

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 8, 2019

9:00 AM

Municipal Plaza Building

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

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

Mayor Nirenberg called for a moment of silence to recognize the victims who were lost due to the tragic events in El Paso, Texas and Dayton, Ohio.

1. The Invocation was delivered by Chris Johnson, Senior Pastor, First Baptist Church of San Antonio, guest of Mayor Ron Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Air Force Captain Philip Cortez and State Representative whom introduced Wing Commander Colonel Terry W. McClain of the 433rd Air Lift Wing, Joint Base San Antonio, also known as the Alamo Wing. Col. McClain inducted Mayor Nirenberg into the Honorary Commander Program and pinned Mayor Nirenberg with the Wing Guidon Lapel Pin. The Honorary Commander Program matches Military Commanders with local business and civic leaders to foster and grow understanding of the Military Mission and its impact on the surrounding community.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Odón Cardenas, Retired Staff Sergeant whom celebrated his 100th Birthday on July 30, 2019. Mr. Odón is a decorated World War II Veteran and Former POW who served under General George Patton. Mr. Odón was a rifle expert and marksman; he was captured while fighting on the front lines in Germany. He received an American Defense Medal, Good Conduct Medal, and a European American Middle Eastern Service Medal with Three Bronze Stars. Mayor Nirenberg thanked Mr. Odón for his service and wished him a Happy Birthday. A round of applause and standing ovation ensued honoring the San Antonio American Hero.

POINT OF PERSONAL PRIVILEGE

Councilmember Perry announced Professional Engineer Day recognized on August 7th. He stated that Professional Engineers were first recognized and awarded in 1907. He stated that Engineers are required to obtain a license to ensure that public facilities, utilities, and roads were designed and built properly in compliance with laws and regulations established to ensure public safety.

POINT OF PERSONAL PRIVILEGE

Councilmember Courage recognized the Ambassador Program that occurs during the summer. He thanked Jack Morgan and Thomas Canales, District 9 residents whom interned during the summer.

Councilmember Treviño recognized Flora Baylor whom served as a summer intern with his office during the summer.

Councilmember Viagran recognized Cecilia Ramos Sunchild and Israel Espinoza whom served as summer interns with her office during the summer.

Councilmember Perry recognized Diego Hernandez whom served as a summer intern with his office during the summer.

Mayor Nirenberg recognized Ishmael Abuauara and Alvaro Flores whom served as summer interns with his office during the summer.

Councilmember Pelaez recognized Alvaro Medero, Kennedy Tatum, and Nichelle Rush whom served as summer interns with his office during the summer.

3. Approval of Minutes of the City Council Regular Meetings of June 5 - 6, 2019, the City Council Regular Meetings of June 12 - 13, 2019, and the City Council Special Meeting of June 13, 2019.

Councilmember Treviño moved to approve the Minutes of the City Council Regular Meetings of June 5-6, 2019 and June 12-13, 2019, and Special Meeting of June 13, 2019. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

INDIVIDUAL ITEMS

Items 4A and 4B were addressed jointly; City Clerk Vacek read the captions for Items 4A and 4B:

4. Presentation of the City of San Antonio 2020 Proposed Operating and Capital Budget for the Fiscal Year beginning October 1, 2019 and approving the following related Ordinances: [Erik Walsh, City Manager]

2019-08-08-0585

- 4A.** Ordinance setting the City’s proposed maintenance and operations tax rate at 34.677 cents per \$100 of taxable valuation and the City’s proposed debt service tax rate at 21.150 cents per \$100 of taxable valuation as recommended in the FY 2020 Proposed Budget. There is no increase in the city’s property tax rate.

2019-08-08-0586

- 4B.** Ordinance setting the date, time, and place for two Budget Public Hearings and two Ad Valorem Tax Rate Public Hearings.

City Manager Walsh addressed City Council and presented the Fiscal Year 2020 Proposed Budget. He stated that the Proposed Budget maintained a minimum General Fund ending balance of 15% and maintained Public Safety spending below 66% of the General Fund.

Mr. Walsh stated that the FY 2020 Proposed Total Budget was \$2.9 billion; \$1.27 billion was allocated to the General Fund; \$937 million was allocated to Restricted Funds; and \$715 million was allocated to Capital Programs.

Mr. Walsh mentioned that FY 2019 authorized 12,404 Positions of which 4,209 were Uniform Positions and 8,195 were Civilian Positions. He stated that FY 2020 authorized 12,505 Positions of which 4,229 were Uniform and 8,276 were Civilian Positions. He stated that the Proposed Budget included 101 New Positions of which 20 were allocated as Uniform Positions and 81 were allocated as Civilian Positions.

