

**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

Thursday, May 16, 2019

9:00 AM

Municipal Plaza Building

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

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

1. The Invocation was delivered by Michael Kraft, Lead Pastor, Mission Community Church, 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 City Council Regular Meetings of April 17 - 18, 2019

Councilmember Treviño moved to approve the Minutes of the City Council Regular Meetings of April 17-18, 2019. 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

POINT OF PERSONAL PRIVILEGE

Councilmember Sandoval reported the results of the Know your Status Campaign. She thanked everyone that participated and noted that over 4,400 individuals had been tested for Sexually Transmitted Diseases. She presented the winners among the City Council Districts:

1st Place – District 5

2nd Place – District 2

3rd Place – District 8

Councilmember Sandoval highlighted National Bike Month sponsored by the League of American Cyclists. She spoke of the benefits of bicycling and encouraged everyone to participate in Official Ride to Work Day on May 17th.

Councilmember Treviño recognized Coach Stringer and his Freshman Human Geography Students from St. Anthony Catholic School. He welcomed them to the City Council Meeting.

City Clerk Vacek introduced Jeannette Goodall, City Clerk for the City of Austin, attending the City Council Meeting to learn about the City Council electronic voting system for Council Meetings since Austin was looking to implement an electronic Voting System for their City Council Meeting Items. The City Council welcomed Ms. Goodall to the meeting.

CONSENT AGENDA ITEMS

Item 18 was pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Hall seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

David DiHarce stated that although he did not live in the City of San Antonio; he was opposed to the Canyon Pass Apartment Project that would provide low-income housing (Item 22). He asked that the item be delayed in an effort for the community to meet with the developer.

Jack M. Finger spoke in opposition to the low-income housing projects (Items 20, 21, 22, and 23).

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

2019-05-16-0391

6. Ordinance approving a contract with the Greater San Antonio Transportation Company dba Yellow Cab to provide taxi services for non-emergency EMS patients under the San Antonio Fire Department's Taxi Voucher Program for an initial term through September 30, 2022, with options to extend, for an estimated annual amount of \$50,000.00. Funding for FY 2019 is available in the FY 2019 General Fund Budget with additional funding for future fiscal years subject to the appropriation of funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-05-16-0392

7. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$769,000.00, available and included in the respective departments' FY 2019 Adopted Budget:
(A) Cintas Corporation for the purchase of uniforms and accessories; and
(B) Selrico Services, Inc. for amendments to the annual contract for custodial services at various facilities.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-05-16-0393

8. Ordinance approving a Funding Agreement with the Alamo Community Group in an amount not to exceed \$288,585.61 for the full reconstruction of sidewalks in support of the Downtown Glass Block Sidewalks Project, a FY 2018 Certificate of Obligation Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-16-0394

9. Ordinance awarding the 2019-2020 Task Order Contract for Flatwork & Street Improvements Package 4 to Austin Constructors, LLC in an amount not to exceed \$3,474,306.92, of which \$188,500.00 will be reimbursed by San Antonio Water System (SAWS) and \$1,750.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funds in the amount of \$3,474,306.92 are included and available in the FY 2019 Adopted Budget and funded from various funding sources to include the General Fund, Advanced Transportation District Fund, debt proceeds, or other funding sources. [Roderick Sanchez, Assistant City Manager;

Razi Hosseini, Interim Director, Transportation & Capital Improvements]

10. Approving the following contracts totaling \$17,790,044.11 related to the FY 2019-2020 Infrastructure Management Program (IMP). Funds are included and available in the FY 2019 - 2024 Capital Improvements Program Budget and funded from various funding sources to include the General Fund, the Advanced Transportation District Fund, debt proceeds, or other funding sources: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-16-0395

- 10A. Ordinance awarding the 2019 Asphalt Overlay Task Order Contract Package 7 to J&P Paving Co., Inc. in an amount not to exceed \$3,441,190.63 of which \$52,787.00 will be reimbursed by San Antonio Water System (SAWS) and \$17,576.25 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2019-05-16-0396

- 10B. Ordinance awarding the 2019 Asphalt Overlay Task Order Contract Package 8 to J&P Paving Co., Inc. in an amount not to exceed \$3,615,913.13 of which \$52,787.00 will be reimbursed by San Antonio Water System (SAWS) and \$17,576.25 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2019-05-16-0397

- 10C. Ordinance awarding the 2019-2020 Fog Seal Task Order Contract Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$1,917,984.35 of which \$24,000.00 will be reimbursed by San Antonio Water System (SAWS) for necessary adjustments to their existing infrastructure.

