Ramirez, and Dr. Theodore Paul Furukawa to the San Antonio Housing Commission for an initial term of office to expire May 31, 2019. [Leticia M. Vacek, City Clerk]

Councilmember Viagran noted the significant appointments and thanked everyone involved in the process. She added that there were some serious issues occurring at the San Antonio Housing Authority (SAHA) that she would like to see addressed.

Councilmember Courage stated that this was a step forward for the community noting the importance of affordable housing.

Councilmember Hall also spoke of the importance of affordable housing and thanked the Appointees agreeing to serve.

Mayor Nirenberg called upon Mr. Alan Montemayor to speak.

Alan Montemayor read a letter from Terry Burns, Chair of the Alamo Group Sierra Club, in support of the appointment of Jessica O. Guerrero. He also spoke in support of the guiding principles that enhance public participation (Item 24).

Mayor Nirenberg stated that he was grateful for the work of the Housing Task Force and thanked the Appointees for their continued service.

Councilmember Viagran moved to adopt the Ordinance for Item 18. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

City Clerk Vacek read the caption for Item 24:

**2019-01-17-0005R**

- 24.** Resolution adopting guiding principles that enhance public participation in the City of San Antonio. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

Jeff Coyle presented an overview of the guiding principles to include: 1) Meaningful; 2) Transparent; 3) Respectful; 4) Inclusive; 5) Accessible; 6) Informative; 7) Responsive; 8) Timely; 9) Convenient; and 10) Continuous. He provided minimum standards in which all City Department Public Participation Campaigns should be branded “SASpeakUp” going forward. Additionally, a clear timeline should be established for each opportunity and public meetings should serve as a supplement to any input opportunity; not as the foundation. He spoke of the collection of demographic information and reporting that would occur regarding each event. He noted that next steps would include the creation of a Public Participation Administrative Directive and the continuation of piloting additional public participation mechanisms.

City Clerk Vacek announced that a letter of support for the Resolution was received from the Esperanza Peace and Justice Center.

Councilmember Sandoval thanked everyone for their work and stated that she was pleased with the commitment from the City Council to the community. She stated that everyone

that was affected by a decision should have the opportunity to provide input and noted the importance of transparency.

Councilmember Perry expressed his support and stated that it would spur public participation throughout the city. However, he asked that staff ensure that timelines are met and that projects are not delayed.

Councilmember Gonzales stated that she was excited about implementing the guiding principles but noted the importance of reaching individuals that are unable to participate.

Councilmember Viagran spoke of the need to partner with Senior Centers to gather their feedback. She asked of parking for citizens that attend City Council Meetings to speak on an issue. Mr. Coyle replied that they were in conversations with the Center City Development Office on the potential to provide parking.

Councilmember Saldaña expressed his support and asked of online input. Mr. Coyle replied that there was information on the SpeakUpSA Website listing all of the open public processes and would include a Meet Up Section. Councilmember Saldaña requested that the site be easily accessible and user friendly.

Councilmember Treviño expressed his support and stated that this would truly improve the process for citizen participation. He stated that he would like to connect a response to an issue that was identified by citizens.

Councilmember Hall thanked everyone for their work and stated that this was a great first step.

Councilmember Brockhouse thanked everyone for their work and stated that he looked forward to more public participation in the future.

Councilmember Pelaez spoke of the importance of providing accurate information and stated that they would need to act on the information provided by citizens.

Councilmember Courage stated that the guiding principles were significant and a great step in the right direction.

Mayor Nirenberg expressed support for the Resolution. He spoke of the importance of transparency and finding ways to improve processes.

Councilmember Sandoval moved to approve the Resolution for Item 24. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

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

Mrs. Sculley reported that on January 11th, the Economic Development Department released the 2018 Small Business Office Annual Report that highlights the city's various programs to help Local Small Businesses succeed. She stated that the programs include the Small Business Economic Development Advocacy (SBEDA) Program, Mentor-Protégé Program, Loan Interest Buydown Program, and Launch SA. She noted that the primary focus of the report centers on the great progress made in the SBEDA Program that promotes the utilization of Local, Small, Minority, and Women-Owned Businesses on city contracts at both the Prime Contractor and Subcontractor Level in a variety of different industries. She reported that 2018 recorded the largest percent utilization of Local, Small, Minority, and Women-Owned Businesses since the program was established in 1992. She stated that last year, 53% of contract dollars approved by the City of San Antonio were paid to 519 Local, Small, Minority, and Women-Owned Businesses; a 9% increase from 2017. She noted that 44% of these contracts were paid specifically to Local, Minority, and Women-Owned Businesses, which also represents the city's largest percent utilization to date. She indicated that the utilization numbers in the report demonstrate the city's continued improvement toward attaining its goals in utilizing Local, Small, Minority, and Women-Owned Businesses on city contracts. She added that the 2018 Small Business Office Annual Report was sent out to the community last week and delivered to each of the City Council Offices.

#### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Councilmember Roberto C. Treviño who would be celebrating his birthday on January 20th. The City Council sang Happy Birthday to Councilmember Treviño.

#### **RECESSED**

Mayor Nirenberg recessed the meeting at 12:25 pm and announced that the meeting would resume at 2:00 pm for Zoning.

#### **RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:08 pm and addressed the Consent Zoning Items.

**CONSENT ZONING ITEMS**

Zoning Items Z-1, Z-10, Z-11, P-2, Z-13, Z-17, P-8, Z-23, Z-24, Z-25, Z-26, Z-36, Z-42, Z-43, and Z-52 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-31 was postponed by the Applicant while Items P-7, Z-22, and Z-48 were withdrawn by the Applicants 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 on the Consent Zoning Items.

Jack M. Finger spoke in opposition to the Professional Office requested due to encroachment into the neighborhood (Item Z-1). He stated that he was against the requests for a Bar/Tavern (Z-2) and Used Car Lot (Item Z-16).

Josephine Dow stated that she was opposed to the request for a Manufactured Home (Item Z-17).

Annabel Rivera spoke in opposition to the request for a Manufactured Home noting concerns with the lack of sidewalks and water runoff (Item Z-17).

Councilmember Viagran highlighted the Medical Clinic and Dental Facility in District 3 (Item Z-30).

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

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

**ABSENT:** 1 - Saldaña

**2019-01-17-0043**

**Z-2.** ZONING CASE # Z2018325 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 Dwelling Units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff and Zoning Commission recommend Approval. (Continued from December 6, 2018)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE

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COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.428 ACRES OUT OF NCB 1009 TO WIT: FROM "I-1 HS RIO-7E AHOD" GENERAL INDUSTRIAL HISTORIC SIGNIFICANT RIVER IMPROVEMENT OVERLAY-7E AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ HS RIO-7E AHOD" INFILL DEVELOPMENT ZONE HISTORIC SIGNIFICANT RIVER IMPROVEMENT OVERLAY-7E AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT, MULTI-FAMILY AT 42 DWELLING UNITS, BAR/TAVERN, AND A HOTEL.

**2019-01-17-0044**

**Z-3.** ZONING CASE # Z2018338 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on the south 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945, located at 1731, 1735, and 1739 West Hildebrand. 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 102-FEET OF LOT 1, BLOCK 218, NCB 3945, THE SOUTH 93-FEET OF LOT 2, BLOCK 218, NCB 3945, AND THE SOUTH 100-FEET OF LOT 3, BLOCK 218, NCB 3945 TO WIT: FROM "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 CD AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION CONTRACTOR FACILITY.

**2019-01-17-0045**

**Z-4.** ZONING CASE # Z2018357 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Two-Family Dwellings to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and Lot 4, NCB 11877, located at 8107 Janda Susan 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

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DESCRIBED HEREIN AS: LOT 3 AND LOT 4, NCB 11877 TO WIT: FROM "R-5 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO-FAMILY DWELLINGS TO "R-3 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0046**

**Z-5.** ZONING CASE # Z-2018-900001 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for (4) Four Residential Dwelling Units on Lot 26 and Lot 27, Block 3, NCB 6557, located at 117 East Norwood Court. 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 26 AND LOT 27, BLOCK 3, NCB 6557 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR (4) FOUR RESIDENTIAL DWELLING UNITS.

**2019-01-17-0047**

**P-1.** PLAN AMENDMENT CASE # PA-2018-900002 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Medium Density Residential" to "Community Commercial" on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900006)

**2019-01-17-0048**

**Z-6.** ZONING CASE # Z-2018-900006 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900002)

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: 4.968 ACRES OUT OF NCB 11691 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0049**

**Z-7.** ZONING CASE # Z-2018-900032 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, Block 3, NCB 2073, located at 1015 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 22, BLOCK 3, NCB 2073 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0050**

**Z-8.** ZONING CASE # Z-2018-900035 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on 0.332 acres out of NCB 1002, located at 916 and 922 East Elmira Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.332 ACRES OUT OF NCB 1002 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT AND "C-2P AHOD" COMMERCIAL PEDESTRIAN AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "MF-40" MULTI-FAMILY DISTRICT.