Mr. Walsh noted that this year was challenging due to less CPS Energy Revenues in FY 2019 and FY 2020. He explained that revenue from Telecommunications/Cable Fess was lower and Interest Income was lower. Mr. Walsh also addressed revenue losses and maintained focus on needs such as reducing spending and redirecting Council Priorities such as increasing the transfer of SAWS funds and shift Parks Expenses to Parks Environmental Funds with no impact to ratepayers.

Mr. Walsh described the Equity Framework which includes training, citywide equity committee, and departmental strategies.

Mr. Walsh identified City Council Priorities as follows:

- Strong Families & Children
- Public Safety – Police
- Affordable Housing
- Streets & Sidewalks
- Property Tax Relief

Mr. Walsh reported that the Proposed FY 2020 Budget was \$1.27 billion which reflected a 1.2% increase over the \$1.26 billion FY 2019 Budget. Mr. Walsh described the following which made up the Proposed FY 2020 General Fund Budget:

- CPS Energy Payment \$353.7 million, or 28% of overall revenue
- Sales Tax \$313.1 million or 25% of revenue
- Property Tax of \$381.3 million or 30%

- Other Resources such as SAWS, cost recovery items \$227.8 million or 17%

Mr. Walsh shared the Proposed FY 2020 General Fund Revenue Growth over FY 2019:

3% Higher than FY 2019	Revenue Source	Amount	% Increase
	Property Tax	\$19.4	5.4%
	Sales Tax	\$17.8	6.0%
	CPS Revenue	(\$9.3)	-2.6%
	Other Revenue	\$8.1	3.9%

Mr. Walsh described the Proposed General Fund Revenue Changes as follows:

- \$10 million additional revenue from SAWS
- \$2.2 million Riverbarge and Hemisphere Tower Ticket Fees
- \$300,000 Police Record Fees and Parks Facility Rentals

Mr. Walsh described Strong Families and Children Family Violence funding of \$1 million and coordinated community comprehensive family violence plan:

- \$500,000 for media campaign, education, school-based and child abuse prevention programs
- \$500,000 reserved for Delegate Agency Funding

Mr. Walsh explained the Strong Families and Children Trauma Informed Care funding of \$600,000 as follows:

- Addresses the effects of childhood psychological trauma
- Establish a certification process for organizations in the community
- Partnership with University Health Systems to provide training and technical assistance

Mr. Walsh described Public Safety Police Proposed FY 2020 Budget of \$479 million as follows:

- \$1.3 million to focus on Domestic Violence
 - 6 New Crisis Response Team Sergeants
 - 10 New SAFFE Officers to support Crisis Team
- \$272,000 proposed for Neighborhood Entertainment Zones
 - Overtime for two officers per shift
- \$2.1 million proposed for Computer Replacement and Equipment

Mr. Walsh reported the Park Police Proposed FY 2020 Budget of \$17.4 million of which \$312,000 would be allocated for four new positions to provide security for District Parks and Linear Creekways.

Mr. Walsh described the Proposed Affordable Housing Investment of \$34.4 million as follows:

- \$23.3 million for City Grants (HOME and CDGB) and General Fund
- \$5 million for LISC, San Antonio Housing Trust, and San Antonio Housing Authority (SAHA)
- \$6.2 million for potential Grants from City initiated TIRZ

Mr. Walsh outlined homelessness and the City of San Antonio \$12 million current investment:

- \$500,000 allocated to Haven for Hope for Families
- \$560,000 allocated for Strategic Plan Recommendations

Relating to Street Maintenance; Mr. Walsh outlined the proposed \$110 million as follows:

- 4,121 Centerlines maintained
- 70% Average Street Condition Index achieved in March 2020
- 1,377 Street Projects in FY 2020

Mr. Walsh denoted the Sidewalk Improvements of \$17 million which includes \$12 million from the 2017 Bond funding and \$5 million ATD as follows:

- New Sidewalks fills 35 miles of gaps
- Sidewalk repairs of 1.9 miles equals 6 usable miles and adds one new crew
- Totals 41 miles of usable Sidewalks

Mr. Walsh announced a new Micromobility Team and proposed \$219,000 as follows:

- 3 New Positions added
- Plan, identify and implement bicycle facilities program
- Oversee development of micromobility policy and visibility studies

On congestion Mitigation & Air Quality; Mr. Walsh proposed \$5.4 million as follows:

- Relieve congestion
- Reduce pollution
- Improve traffic flow
- Improve signalization
- Improve intersections

Mr. Walsh outlined the Fire Department's \$324 million Proposed Budget as follows:

- \$380,000 for 3 positions for an enhanced Squad Pilot and 1 position for training
- \$3.4 million for the Clean Cab Initiative, replacement of bunker gear, new engines at Fire Station Number 52 and Number 53, and new Hazardous Materials Truck

For Parks & Recreation; \$51.6 million Budget was proposed as follows:

- \$1.9 million for maintenance of New Parks and Greenways
- 175 acres and 13 miles of trails added in FY 2020

Mr. Walsh noted \$42.8 million for the San Antonio Public Library as follows:

- \$1.7 million for computer replacement at Branch Libraries and Facility Maintenance

Mr. Walsh proposed \$549,340 Budget for Paid Sick Leave as follows:

- 4 New Positions
- Outreach and Education
- Compliance Assistance
- Training and Resources
- Complaint-based enforcement program

For the Migrant Resource Center; an amount of \$333,000 is proposed as follows:

- Overnight shelter - Contractual
- Daytime operations – Personnel
- Funded by General Fund Contingency – Part of Community Challenge
- Reimbursed by Federal Government – General Fund Contingency replenished
- FY 2019 - 28,173 served from March 30th through August 1st
- 14% Civilian workforce volunteered

The Restricted Funds were denoted as follows:

- \$37.5 million Development Services Fund Proposed FY 2020 Budget
- \$131 million Solid Waste Enterprise Fund Proposed FY 2020 Budget
 - Solid Waste Fee \$2 Reduction for small cart
- \$2.7 million Office of Sustainability Proposed FY 2020 Budget
- \$111.6 million Airport Enterprise Fund Proposed FY 2020 Budget

Mr. Walsh added that the Stormwater Operation Fees are proposed as follows:

- \$1.30 Average annual Residential Fee Increase
- \$8.90 Average annual Non-Residential Fee Increase
- 6 New Drainage Projects
- 5th Year of Plan \$1.0 million

Mr. Walsh outlined \$24.8 million for Employee Compensation as follows:

- 3% across the board pay increase for Step Employees
- 3% of salaries for Performance Pay for Professional & Managerial Employees
- 3% salary increase for Police Officers
- 4% pay increase for Park and Airport Police
- Fire & Police longevity, step increases, and pre-fund retiree healthcare increase

Mr. Walsh mentioned Civilian Employee Healthcare as follows:

- Benefits and premiums remain the same
- New Healthcare Option Plan – Narrow Network

Mr. Walsh outlined the Proposed FY 2020 Capital Budget as follows:

- \$279 million Streets

- \$116 million Parks
- \$106 million Municipal Facilities
- \$ 84 million Drainage
- \$ 53 million IT
- \$ 52 million Air Transportation
- \$ 10.4 million Library
- \$ 7.4 million Police
- \$ 4 million Fire
- \$ 3 million Neighborhoods

Mr. Walsh reported the Capital Budget Highlights New Projects:

- \$10 million for City Council Infrastructure Projects
- \$7.5 million for Security & Cyber Projects
- \$500,000 for Ella Austin Center

Mr. Walsh reported Capital Budget Highlights from the 2017 Bond Projects as follows:

- \$6.5 million Woodlawn Lake Park Multigenerational
- \$10.4 million Brooks City Base, South New Braunfels Ave.
- \$14.7 million District 9 Senior Center

Mr. Walsh identified the following Community Outreach Events:

Date	Event	Location	Time
Sat. August 17, 2019	Community Day	Trader’s Village	Noon
Sat. August 24, 2019	Community Day	Rustic	9:00 am
Wed. August 28, 2019	Budget Public Hearing	City Council Chambers	6:00 pm
Thurs. August 29, 2019	Teletown Hall	Via Phone/Facebook	6:30 pm
Wed. September 4, 2019	Budget Public Hearing	City Council Chambers	6:00 pm

Lastly, Mr. Walsh identified 9 Budget Work Sessions beginning August 13th through September 11th with the Budget Adoption scheduled on Thursday, September 12, 2019. He stated that a financial tool was being used for Budget transparency, called OpenGov.

Mayor Nirenberg thanked City Manager Walsh for the Budget Presentation. He also thanked Justina Tate, Budget Director; Maria Villagómez, Deputy City Manager; Ben Gorzell, CFO; and the Budget Team for countless hours spent on Budget preparation.

Mayor Nirenberg called upon the Citizens registered to speak:

Krystal Caballero, Airport Employee and Local 2021 Union Representative stated that for years City Employees have received 1% COLA that was immediately eaten up by rising healthcare costs and inflation. She stated that a 1% COLA does not keep up with inflation when childcare, groceries, and rent continue to rise each year. She added that the Step Program be revised to correct wage compression. Ms. Caballero thanked the Mayor and City Council for standing with workers in San Antonio.