2019-05-16-0398

- 10D. Ordinance awarding the 2019-2020 Onyx (Slurry Seal) Task Order Contract Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$3,779,448.50 of which \$48,000.00 will be reimbursed by San Antonio Water System (SAWS) for necessary adjustments to their existing infrastructure.

2019-05-16-0399

- 10E. Ordinance awarding the 2019 Reclamation Reconstruction Task Order Contract Package 12 to Alamo City Constructors, Inc. in an amount not to exceed \$5,035,507.50 of which \$325.00 will be reimbursed by San Antonio Water System (SAWS) and \$15.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

2019-05-16-0400

11. Ordinance approving a lease agreement with PHI Air Medical, L.L.C. for the rental of Suite 111 in the terminal building at the Stinson Municipal Airport with an initial term of one year with the option to extend for three, one-year periods. The agreement will generate \$16,001.89 in annual revenue for the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-05-16-0401

12. Ordinance appointing Ed Onwe (Airport Business Lessee), Charnelle Chin (Aviation Industry), Vaughn Caudill (Community), Juvencio Lopez (Community), C. LeRoy Cavazos-Reyna (Community), Marco Barros (Travel & Tourism); reappointing Diane D. Rath (AACOG), Aurelina Prado (Aviation Industry), Francisco Cruz (Business Community) and Marsha B. Hendler (Business Community) for the remainder of unexpired terms of office to expire March 18, 2021; appointing John Grisell (Ground Transportation Industry) and Valerie Peak (Travel & Tourism) for the remainder of unexpired terms of office to expire March 18, 2020 to the Airport Advisory Commission; and waiving the term limit requirement for Marco Barros, Diane D. Rath, and Marsha B. Hendler for this appointment. [Leticia M. Vacek, City Clerk]
13. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing David Jarrell (District 10) to the Affirmative Action Advisory Committee for a term of office to commence June 1, 2019 and expire May 31, 2021.

B) Appointing Jo Ann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2019.

2019-05-16-0402

14. Ordinance scheduling and rescheduling City Council Meetings. [Leticia Vacek, City Clerk]

2019-05-16-0403

15. Ordinance ratifying the First Amendment and Extension of the Financial Advisor

Services contracts with FTN Financial Municipal Advisors and Hilltop Securities, Inc. for a term to expire no later than December 31, 2019. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2019-05-16-0404

16. Ordinance acknowledging and accepting the actuarial review of audits of the San Antonio Fire and Police Pension Fund and the Fund's response to the review. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliot, Finance Director]

2019-05-16-0405

17. Ordinance authorizing and approving publication of Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$60,000,000.00; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

2019-05-16-0407

19. Ordinance approving a contract with Family Service Association of San Antonio, Inc. for early childhood mental wellness services for the City's Early Head Start-Child Care Partnership Program, in an amount not to exceed \$75,000.00 for the period August 1, 2019 through July 31, 2024. Funding is available in the FY2019 EHS Grant in the amount of \$15,000.00 and subsequent annual funding will be contingent upon grant award.[Colleen M. Bridger, MPH, PhD, Interim Assistant City Manager; Melody Woosley, Director, Human Services]

2019-05-16-0408

20. Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds for the development of Alsbury Apartments in an amount not to exceed \$20,000,000.00 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-05-16-0409

21. Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multifamily Housing Revenue Bonds for the development of Majestic Ranch Apartments in an amount not to exceed \$23,000,000.00 with final terms and documents to be approved hereafter by the San Antonio Housing Trust Public Facility Corporation. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-05-16-0036R