**2019-01-17-0051**

**Z-9.** ZONING CASE # Z-2018-900036 (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 to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-50" Multi-Family District on Lot 1 and Lot 2, Block 17, NCB 974, located at 216 and 218 E 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: LOT 1 AND LOT 2, BLOCK 17, NCB 974 TO WIT: FROM "C-3NA RIO-2 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ RIO-2 AHOD" INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "MF-50" MULTI-FAMILY DISTRICT.

**2019-01-17-0054**

**Z-12.** ZONING CASE # Z-2018-900049 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Electric Repair-Heavy Equipment on 1.267 acres out of NCB 10115, located at 1031 Basse 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: 1.267 ACRES OUT OF NCB 10115 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR ELECTRIC REPAIR-HEAVY EQUIPMENT.

**2019-01-17-0057**

**P-3.** PLAN AMENDMENT CASE # PA-2018-900004 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future the land use from "Light Industrial" to "Low Density Residential" on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Avenue. Staff and Planning Commission recommend

Approval. (Associated Zoning Case Z2018-900008)

**2019-01-17-0058**

- Z-14.** ZONING CASE # Z-2018-900008 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 11 AND LOT 12, BLOCK 15, NCB 1292 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0059**

- P-4.** PLAN AMENDMENT CASE # PA-2018-900016 (Council District 2): Ordinance amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lots 45 through Lot 52 and the East 17 Feet of Lot 44, Block 15, NCB 1597, located at 133 Vine Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900023)

**2019-01-17-0060**

- Z-15.** ZONING CASE # Z-2018-900023 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes on Lots 45 through Lot 52 and the East 17 feet of Lot 44, Block 15, NCB 1597, located at 133 Vine Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900016)

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 45 THROUGH LOT 52 AND THE EAST 17 FEET OF

LOT 44, BLOCK 15, NCB 1597 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT AND "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR FIFTEEN (15) TOWNHOMES.

**2019-01-17-0061**

**Z-16.** ZONING CASE # Z-2018-900026 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on 4.877 acres out of NCB 12162 and NCB 12163, located at 2135 Austin Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.877 ACRES OUT OF NCB 12162 AND NCB 12163 TO WIT: FROM "C-2 MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD MC-3 AHOD" COMMERCIAL AUSTIN HIGHWAY/HARRY WURZBACH METROPOLITAN CORRIDOR OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE).

**2019-01-17-0063**

**Z-18.** ZONING CASE # Z-2018-900031 (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 and Five (5) Residential Units on Lot A-3, Block 1, NCB 46, located at 1414 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: LOT A-3, 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 AND FIVE (5) RESIDENTIAL UNITS.

**2019-01-17-0064**

**Z-19.** ZONING CASE # Z-2018-900047 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-6 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 and "RM-6" Residential Mixed District on Lot 5, Lot 7, Lot 9 and Lot 11, Block 10, NCB 481, located at 1216 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: LOT 5, LOT 7, LOT 9 AND LOT 11, BLOCK 10, NCB 481 TO WIT: FROM "RM-6 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 AND "RM-6" RESIDENTIAL MIXED DISTRICT.

**2019-01-17-0065**

**P-5.** PLAN AMENDMENT CASE # PA-2018-900017 (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 "High Density Mixed Use" to "Regional Commercial" on the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-00060)

**2019-01-17-0066**

**Z-20.** ZONING CASE # Z-2018-900060 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District on the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900017)

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 146.1 FEET OF THE NORTH 282 FEET OF LOT TRACK A, NCB 10739 TO WIT: FROM "R-5" RESIDENTIAL SINGLE-FAMILY

DISTRICT TO "C-3NA" GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT.

**2019-01-17-0067**

**P-6.** PLAN AMENDMENT CASE # PA-2018-900025 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lot 8, NCB 500, located at 415 Milam Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900068)

**2019-01-17-0068**

**Z-21.** ZONING CASE # Z-2018-900068 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval. Zoning Commission recommendation pending the January 15, 2019 Zoning hearing. (Associated Plan Amendment Case PA-2018-900025)

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, NCB 500 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-3 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-3" GENERAL COMMERCIAL DISTRICT, A BAR/NIGHTCLUB WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK AND LIVE ENTERTAINMENT.