Jack M. Finger spoke in opposition of the Proposed Budget. He stated that City Council always says they have not raised the tax rate when the tax rate has gone up 5.4%. He stated that it was time for CPS Energy to raise rates again and added that the only way for any tax relief was for the State of Texas to do it.

John Bachman, Co-Executive Director of Voice for Animals spoke on the animal crisis in San Antonio. He stated that there was an overpopulation of animals which are being euthanized. He stated that San Antonio was supposed to be a no-kill community, but was not there yet. Mr. Bachman stated that overpopulation must stop and no-cost spay and neuter must increase.

Mayor Nirenberg commended City staff for presenting a balanced budget despite internal and external constraints. Mayor Nirenberg asked Mr. Walsh if there was a 6% increase in Sales Tax that was over and above the projection. Mr. Walsh replied that was over the FY 2019 Budget and had been adjusted during the forecast presented to City Council in May.

Mayor Nirenberg stated that he was pleased with program dollars allocated for Transportation. He stated that he was also pleased with the commitment keeping pace with the Affordable Housing Strategy. He stated that there would be a launch soon for a Chief Housing Officer. Mayor Nirenberg stated that City Council made it a priority to live within our constraints but also find ways for Property Tax Relief, which was accomplished while accounting for the Proposed Homestead Exemption that Councilmember Perry and Councilmember Courage championed.

Councilmember Viagran thanked City Manager Walsh for his first Budget Presentation. She thanked Councilmember Courage for bringing up the SAWS Transfer Funding during the beginning of his tenure on the Council. Councilmember Viagran stated that Animal Care Services was important to her as well as Code Enforcement, Chief Housing Officer, Homelessness, Affordable Housing, Preserving Neighborhoods, AAA Bond Rating, and Property Tax Relief.

Councilmember Pelaez stated that creating the budget was the most important task the City Council was responsible for each year. He added that the Budget presented captures everything that was discussed during the Budget Goal Setting Session. Councilmember Pelaez stated that he was worried about the SAWS piece and asked when SAWS would begin paying the increased percentage to the City. Mr. Walsh replied that the increase percentage would begin October 1, 2019. Councilmember Pelaez asked if SAWS was prepared for the change and if it would impact their budget. Mr. Walsh stated that SAWS had the capacity to make adjustments within their operating budget and that he had personally met with Mr. Puente and their Financial Staff.

Councilmember Courage thanked City Manager Walsh and City Departments that worked on the Budget. He stated that he was happy to see the Homestead Exemption part of the Budget and was a good faith effort at providing tax relief. Councilmember Courage stated that he was pleased to see the Projected SAWS increase to the City. He asked City staff to look at the long term effect on SAWS due to the increased percentage to the City. Councilmember Courage suggested a briefing from the CoSA Finance Department and SAWS CFO on the increased payment to the City.

Councilmember Gonzales congratulated City Manager Walsh for the City's AAA Bond Rating. She stated that many of her questions were similar to Councilmember Pelaez and SAWS ability to pay the City an increase amount. Councilmember Gonzales stated that if she had known that a Homestead Exemption caused SAWS to pay the City more; she might have voted differently. She asked for a SAWS briefing on the proposed increased payment to the City.

Councilmember Rocha Garcia thanked City Manager Walsh for the Budget presentation and the creative solutions to present a balanced budget. She stated that she met with SAWS CEO her first week on the job and discussed the increased percentage to the City from 2.7% to 4%. Councilmember Rocha Garcia added that SAWS staff informed her that they had been working with Ben Gorzell and City Manager Walsh on the increased percentage to the City. She stated that looked forward to a presentation from SAWS CEO and City Manager Walsh.

Councilmember Andrews-Sullivan thanked City Manager Walsh for creating a balanced budget. She stated that it was important to her to take care of City buildings and nonprofit entities. She stated that the Ella Austin Center was a pillar within District 2 and that they have had to cut their budget and their services to pay for the maintenance of the facility. Councilmember Andrews-Sullivan asked how much property the City will be selling and what effect that might have on the budget.

Councilmember Perry congratulated City Manager Walsh for defending the AAA Bond Rating. He agreed that the Budget Adoption was the most important job for City Council. Councilmember Perry stated that City Manager Walsh touted efficiencies within City departments, however; the budget was increasing \$100 million. He expressed concern with 81 new civilian positions. Councilmember Perry added that he was not concerned with the 20 additional Uniformed Positions as his constituents have asked for additional Uniformed Personnel. He mentioned that he was concerned with the SAWS increased percentage and looked forward to a discussion. Councilmember Perry asked about funding allocated for the Migrant Resource Center. City Manager Walsh stated that the funding was \$333,000 from the Operating Contingency Fund for the first quarter to ensure reimbursement from the Federal Government.