22. Resolution of No Objection for Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of Canyon Pass Apartments, a 288 unit multi-family rental housing development, located at approximately 25601 Overlook Parkway in City Council District 9. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2019-05-16-0037R

23. Resolution of No Objection for Cohen-Esrey Development Group's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of The Walzem, a 200 unit multi-family rental housing development, located at approximately FM 78 & Walzem Road in San Antonio's Extra Territorial Jurisdiction. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

24. Approval of the following two items relating to financial matters of the San Antonio Water System (SAWS): [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2019-05-16-0038R

- 24A. Resolution, for the San Antonio Water System, authorizing the cash defeasance of certain outstanding debt obligations in an amount not to exceed \$175,000,000 par, to reduce future debt service.

2019-05-16-0410

- 24B. Ordinance, for the San Antonio Water System, authorizing the issuance of obligations designated as City of San Antonio, Texas Water System Junior Lien Revenue Refunding Bonds, in one or more series and in an aggregate amount not to exceed \$306,085,000 to refund certain outstanding debt obligations for debt service savings.

CONSENT ITEMS CONCLUDED**ITEM PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 18:

2019-05-16-0406

18. Ordinance approving a five-year Interlocal Agreement with Alamo Community College District for Educational Access Channel operation and capital improvements
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for the Educational Access Channel studio facility in an amount up to \$200,000.00, with an option to extend. [Carlos Contreras, Assistance City Manager; Jeff Coyle, Director, Government & Public Affairs]

Councilmember Hall recused himself from voting on Item 18 by exiting the Council Chambers and noting he had submitted the recusal forms to the City Clerk.

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

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

ABSTAIN: 1 - Hall

ACTION ITEMS FOR STAFF BRIEFING

City Clerk Vacek read the caption for Item 4:

2019-05-16-0389

4. Ordinance amending the FY 2019 Annual Operating Budget based on actual revenues and expenditures for the first six months of FY 2019 (October 2018 to March 2019) and projections for the remaining six months of FY 2019 (April 2019 to September 2019) in the General Fund and various Restricted Funds. [María Villagómez, Assistant City Manager; Justina Tate, Director, Management and Budget]

Justina Tate presented the FY 2019 Six Plus Six Financial Report and Budget Amendments. She reported that there was a projected Better Ending Balance of \$14.7 million in the General Fund. She outlined Mid-Year Adjustments to include \$288,072 from the General Fund; \$1.3 million in Restricted Funds; and \$2.4 million from the Capital Budget.

City Manager Erik Walsh referenced the memo to the City Council regarding support needed for Asylum Seekers transitioning through San Antonio. He requested City Council Authorization for two allocations from the General Fund and Contingency: 1) \$86,000 for Catholic Charities, Food Bank, and Travis Park Church to continue to provide support, food, and shelter through the end of June; and 2) \$55,000 to match community donations to these agencies on a 1 to 2 basis. He thanked the Department of Human Services for providing oversight of the effort, as well as the many agencies and volunteers that have assisted.

Mayor Nirenberg called upon the citizens registered to speak.

Laura Molinar of Dreams without Borders spoke in support of the funding recommended to assist Asylum Seekers at the Migrant Resource Center.

Isabel Ramos spoke in support of the funds requested to provide services for the Migrant Resource Center.

Pastor John Garland, Mennonite Church, spoke in support of the funding recommended to assist with the Migrant Resource Center.

Sharon Altendorf thanked the City Council and Staff for their work providing support to Asylum Seekers at the Migrant Resource Center.

Mariela Jasso of RAICES spoke in support of the funding to provide services at the Migrant Resource Center.

Albert Macias stated that he was a student at Texas Tech University and supportive of the funding for the Migrant Resource Center.

Pastor Gavin Rogers of Travis Park Church spoke of their work to support Asylum Seekers at the Migrant Resource Center.

City Clerk Vacek announced that written testimony was received in support of funding for the Migrant Resource Center from Erin Bill.