**WITHDRAWN BY APPLICANT**

**P-7.** PLAN AMENDMENT CASE # 18100 (Council District 3): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018314 S) (Continued from December 6, 2018)

**WITHDRAWN BY APPLICANT**

**Z-22.** ZONING CASE # Z2018314 S (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 S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18100) (Continued from December 6, 2018)

**2019-01-17-0072**

**Z-27.** ZONING CASE # Z-2018-900012 (Council District 3): 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 with uses permitted in "MF-40" Multi-Family District on 0.022 acres out of NCB 3000, located at 135 Palo Blanco. 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: THE SOUTH 50-FEET OF THE WEST 23.6-FEET OF LOT 23, THE SOUTH 50-FEET OF LOT 24, LOT 22, AND EAST 27.8-FEET OF LOT 23, BLOCK 2, NCB 1406 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR SEVEN (7) RESIDENTIAL UNITS.

**2019-01-17-0073**

**P-9.** PLAN AMENDMENT CASE # PA-2018-900005 (Council District 3): 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 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900022)

**2019-01-17-0074**

**Z-28.** ZONING CASE # Z-2018-900022 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial



Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2018-900005)

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 368B AND LOT 369, NCB 8735 TO WIT: FROM "R-6 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 MLOD-2 MLR-2 AHOD" LIGHT COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0075**

**Z-29.** ZONING CASE # Z-2018-900025 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107, located in the 3400 Block of Pleasanton 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 36, LOT 39, LOT 41, LOT 42, AND LOT 43, BLOCK 3, NCB 10107 TO WIT: FROM "I-1 MLOD-2 MLR-2 AHOD" GENERAL INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT AND "R-4 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-3NA MLOD-2 MLR-2 AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0076**

**Z-30.** ZONING CASE # Z-2018-900027 S (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for Medical - Clinic (Physician And/Or Dentist) on Lot TR-4, NCB 9495, located at 115 Genevieve 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 TR-4, NCB 9495 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 S AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR MEDICAL - CLINIC (PHYSICIAN AND/OR DENTIST).

**POSTPONED BY APPLICANT**

**Z-31.** ZONING CASE # Z-2018-900044 CD (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on North 87.2 feet of the South 123 feet of Lot 1, North 37.2 feet of the South 73 feet of Lot 2 and North 162 feet of Lot 3, Block 18, NCB 7692, located at 6014 South Flores Street. Staff and Zoning Commission recommend Approval.

**2019-01-17-0077**

**Z-32.** ZONING CASE # Z2018354 (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 "FR MLOD-2 MLR-1 AHOD" Farm and Ranch Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-12, Lot P-54A, and Lot P-55, NCB 17364, located at 9120 New Laredo Highway. 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

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DESCRIBED HEREIN AS: LOT P-12, LOT P-54A, AND LOT P-55, NCB 17364 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 "FR MLOD-2 MLR-1 AHOD" FARM AND RANCH LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0078**

**Z-33.** ZONING CASE # Z-2018-900002 (Council District 4): Ordinance amending the Zoning District Boundary from "PUD R-6 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 block of Heritage Farm. 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-4F, NCB 15850 TO WIT: FROM "PUD R-6 MLOD-2 MLR-1 AHOD" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0079**

**Z-34.** ZONING CASE # Z-2018-900052 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 19603, generally located at Seascape and Potranco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 14, BLOCK 1, NCB 19603 TO WIT: FROM "C-2 CD MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING

OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY  
 DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR TO  
 "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING  
 OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY  
 DISTRICT.

**2019-01-17-0080**

**Z-35.** ZONING CASE # Z-2018-900053 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto Light Truck and Repair on Lot 10, Block 1, NCB 19603, generally located at Seascape and Potranco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 10, BLOCK 1, NCB 19603 TO WIT: FROM "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO LIGHT TRUCK AND REPAIR.

**2019-01-17-0082**

**Z-37.** ZONING CASE # Z2018356 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 9, Block 4, NCB 8884, located at 3122 West Laurel Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 9, BLOCK 4, NCB 8884 TO WIT: FROM "R-6

MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO (2) RESIDENTIAL DWELLING UNITS.