Councilmember Treviño thanked City Manager Walsh and Justina Tate, Budget Director; and staff for preparing the Proposed Budget. He stated that the City Council's most important duty was ensuring priorities were funded and action taken. Councilmember Treviño stated there were a lot of comments on the SAWS increased percentage because they have to consider the impact. He also commented on the Homestead Exemption and the effect on homeowners. He mentioned that he was drafting a memo regarding Legal Aid for renters. He added that renters could be evicted for not paying utilities and in 2016 there were over 10,000 evictions.

Councilmember Cabello Havrda thanked City Manager Walsh and his staff for working on the Proposed Budget. She stated that she was glad to see 10 new Safe Officers which was a priority for District 6. Councilmember Cabello Havrda stated that she has an interest in the specific role of the proposed Safe Officers to support the Crisis Team and looked forward to the presentation. She asked City Manager Walsh for a list of which departments would get 81 new positions in the Proposed Budget and specifically if any were allocated to Animal Care Services (ACS). City Manager Walsh stated that a new position was allocated to ACS and that he would provide a listing to City Council.

Councilmember Sandoval thanked City Manager Walsh and his team for preparing the Proposed Budget. She stated that she was happy to see Affordable Housing and the Chief Housing Officer included in the Proposed Budget. Councilmember Sandoval also thanked staff for the Sidewalk Repair Program and the Mobility Officer added to the Proposed Budget. She noted the investment of Safety, Domestic Violence, and Trauma Informed Care added to the Proposed Budget. Councilmember Sandoval reported that the Community Health and Equity Council Committee met and discussed the Board and Commissions Process and that 18 recommendations were proposed. She requested the Budget Office help with funding to improve public participation on Boards and Commissions.

Mayor Nirenberg thanked City Manager Walsh and his team for preparing the Proposed Budget. He stated that SAWS and CPS Energy were Public Owned Utility entities; therefore, serves at the pleasure of City Council and their Boards of Governance. He stated that both Utilities operate as investor owned companies which pay dividends to Stockholders. Mayor Nirenberg stated that the City of San Antonio was the Stockholder which received the dividends from both Utilities. He added that dividends go back to the public in the form of improvements for Streets, Sidewalks, Police and Fire Services which are part of the General Fund. He noted that for years; CPS Energy has contributed 14% of revenues while SAWS contributed 2.7%. He stated that both CPS Energy and SAWS operate in tandem with the City of San Antonio to serve the public and improve quality of life. Mayor Nirenberg reported that City Staff have held several discussions with SAWS regarding the increased dividends to the City that would have no impact on rates. He reported that both teams have come to a conclusion which was presented as part of the Proposed Budget.

Councilmember Courage moved to adopt the Ordinances for Item 4A and 4B. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

CONSENT AGENDA ITEMS

Items 23 and Z-1 were pulled for Individual Consideration.

Mayor Nirenberg called upon Jack M. Finger to speak:

Jack M. Finger spoke on Items 16 and 22, he stated that he tried to open the Contract Disclosure Forms online and the link was broken. He asked if the IT Department could fix the link. He stated that Item 10 was for Traffic Calming Construction Projects and asked what Traffic Calming was.

Councilmember Treviño stated that Items 18, 19, and 20 were Resolutions to create a Neighborhood Conservation District and initiate Historic Landmark Designation for homes on Magnolia Ave. in North Tobin Hill area. He thanked Anisa Schell, Frederica Kushner, and Mary Johnson whom were registered to speak but had to leave. He stated that he appreciated their advocacy and patience as the process moved forward.

Mayor Nirenberg exited that meeting and Mayor Pro-Tem Rocha Garcia presided.

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

AYES: Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Courage.

ABSENT: Mayor Nirenberg and Councilmember Perry.

2019-08-08-0587

5. Ordinance approving a contract with Wenger Corporation to provide trouper platform risers at the Henry B. Gonzalez Convention Center for the Convention and Sports Facilities Department for a total cost of \$70,725.00. Funding is available through the FY 2019 Community & Visitor Facilities Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-08-08-0588

6. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$365,946.00, included in the respective departments' FY 2019 Adopted Budgets:
- (A) Advanced Healthstyles Fitness Equipment, Inc. for fitness equipment for SAPD substations;
 - (B) 24-7 Software, Inc. for an incident management system for the Convention and Sports Facilities Department;
 - (C) Unifirst Corporation for work uniform rental & laundry service; and
 - (D) An amendment to the Digital Markets, Inc., DBA Vista Com contract for the purchase and installation of logging recorders for the San Antonio Public Safety Radio System.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-08-08-0589