Mayor Nirenberg stated that he was proud to be a resident of San Antonio and commended the compassionate staff and volunteers that have assisted the Asylum Seekers traveling through the city. He noted that staff would be pursuing federal reimbursement to offset the costs of providing assistance. He expressed support for the requested allocation of funds to assist the Migrant Resource Center.

Councilmember Treviño thanked everyone that had assisted the Migrant Resource Center thus far and expressed support for the additional funding requested.

Councilmember Treviño moved to include an allocation of \$141,000 from the FY 2019 General Fund Contingency Fund to the Department of Human Services to negotiate and execute necessary agreements for the provision of food, shelter, and janitorial/laundry and other services provided by our nonprofit partners in support of Asylum Seekers traveling through our city. Of the \$141,000; \$86,000 shall be allocated immediately in the following amounts: 1) \$56,000 to Catholic Charities Archdiocese of San Antonio; and 2) \$30,000 to the San Antonio Food Bank. The remaining \$55,000 shall be allocated to the same entities

prior to September 30, 2019 as part of a community challenge to raise up to \$2 for each City Dollar invested. Councilmember Gonzales seconded the motion.

Councilmember Viagran asked of the impact of the bill passed in the State Legislature regarding Right-of-Way Fees assessed to Cable Companies. Carlos Contreras replied that it had passed the Senate and House and was awaiting signature by the Governor. He stated that it would preclude the city from being able to charge for certain fees in the Right-of-Way and would have a \$7.3 million impact to the City of San Antonio. Councilmember Viagran expressed support for the funding requested to provide services at the Migrant Resource Center and thanked everyone that had assisted with the effort.

Councilmember Pelaez stated that he was very proud of all that had provided assistance at the Migrant Resource Center. He noted that similar services had been provided in the past to include assistance to individuals affected by Hurricane Katrina.

Councilmember Gonzales asked if the new positions being added were permanent. Mrs. Tate replied that they were permanent, full-time positions. Councilmember Gonzales asked of the potential assistance for Asylum Seekers at Haven for Hope. Kenny Wilson, Executive Director, stated that they would be pleased to assist with the effort but they were currently at capacity and could not do so at this time. He noted that they were cooperating with City Staff and had asked Haven for Hope Volunteers to assist when possible at the Migrant Resource Center. Councilmember Gonzales asked how people could donate. Melody Woosley replied that financial contributions should be made to Catholic Charities while supplies and food should be delivered to the Food Bank.

Councilmember Hall expressed his support for the funding requested for the Migrant Resource Center noting the importance of helping people in need.

Councilmember Courage asked of the funding requested for Haven for Hope. Maria Villagomez replied that the funding would assist Haven for Hope complete their renovation due to a dispute with a contractor. She noted that there was legal action being taken and if the money was recuperated; Haven for Hope would reimburse the City of San Antonio. Councilmember Courage expressed support for the funding to provide assistance to Asylum Seekers and encouraged everyone to assist in any way possible.

Councilmember Perry expressed support for a Homestead Exemption noting that San Antonio was the only major city in Texas that did not provide one. He asked why staff was requesting funding for Catholic Charities and the Food Bank at this time since they were currently on target with their finding allocations. Ms. Woosley replied that they were on target for the programs that were being funded as Delegate Agencies but did not extend to the Migrant Resource Center. City Manager Walsh added that there was not a City Council

Meeting scheduled for next week and that notice had been received from Border Patrol regarding the increasing number of Asylum Seekers transitioning through San Antonio. Councilmember Perry expressed concern that the letter seeking reimbursement from the Federal Government was only sent out yesterday. He stated that this was a Federal Issue in which local taxpayers should not be burdened.

Councilmember Brockhouse expressed his support for the Homestead Exemption. He noted that Catholic Charities and the Food Bank were stellar organizations and he would like to ensure that they did not falter. He asked of the scenario if no funding was provided. Ms. Woosley replied that the Asylum Seekers would not be provided food, shelter, or assistance and would be forced to stay on the streets of San Antonio. Councilmember Brockhouse expressed concern that without assistance; there would be added homeless and San Antonio Citizens would have less services provided by Catholic Charities and the Food Bank. He asked staff to focus on reimbursement from the Federal Government and thanked everyone for their work.