**2018-01-17-0083**

**Z-38.** ZONING CASE # Z2018358 (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-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 10, Lot 11, and Lot 12, Block 6, NCB 7405, located at 520 and 522 Queretaro Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 10, LOT 11, AND LOT 12, BLOCK 6, NCB 7405 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-4 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

**2019-01-17-0084**

**Z-39.** ZONING CASE # Z-2018-900003 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family residential uses not to exceed 21 units per acre and uses permitted in "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court – Outdoor Uses Permitted, Hotel, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling, on Lot 11 and Lot 2, Block 4, NCB 2568, located at 415 East Cevallos 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 11 AND LOT 2, BLOCK 4, NCB 2568 TO WIT: FROM "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH MULTI-FAMILY RESIDENTIAL USES NOT TO EXCEED 21 UNITS PER ACRE AND USES PERMITTED IN "C-2" COMMERCIAL DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "MF-25" LOW DENSITY MULTI-FAMILY DISTRICT, "C-2" COMMERCIAL DISTRICT, FITNESS/HEALTH CLUB, GYMNASIUM, NATATORIUM, SPORT COURT – OUTDOOR USES PERMITTED, HOTEL, BAR/TAVERN, MICROBREWERY, NIGHTCLUB WITHOUT COVER CHARGE THREE (3) OR MORE DAYS PER WEEK, AND A WINERY WITH BOTTLING.

**2019-01-17-0085**

**P-10.** PLAN AMENDMENT CASE # PA-2018-900006 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on Lot 12, Block 1, NCB 2322, located at 2619 Buena Vista Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018-900024)

**2019-01-17-0086**

**Z-40.** ZONING CASE # Z-2018-900024 (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on Lot 12, Block 1, NCB 2322, located at 2619 Buena Vista Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900006)

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 12, BLOCK 1, NCB 2322 TO WIT: FROM "MF-33 MLOD-2 MLR-2 AHOD" MULTI-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ MLOD-2 MLR-2 AHOD" INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND "RM-4" RESIDENTIAL MIXED DISTRICT.

**2019-01-17-0087**

**Z-41.** ZONING CASE # Z-2018-900042 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District on Lot 16, Block 2, NCB 6112, located at 721 Montezuma 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 16, BLOCK 2, NCB 6112 TO WIT: FROM "R-4 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ MLOD-2 MLR-2 AHOD" INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT.

**2019-01-17-0088**

**Z-44.** ZONING CASE # Z2018345 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for (4) Four Residential Units on Lot 9 and Lot 10, Block 2, NCB 14355, located at 5747 McDavitt 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 9 AND LOT 10, BLOCK 2, NCB 14355 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 "R-6 CD MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH

## CONDITIONAL USE FOR (4) FOUR RESIDENTIAL UNITS.

**2019-01-17-0089**

**Z-45.** ZONING CASE # Z2018355 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on Lot 1 and Lot 2, Block 2, NCB 13953, located at 5418 and 5422 Enrique M. Barrera Parkway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1 AND LOT 2, BLOCK 2, NCB 13953 TO WIT: FROM "C-3NA MLOD-2 MLR-1 AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 S MLOD-2 MLR-1 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A PARTY HOUSE, RECEPTION HALL, MEETING FACILITIES.

**2019-01-17-0090**

**Z-46.** ZONING CASE # Z-2018-900009 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 S MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Medical Clinic on Lot 6, Block 8, NCB 15570, located at 7322 West Military 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 6, BLOCK 8, NCB 15570 TO WIT: FROM "C-1 MLOD-2 MLR-1 AHOD" LIGHT COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 S MLOD-2 MLR-1 AHOD" LIGHT COMMERCIAL LACKLAND



MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MEDICAL CLINIC.

**2019-01-17-0091**

**Z-47.** ZONING CASE # Z-2018-900048 CD (Council District 6): Ordinance amending the Zoning District Boundary from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on 0.771 acres out of NCB 17647, generally located at the intersection of West Loop 1604 and West Military 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: 0.771 ACRES OUT OF NCB 17647 TO WIT: FROM “C-2 MLOD-2 MLR-2 AHOD” COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY DISTRICT AND “C-3 MLOD-2 MLR-2 AHOD” GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY DISTRICT TO “C-2 CD MLOD-2 MLR-2 AHOD” COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR.

**WITHDRAWN BY APPLICANT**

**Z-48.** ZONING CASE # Z-2018-900054 CD (Council District 7): Ordinance amending the Zoning District Boundary from “R-6” Residential Single-Family District to “R-6 CD” Residential Single-Family District with Conditional Use for a Daycare on Lot 1, Block 2, NCB 18315, located at 7700 Tezel Road. Staff and Zoning Commission recommend Approval.