7. Ordinance approving a task order to a Job Order Contract in the amount of \$241,205.15 to Alpha Building Corporation for the Jane Dubel Park Project located in Council District 7. Funds are available from the 2017-2022 General Obligation Bond Program, previously authorized debt proceeds and included in the FY 2019-2024 Capital Improvement Program Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-08-0590

8. Ordinance awarding a construction contract including four additive alternates in the amount of \$194,936.73 to ALP Contracting, LLC for the Gilbert Morgan Denman, Jr. Park project, a 2017-2022 Bond funded project, located in Council District 8. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-08-0591

9. Ordinance awarding a construction contract in the amount of \$543,715.00 to Crownhill Builders, Inc. for the San Antonio Police Department (SAPD) Armory Expansion Training Academy Project located in Council District 4. Funds are available from previously authorized debt proceeds and included in the FY 2019-2024 Capital

Improvement Program Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-08-0592

10. Ordinance approving a two-year task order construction contract with E-Z Bel Construction, LLC in an amount not to exceed of \$1,792,775.00 for neighborhood traffic calming construction projects and other traffic projects of similar scope at locations throughout the City. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-08-08-0593

11. Ordinance extending the lease with Bar-Paso Partners, LP for the District 2 Senior Center located at 1751 S. W.W. White Road for a term ending September 30, 2024 with an annual lease rate during the five-year term of \$204,999.96. Funding for the remaining portion of FY 2019 in the amount of \$51,249.99 is available in the Department of Human Services General Fund FY 2019 Adopted Budget and funding for future years will be subject to annual appropriations during the annual budget process. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2019-08-08-0594

12. Ordinance approving a grant application and accepting grant funds for Federal Aviation Administration Airport Improvements Program grant in an amount up to \$1,500,000.00 for the Runway Guard Lights project. The total estimated project cost for the project is an estimated \$2,000,000.00 with the City's share of \$500,000.00 funded from Airport Improvement and Contingency Funds. This action will execute all grant documents, appropriate funds, and amend the Aviation Capital Budget. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-08-08-0595

13. Ordinance approving the submission of a grant application and the acceptance of funds upon award in an amount up to \$90,000.00 for reimbursement of allowable costs for Interlibrary Loan services from the Texas State Library and Archives Commission for the period of September 1, 2018 - July 31, 2019. [Lori Houston, Assistant City Manager; Ramiro Salazar, Director, Library]

14. Approving the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the terms of office concurrent with their respective terms of office unless otherwise indicated. 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 Roberto C. Treviño, Dr. Adriana Rocha Garcia, and Clayton Perry (Alternate) to the Committee of Six.
- B) Appointing Roberto C. Treviño, and Dr. Adriana Rocha Garcia, and Clayton Perry to the Alamo Area Council of Governments Board of Directors.
- C) Appointing Dr. Adriana Rocha Garcia to the San Antonio Sports Foundation.
- D) Appointing Mayor Ron Nirenberg and Ana E. Sandoval to the San Antonio Mobility Coalition.
- E) Appointing Rebecca J. Viagran and Manny Pelaez to the Bexar Regional Watershed Management Committee of Seven.
- F) Appointing Dr. Adriana Rocha Garcia and Clayton Perry to the Fire and Police Pension Fund.
- G) Appointing Jada Andrews-Sullivan and Melissa Cabello Havrda to the Fire and Police Pre-Funded Health Care Trust Fund.
- H) Appointing John Courage to BioMed San Antonio.
- I) Appointing Ana E. Sandoval, Shirley Gonzales, John Courage, and Jada Andrews-Sullivan to the Community Action Advisory Board.
- J) Appointing John Courage and Melissa Cabello Havrda to the San Antonio Education Partnership Board.
- K) Appointing Ana E. Sandoval to the Air Improvement Resources Committee.
- L) Appointing Roberto C. Treviño and Rebecca J. Viagran to VISIT SA.
- M) Appointing Clayton Perry to the Military Transformation Task Force.

- 15.** Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

- A) Reappointing Roger Martinez (District 10) to the Zoning Board of Adjustment.
- B) Appointing Naomi Miller (District 10) to the SA2020 Commission on Education.
- C) Reappointing James Devno (District 2) to the City Commission on Veteran Affairs.
- D) Reappointing Evelyn Brown (District 2) to the Building Standards Board.
- E) Appointing Alejandro Soto (District 7) to the Park and Recreation Board.
- F) Reappointing Suren Kamath (District 4) to the Zoning Commission.
- G) Reappointing Gyna Juarez (District 4) to the City Bond Oversight Commission,
- H) Reappointing Lorena Pulido (District 4) to the Brooks Development Authority.