Councilmember Sandoval expressed support for the funding to broadcast and stream City Council Committee Meetings and Board/Commission Meetings at the One-Stop. She thanked everyone for their work on the Migrant Resource Center and stated that it was the city's responsibility to assist those in need.

Councilmember Saldaña expressed his support for the funding for the Migrant Resource Center and thanked everyone for their work. He noted concern with the loss of funding due to less fees being assessed to Telecommunications Companies.

Councilmember Perry stated that he would support the funding requested for Asylum Seekers transitioning through San Antonio this one time but reiterated that this was a Federal Issue.

Councilmember Treviño moved to adopt the Ordinance for Item 4. Councilmember Gonzales 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 5:

2019-05-16-0390

5. Public Hearing and Consideration of an Ordinance approving amendment of Impact Fees, including updates to Land Use Assumption Plan, Capital Improvements Plans, and the maximum Impact Fees for the San Antonio Water System Service Area. [Ben

Gorzell, Chief Financial Officer; Troy Elliot, Deputy Chief Financial Officer, Finance]

Robert Puente, President and CEO of SAWS, presented an update on the Capital Project Impact Fees noting that Impact Fees varied by location. He spoke of the Impact Fee Review Process that occurs every five years and is conducted by the City Council-Appointed Capital Improvements Advisory Committee (CIAC). He provided an overview of the CIAC findings and recommendations and comparisons with other major Texas Cities. He requested approval by the City Council of the following: 1) Land Use Assumptions Plan; 2) Growth Related Capital Improvement Plan; 3) Maximum Impact Fee Calculation; and 4) SAWS/CIAC Recommended Impact Fees.

Mayor Nirenberg excused himself from the meeting and Mayor Pro Tem Hall presided.

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

Jack M. Finger spoke in opposition to the amendment of Impact Fees.

Reinette King stated that she was opposed to the amendment of Impact Fees.

Stanley Mitchell spoke against the amendment of Impact Fees.

Joe Yakubik spoke in opposition to the amendment of Impact Fees.

Michael D. Moore stated that he was a member of the CIAC that had worked on the recommendations. He spoke in support of the recommendations to include the amendment of Impact Fees.

Ellen Berky stated that she was opposed to the amendment of Impact Fees.

Linda Curtis stated that she was a resident of Bastrop and would like for SAWS to take additional time to implement the full Water Supply Impact Fee.

James Lee Murphy spoke against the amendment of Impact Fees.

Mayor Nirenberg returned to the meeting and called upon the remaining citizens registered to speak.

Terry Burns spoke in opposition to the amendment of Impact Fees and asked why the maximum amount was not being charged on the Water Supply.

Carol Fisher asked that SAWS take additional time to review Impact Fees.

Councilmember Courage expressed concern with the inconsistency of SAWS Data and asked why SAWS did not contribute more to the City of San Antonio. He stated that the maximum amount should be assessed for the Water Supply Impact Fee.

Councilmember Sandoval asked of the Land Use Assumptions Plan (LUAP). Mr. Puente replied that the LUAP was utilized to project growth and how much of it was in the SAWS Service Area. Councilmember Sandoval asked of the recommendation not to charge the maximum Water Supply Impact Fee. Tracey Lehmann of SAWS stated that they had worked with the CIAC and they had looked at the capacity of the existing infrastructure and what was necessary to provide service for an additional 10 years of growth. He noted that they recommended a fee of \$2,706 which was based on one year of the maximum impact fee and nine years of the future calculated fee. Councilmember Sandoval recognized her appointee to the CIAC, Brian Hughes, and thanked him for his service.

Councilmember Perry noted concerns with the Vista Ridge Project and the rationale for not charging the maximum Water Supply Impact Fee. He asked of the rate increases for ratepayers. Mr. Puente replied that they were doing everything they could to lower potential rate increases.