**2019-01-17-0092**

**P-11.** PLAN AMENDMENT CASE # 18103 (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 “General Urban Tier” on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway

and Babcock Road intersection. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018348)

**2019-01-17-0093**

- Z-49.** ZONING CASE # Z2018348 CD (Council District 8): Ordinance amending the Zoning District Boundary from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18103)

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: 5.874 ACRES OUT OF CB 4718 TO WIT: FROM "RE MLOD-1 MSAO-1" RESIDENTIAL ESTATE CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY DISTRICT TO "C-2 CD MLOD-1 MSAO-1" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY CAMP BULLIS MILITARY SOUND ATTENUATION DISTRICT WITH CONDITIONAL USE FOR OFFICE WAREHOUSE (FLEX SPACE) - OUTSIDE STORAGE NOT PERMITTED.

**2019-01-17-0094**

- Z-50.** ZONING CASE # Z-2018-900040 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet on 3.738 acres out of NCB 17403, generally located west of the intersection of Beckwith Boulevard and Vance Jackson Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.738 ACRES OUT OF NCB 17403 TO WIT: FROM "PUD MF-18 MLOD-1 MLR-2" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 DISTRICT AND "PUD MF-18 MLOD-1 MLR-2 ERZD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 EDWARDS RECHARGE ZONE DISTRICT TO "PUD MF-18 MLOD-1 MLR-2" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 DISTRICT AND "PUD MF-18 MLOD-1 MLR-2 ERZD" PLANNED UNIT DEVELOPMENT LIMITED DENSITY MULTI-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 EDWARDS RECHARGE ZONE DISTRICT WITH A REDUCED PERIMETER SETBACK OF 10-FEET.

**2019-01-17-0095**

**Z-51.** ZONING CASE # Z-2018-900021 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 2.136 acres out of NCB 8695, located at 323 Rainbow 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: 2.136 ACRES OUT OF NCB 8695 TO WIT: FROM "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**CONSENT ZONING CONCLUDED**

**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION****2019-01-17-0042**

**Z-1.** ZONING CASE # Z2018101 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from December 6, 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: LOT 1, BLOCK 3, NCB 10024 TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

Melissa Ramirez presented Item Z-1 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 26 notices mailed; none were returned in favor and seven in opposition. She stated that the North Central Neighborhood was opposed to the request. She added that the case would require nine votes for approval due to opposition exceeding 20%.

Councilmember Treviño moved to approve Item Z-1 with an amended site plan and the following conditions: 1) Must construct a 6' Solid Screen Fencing adjacent to single family residences; 2) No outdoor speakers or amplified sound; 3) All signage restricted to 1'x1'; 4) Hours of Operation restricted to 8am-6pm Monday-Friday; 5) Only 10 persons in the building at any given time; 6) Parking located on the west side of the building, adjacent to West Avenue, no closer than 20 feet from single family residences; 7) Additional curb cuts and egress points permitted along West Avenue only; and 8) Any new construction on the property must conform with the base zoning district standards. Councilmember Hall seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**2019-01-17-0052**

**Z-10.** ZONING CASE # Z-2018-900037 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 26, Block 3, NCB 3032, located at 119 Cincinnati Avenue. 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 26, BLOCK 3, NCB 3032 TO WIT: FROM "R-6 NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL AREA NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD NCD-5 AHOD" RESIDENTIAL SINGLE-FAMILY BEACON HILL AREA NEIGHBORHOOD CONSERVATION AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR THREE (3) RESIDENTIAL DWELLING UNITS.

Melissa Ramirez presented Item Z-10 and stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 38 notices mailed; none were returned in favor or opposition.

Councilmember Treviño stated that the site plan provided certainty to the community that they will receive what has been promised. He thanked the applicant for amending their request to a Conditional Use.

Councilmember Treviño moved to approve Item Z-10. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**2019-01-17-0053**

**Z-11.** ZONING CASE # Z-2018-900041 (Council District 1): Ordinance amending the Zoning District Boundary from RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development

Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-40” Multi-Family District and “IDZ UC-4 AHOD” Infill Development Zone North Saint Mary's Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-40” Multi-Family District on Lot 13, Block 4, NCB 830, located at 923 East Elmira Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 13, BLOCK 4, NCB 830 TO WIT: FROM “RM-4 AHOD” RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT AND “RM-4 UC-4 AHOD” RESIDENTIAL MIXED NORTH SAINT MARY'S URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO “IDZ AHOD” INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN “C-2” COMMERCIAL DISTRICT AND “MF-40” MULTI-FAMILY DISTRICT AND “IDZ UC-4 AHOD” INFILL DEVELOPMENT ZONE NORTH SAINT MARY'S URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN “C-2” COMMERCIAL DISTRICT AND “MF-40” MULTI-FAMILY DISTRICT.