2019-08-08-0596

- I) An Ordinance appointing Morgan Edwards (District 10) to the Transportation Advisory Board for the remainder of an unexpired term of office to expire May 31, 2021; and waiving the category requirement for this appointment.

2019-08-08-0597

- 16.** Ordinance approving a five year Agreement for Audio Visual and Rigging Services for events held in the Henry B. Gonzalez Convention Center with Audiovisual Services Group, LLC, d/b/a PSAV-Hotel Services Division, with a five year renewal option. This agreement is estimated to generate \$7,573,245 in revenue over the initial five year term to be deposited into the Community and Visitor Facilities Fund. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention & Sports Facilities]

2019-08-08-0046R

- 17.** Resolution to initiate the creation of a Neighborhood Conservation District (NCD) Zoning Overlay District for Monte Vista Terrace and to initiate plan amendments and rezoning cases as needed for properties generally located south of Olmos Terrace, North of Hildebrand, East of San Pedro, West of McCullough, located in Council District 1. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

2019-08-08-0047R

18. Resolution to initiate the creation of a Neighborhood Conservation District (NCD) Zoning Overlay District for Tobin Hill North and to initiate plan amendments and rezoning cases as needed for properties generally located south on McCullough Avenue from Trail Street to East Russell Place and including Carlton Court, East Magnolia Avenue, East Mistletoe Avenue, Valentine Place, and East Craig Place, located in Council District 1. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

2019-08-08-0048R

19. Resolution to initiate historic landmark designation for 430 E. Magnolia Ave and waive application fees. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2019 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

2019-08-08-0049R

20. Resolution to initiate historic landmark designation for 434 E. Magnolia Ave and waive application fees. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2019 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

2019-08-08-0598

21. Ordinance adopting the \$23,652,383 FY 2020 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program; authorizing a staff complement of 48 positions; and authorizing contracts to execute program budgets. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

22. Approving the following two ordinances related to Joint Use Agreements for the San Antonio International Airport and Stinson Municipal Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2019-08-08-0599

- 22A. Ordinance approving a Joint Use Agreement with Cellco Partnership dba Verizon Wireless to allow access to property at the San Antonio International Airport for the installation and maintenance of the fiber lines, cables, conduit and associated materials necessary for the Distributed Antenna System at the airport at no cost. The agreement will expire on February 28, 2039.

2019-08-08-0600

- 22B.** Ordinance granting the Director of the Aviation Department the authority to approve Joint Use Agreements to allow access to airport system property for entitled to install and maintain equipment for a specified period at no cost.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 23 and Z-1:

2019-08-08-0601

- 23.** Ordinance extending the City limits by full purpose annexation of a 150.26 acre property located at 4526 South Loop 1604, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County near City Council District 3, as requested by the property owners, Halliburton Energy Services, Inc., approving a Service Agreement and establishing an effective date of August 31, 2019. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]

2019-08-08-0602

- Z-1.** ZONING CASE Z-2019-10700107 (Council District 3): Ordinance assigning zoning for property located "OCL" Outside the City Limits to "I-2" Heavy Industrial District on Lot 4, CB 4136B, located at 4526 South Loop 1604 East. Staff and Zoning Commission recommend Approval. (Continued from June 20, 2019)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 4, CB 4136B, SAVE AND EXCEPT 12.73 ACRES OUT OF CB 4136B TO WIT: ASSIGNING ZONING FOR PROPERTY LOCATED "OCL" OUTSIDE THE CITY LIMITS TO "I-2" HEAVY INDUSTRIAL DISTRICT AND 12.73 ACRES OF LAND WHICH SHALL BE ASSIGNED "RP" RESOURCE PROTECTION DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Rudy Nino read the City Staff recommendation for approval of Item 23 that annexes 150.26 acres of land and Item Z-1, save and except 12.73 acres of land which will be zoned resource protection district pursuant to the field notes as submitted by the applicant.

Councilmember Viagran moved to approve Items 23 and Z-1 as recommended by Staff. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

AYES: Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval,

Courage, and Perry.

ABSENT: Mayor Nirenberg and Pelaez.

CITY MANAGER'S REPORT

24. City Manager's Report

There was no City Manager's Report.

POINT OF PERSONAL PRIVILEGE

Councilmember Viagran recognized Megan Dodge whom was moving back home to Kansas. She thanked Ms. Dodge for her dedication to the City of San Antonio.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Councilmember Andrews-Sullivan who celebrated her birthday on July 30th.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 12:39 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).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D.** Update on legal issues relating to the Paid Sick Leave Ordinance pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E.** Litigation related to opioid manufacturers, distributors, and promoters pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F.** Deliberate the deployment of security personnel, critical infrastructure, or security devices and related legal issues pursuant to Texas Government Code Section 551.076 (security devices), Section 551.089 (security devices and audits) and Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 2:35 pm and announced that no action was taken in Executive Session.