Mayor Nirenberg stated that this was a difficult issue and that homeowners should be protected when expanding the water supply. He expressed support for the amendments to the Impact Fees but noted that they should look at new growth and its impact to ratepayers.

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

AYE: 7 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Sandoval, and Pelaez

NAY: 3 - Brockhouse, Courage, and Perry

ABSENT: 1 - Saldaña

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 1:37 pm to reconvene the previous day's Executive Session on the following item:

A. ECONOMIC DEVELOPMENT NEGOTIATIONS PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087 (ECONOMIC DEVELOPMENT).

RECONVENED

Mayor Nirenberg reconvened the meeting at 2:12 pm and announced that no action was taken in Executive Session.

25. City Manager's Report

City Manager Walsh recognized Kay Hinds, City Archaeologist, who would be retiring from the City of San Antonio after 15 years of service. He highlighted her work overseeing the recent Archaeological Investigations in Alamo Plaza, Brackenridge Park, Plaza de Armas, Hemisfair, and Main Plaza. Ms. Hinds stated that she was honored to have served the City Council and citizens of San Antonio. Mayor Nirenberg and the City Council thanked Ms. Hinds for her work and wished her well in her future endeavors.

Mayor Nirenberg excused himself from the meeting and Mayor Pro Tem Hall presided.

CONSENT ZONING ITEMS

Zoning Items P-3, Z-3, and Z-11 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Zoning Items. Councilmember Pelaez seconded the motion.

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

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

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

ABSENT: 1 - Mayor Nirenberg

2019-05-16-0411

P-1. PLAN AMENDMENT # PA2019-11600025 (Council District 1): Ordinance amending the Near Northwest Community Plan from "Office" to "Urban Low Density Residential" on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700062 CD)

2019-05-16-0412

Z-1. ZONING CASE Z-2019-10700062 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport

Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600025)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 19, BLOCK 37, NCB 8805 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR TWO (2) RESIDENTIAL DWELLING UNITS.

2019-05-16-0413

P-2. PLAN AMENDMENT # PA2019-11600026 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 17, Lot 18, and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700065 CD)

2019-05-16-0414

Z-2. ZONING CASE Z-2019-10700065 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Veterinary Hospital - Small Animals to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 17, Lot 18 and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600026)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 17, LOT 18 AND LOT 19, BLOCK 17, NCB 7326 TO WIT: FROM "C-3NA S AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A VETERINARY HOSPITAL - SMALL ANIMALS TO "RM-6 CD AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT WITH

A CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

2019-05-16-0417

- Z-4.** ZONING CASE # Z-2019-10700051 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-2 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on the east 30 feet of the north 86.62 feet of Lot 10, Block 18, NCB 560, located at 512 Booker Alley. 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 EAST 30 FEET OF THE NORTH 86.62 FEET OF LOT 10, BLOCK 18, NCB 560 TO WIT: FROM "R-4 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-2 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0418

- Z-5.** ZONING CASE # Z-2019-10700055 (Council District 2): Ordinance amending the Zoning District Boundary from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 31-51, Block 1, NCB 18225, generally located in the 10500 block of West Vasquez Circle. 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 31-51, BLOCK 1, NCB 18225 TO WIT: FROM "MXD AHOD" MIXED-USE AIRPORT HAZARD OVERLAY DISTRICT TO "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0419

- P-4.** PLAN AMENDMENT CASE # PA-2019-11600018 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Community Commercial" to "Regional Commercial" on Lot P-58B and Lot P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700056)

2019-05-16-0420

- Z-6.** ZONING CASE # Z-2019-10700056 (Council District 2): Ordinance amending the Zoning District Boundary from “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District and “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District to “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-58B and P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment: PA-2019-11600018)

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-58B AND P-58D, NCB 12867 TO WIT: FROM “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” RESIDENTIAL MIXED MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 MARTINDALE ARMY AIRFIELD MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT AND “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 MARTINDALE ARMY AIRFIELD MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” GENERAL COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 MARTINDALE ARMY AIRFIELD MILITARY SOUND ATTENUATION OVERLAY AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0421