Melissa Ramirez presented Item Z-11 and stated that staff and the Zoning Commission recommended approval. She reported that of 19 notices mailed; two were returned in favor and none in opposition. She added that the Tobin Hill Community Association was in support of the request.

Councilmember Treviño called the applicant to the podium. Mr. Barclay Anthony stated that he was the applicant and submitted an amended site plan showing additional detail to include parking and green space.

Councilmember Treviño moved to approve Item Z-11 with the amended site plan depicting parking and green space. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

Items P-2 and Z-13 were addressed jointly.

**2019-01-17-0055**

**P-2.** PLAN AMENDMENT CASE # PA-2018-900012 (Council District 2): Ordinance amending the Downtown Plan, a component of the Comprehensive Master Plan of the City, to allow a text amendment to “G. Denver Heights” to allow for uses consistent with up to 25 units per acre on Lot 22, the south 50 feet of the west 23.6 feet of Lot 23, the east 27.8 feet of Lot 23, and the south 50 feet of Lot 24, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900013)

**2019-01-17-0056**

**Z-13.** ZONING CASE # Z-2018-900013 (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 Seven (7) Residential Units on the South 50-feet of the West 23.6-feet of Lot 23, the South 50-feet of Lot 24, Lot 22, and East 27.8-feet of Lot 23, Block 2, NCB 1406, located at 115 Gravel Street and 618 South Pine Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900012)

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 50-FEET OF THE WEST 23.6-FEET OF LOT 23, THE SOUTH 50-FEET OF LOT 24, LOT 22, AND EAST 27.8-FEET OF LOT 23, BLOCK 2, NCB 1406 TO WIT: FROM "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT FOR SEVEN (7) RESIDENTIAL UNITS.

Melissa Ramirez presented Item P-2 and stated that it would amend the Downtown Plan. She reported that staff and the Planning Commission recommended approval.

For Item Z-13, she stated that staff and the Zoning Commission recommended approval. She reported that of 54 notices mailed; one was returned in favor and six in opposition. She added that the Denver Heights Neighborhood Association was in support of the request.

Mayor Nirenberg called upon Ms. Erika Hizel to speak.

Erika Hizel stated that she was opposed to the request and asked that the developer negotiate the density on the gravel due to safety concerns.

Councilmember Hall thanked Ms. Hizel for her comments but noted that the Neighborhood Association was supportive of the request.

Councilmember Hall moved to approve Items P-2 and Z-13. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**2019-01-17-0062**

**Z-17.** ZONING CASE # Z-2018-900030 S (Council District 2): Ordinance amending the Zoning District Boundary from “I-2” General Industrial District to “R-4 S” Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 14, Block 11, NCB 1204, located at 423 Runnels 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 14, BLOCK 11, NCB 1204 TO WIT: FROM “I-2” GENERAL INDUSTRIAL DISTRICT TO “R-4 S” RESIDENTIAL SINGLE-FAMILY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A MANUFACTURED HOME.

Melissa Ramirez presented Item Z-17 and stated that staff and the Zoning Commission recommended approval. She reported that of 28 notices mailed; none were returned in favor and two were returned in opposition.

Councilmember Hall asked if this was a downzoning. Mrs. Ramirez confirmed that it was. Councilmember Hall noted that the case had gone through all of the processes and no response was received from the Government Hill Alliance.

Councilmember Hall moved to approve Item Z-17. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña



Items P-8 and Z-23 were addressed jointly.

**2019-01-17-0069**

**P-8.** PLAN AMENDMENT CASE # 18092 (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 “Low Density Residential” to “Neighborhood Commercial” on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018326 S)

**2019-01-17-0070**

**Z-23.** ZONING CASE # Z2018326 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 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 Chiropractor Office on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18092)

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 21 AND LOT 22, BLOCK 12, NCB 2950 TO WIT: FROM "R-4 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 CHIROPRACTOR OFFICE.

Melissa Ramirez presented Item P-8 and stated that it would amend the Highlands Community Plan. She reported that staff and the Planning Commission recommended denial.

For Item Z-23, she stated that staff recommended denial while the Zoning Commission recommended approval. She reported that of 22 notices mailed; 13 were returned in favor and none in opposition. She added that the Highland Park Neighborhood Association was in support of the request.

Councilmember Viagran submitted a letter of support from Gregory Ripps, President of the Highland Park Neighborhood Association. She thanked the applicant for working with the neighborhood and association.

Councilmember Viagran moved to approve Items P-8 and Z-23. Councilmember Hall seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**CONTINUED TO MARCH 21, 2019**

**Z-24.** ZONING CASE # Z2018350 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Variety Store on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval. Zoning Commission recommends Denial, for lack of a motion.

Melissa Ramirez presented Item Z-24 and stated that staff recommended approval while the Zoning Commission recommended denial. She reported that of 14 notices mailed; six were returned in favor and three in opposition. She added that the Mission Reach, Hot Wells, and Highland Hills Neighborhood Associations were opposed to the request.

Councilmember Viagran stated that the applicant was requesting a 60-day continuance in order to allow for more dialogue with the Neighborhood Associations.

Councilmember Viagran moved to continue Item Z-24 until March 21, 2019. Councilmember Hall seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**CONTINUED TO JANUARY 31, 2019**

**Z-25.** ZONING CASE # Z-2018-900007 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "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-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.034 acres out of NCB 6230, generally located south of the intersection of Pleasanton Road and South Flores Street. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-25 and stated that staff and the Zoning Commission recommended approval. She reported that of 51 notices mailed; none were returned in favor and one in opposition.

Councilmember Viagran moved to continue Item Z-25 until January 31, 2019. Councilmember Hall seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

#### **2019-01-17-0071**

**Z-26.** ZONING CASE # Z-2018-900011 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.0904 acres out of NCB 8663, located at 6630 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: 0.0904 ACRES OUT OF NCB 8663 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA AHOD" COMMERCIAL NONALCOHOLIC AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-26 and stated that staff and the Zoning Commission recommended approval. She reported that of 17 notices mailed; none were returned in favor or opposition. She added that the Mission San Jose Neighborhood Association was in support of the request.

Councilmember Viagran submitted a letter of support from Theresa A. Ybanez, President of the Mission San Jose Neighborhood Association. She also submitted a letter from the applicant, Charles Christian, indicating that there would be no tire shop, auto shop, or motel

and amending it to “No Alcohol” Designation.

Councilmember Viagran moved to approve Item Z-26 with the conditions agreed upon by the applicant for no tire shop, auto shop, or motel and amending it to “No Alcohol” Designation. Councilmember Hall seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

### 2019-01-17-0081

**Z-36.** ZONING CASE # Z2018292 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District, "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District, and "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District on 1.68 acres out of NCB 6680, located at 2220 Calle Estrella and 2240 Calle Estrella. 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: 1.68 ACRES OUT OF NCB 6680 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, "O-2 MLOD-2 MLR-1 AHOD" HIGH-RISE OFFICE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-1 AIRPORT HAZARD OVERLAY DISTRICT, AND "C-3NA MLOD-2 MLR-1 AHOD" GENERAL COMMERCIAL NON-ALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-1 AIRPORT HAZARD OVERLAY DISTRICT TO "R-3 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION-1 AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-36 and stated that staff and the Zoning Commission

recommended approval. She reported that of 33 notices mailed; none were returned in favor but that 16 were received in opposition. She added that the case would require nine votes for approval due to the opposition exceeding 20%.

Councilmember Gonzales moved to approve Item Z-36. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**CONTINUED TO FEBRUARY 21, 2019**

**Z-42.** ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Continued from December 6, 2018)

Melissa Ramirez presented Item Z-42 and stated that staff recommended denial with an alternate recommendation of "R-6 CD" Conditional Use for a Non-Commercial Parking Lot while the Zoning Commission recommended denial. She reported that of 20 notices mailed; none were returned in favor and four received in opposition. She added that the Cable-Westwood Neighborhood Association was opposed to the request.

Councilmember Brockhouse moved to continue Item Z-42 until February 21, 2019. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**CONTINUED TO FEBRUARY 21, 2019**

**Z-43.** ZONING CASE # Z2018285 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military

Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Continued from December 6, 2018)

Melissa Ramirez presented Item Z-43 and stated that staff and the Zoning Commission recommended denial. She reported that of 50 notices mailed; three were returned in favor and two received in opposition.

Councilmember Brockhouse moved to continue Item Z-43 until February 21, 2019. Councilmember Hall seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

#### **CONTINUED TO FEBRUARY 21, 2019**

**Z-52.** ZONING CASE # Z-2018-900061 (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 "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on 5.00 acres out of NCB 15911, generally located northeast of the intersection of Schertz Road and North Weidner Road. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-52 and stated that staff and the Zoning Commission recommended approval. She reported that of 9 notices mailed; none were returned in favor or in opposition.

Councilmember Perry moved to continue Item Z-52 until February 21, 2019. Councilmember Treviño seconded the motion. The motion to continue prevailed by the following vote:

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

**ABSENT:** 1 - Saldaña

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:42 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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