- Z-7.** ZONING CASE Z-2019-10700061 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 1, NCB 3720, located at 3206 Clark 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 17 AND LOT 18, BLOCK 1, NCB 3720 TO WIT: FROM "R-4 MLOD-3 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 MLOD-3 MLR-2 AHOD" LIGHT COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0422

Z-8. ZONING CASE # Z-2019-10700032 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer 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: 106.01 ACRES OUT OF CB 4300 TO WIT: FROM "NP-8 MLOD-2 MLR-2 AHOD" NEIGHBORHOOD PRESERVATION LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0423

Z-9. ZONING CASE Z-2019-10700057 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-2 S MLOD-2 MLR-1 AHOD" Mixed Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for an Airport, Non-Governmental to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on approximately 163.5 acres out of NCB 12608, located at 3130 General Hudnell. 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: 163.5 ACRES OUT OF NCB 12608 TO WIT: FROM "MI-2 S MLOD-2 MLR-1 AHOD" MIXED HEAVY INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR AN AIRPORT, NON-GOVERNMENTAL TO "C-3 MLOD-2 MLR-1 AHOD" GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0424

Z-10. ZONING CASE # Z-2019-10700045 (Council District 6): Ordinance amending the Zoning District Boundary from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-5, NCB 17876, located in the 10100 block of Hunt Lane at Ingram Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT P-5, NCB 17876 TO WIT: FROM "PUD R-5 MLOD-2 MLR-1 AHOD" PLANNED UNIT DEVELOPMENT RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2NA MLOD-2 MLR-1 AHOD" COMMERCIAL NONALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT.

2019-05-16-0425

Z-12. ZONING CASE Z-2019-10700058 (Council District 6): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-24, NCB 15329, generally located in the 500 block of Richland Hills 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 P-24, NCB 15329 TO WIT: FROM "I-1 MLOD-2 MLR-2 AHOD" GENERAL INDUSTRIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 MLOD-2 MLR-2 AHOD" MULTI-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Items P-3 and Z-3 were addressed jointly.

2019-05-16-0415

P-3. PLAN AMENDMENT CASE # PA-2019-11600003 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2018-900072)

2019-05-16-0416

Z-3. ZONING CASE # Z-2018-900072 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff recommends Denial. Zoning Commission recommends Approval, with the addition of "NA" Nonalcoholic Sales. (Associated Plan Amendment PA2019-11600003).

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-63, NCB 16612 TO WIT: FROM "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT TO "C-3NA AHOD" GENERAL COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item P-3 and stated that it would amend the I-10 East Corridor Perimeter Plan. She stated that staff and the Planning Commission recommended denial.

For Item Z-3, she stated that staff recommended denial while the Zoning Commission recommended approval with the addition of "NA" Nonalcoholic Sales. She reported that of 8 notices mailed; none were returned in favor or opposition.

Councilmember Treviño moved to approve Items P-3 and Z-3 with the addition of "NA" Nonalcoholic Sales. Councilmember Courage seconded the motion. The motion to approve with the condition prevailed by the following vote:

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

ABSENT: 1 - Mayor Nirenberg

CONTINUED TO JUNE 6, 2019

Z-11. ZONING CASE # Z-2019-10700054 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 9 and Lot 10, Block 7, NCB 9267, located at 334 Glendale Avenue. Staff and Zoning Commission recommend Denial, with an Alternate Recommendation.

Melissa Ramirez presented Item Z-11 and stated that staff and the Zoning Commission recommended denial with an Alternate Recommendation for two dwelling units. She reported that of 44 notices mailed; none were returned in favor or opposition. She added that the Community Workers Council Neighborhood Association was opposed to the request.

Councilmember Brockhouse moved to continue Item Z-11 until June 6, 2019. Councilmember Saldaña seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 1 - Mayor Nirenberg

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Hall adjourned the meeting at 2:21 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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