CONSENT ZONING ITEMS

Mayor Nirenberg called upon Jack M. Finger to speak:

Jack M. Finger stated that some zoning cases had red flags and should be discussed when City Staff or the Zoning Commission recommends denial.

Zoning Items Z-3, P-3, Z-12, P-4, Z-16, Z-17, Z-21 and Z-23 were pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Zoning Items. Councilmember Courage seconded the motion.

Mayor Nirenberg recognized Councilmember Treviño whom stated that he would like to pull Z-4 for Individual Consideration. Councilmember Courage seconded the motion.

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-08-0603

- 25.** ALCOHOL VARIANCE # AV2019009 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance to Jean-Francois Poujol for a restaurant authorizing the sale of alcoholic beverages on Lots 21-24, Block 4, NCB 1779, located at 1725 Blanco Road for on-premise consumption within three-hundred (300) feet of Agnes Cotton Elementary School, a public education institution located within the San Antonio Independent School District.

2019-08-08-0604

- Z-2.** ZONING CASE Z-2019-10700069 (Council District 1): Ordinance amending the Zoning District Boundary from “C-2 H UC-5 AHOD” Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to “IDZ-2 H UC-5 AHOD” Medium Intensity Infill Development Zone Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and eight (8) residential units on the north 150.7 feet of Lot 1, Block 30, NCB 392, located at 1524 McCullough 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: THE NORTH 150.7 FEET OF LOT 1, BLOCK 30, NCB 392. TO WIT: FROM “C-2 H UC-5 AHOD”

COMMERCIAL TOBIN HILL HISTORIC MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 H UC-5 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE TOBIN HILL HISTORIC MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT AND EIGHT (8) RESIDENTIAL UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0607

- Z-5.** ZONING CASE Z-2019-10700052 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling units on 0.33 acres out of NCB 485, located at 220 and 224 East Carson and 222 Oleander. 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: 0.33 ACRES OUT OF NCB 485. TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-1 AHOD" LIMITED INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR EIGHT (8) RESIDENTIAL DWELLING UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0608

- P-1.** PLAN AMENDMENT PA-2019-11600031 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan from "Parks and Open Space" and "Low Density Residential" to "Low Density Residential" on Lot P-5B, NCB 17978, generally located in the 2900 Block of North Foster Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700071)

2019-08-08-0609

- Z-6.** ZONING CASE Z-2019-10700071 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P5-B, NCB 17978, generally located in the 2900 Block of North Foster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600031)

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 P5-B, NCB 17978. TO WIT: FROM "I-1 MLOD-3 MLR-1 AHOD" GENERAL INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT AND "C-3 MLOD-3 MLR-1 AHOD" GENERAL COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 MLOD-3 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0610

- Z-7.** ZONING CASE Z-2019-10700092 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-3 MLR2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 3, Block 4, NCB 1689, located at 210 Sandmeyer 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 3, BLOCK 4, NCB 1689. TO WIT: FROM "R-5 MLOD-3 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD MLOD-3 MLR2 AHOD" RESIDENTIAL SINGLE-FAMILY MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR TWO (2) RESIDENTIAL DWELLING UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0611

- Z-8.** ZONING CASE Z-2019-10700098 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units on Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331, located at 1702 Hays 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 THE WEST 14-FEET OF LOT 2, BLOCK 5, NCB 1331. TO WIT: FROM "MF-33 EP-1 MLOD-3 MLR-2 AHOD" MULTI-FAMILY FACILITY PARKING/TRAFFIC CONTROL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE FACILITY PARKING/TRAFFIC CONTROL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED FOR NINE (9) RESIDENTIAL UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0612

- Z-9.** ZONING CASE Z-2019-10700100 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on Lot 25 and Lot

26, NCB 1766, located at 1808 and 1810 North Alamo Street. Staff and 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 25 AND LOT 26, NCB 1766. TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT AND "IDZ AHOD" INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE) TO "IDZ-3 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "RM-4" RESIDENTIAL MIXED DISTRICT, "C-3" GENERAL COMMERCIAL DISTRICT AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE) . "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0613

- Z-10.** ZONING CASE Z-2019-10700116 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.835 acres out of NCB 17729, generally located at 5200 Tacco 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: 1.835 ACRES OUT OF NCB 17729. TO WIT: FROM "C-3 MLOD-3 MLR-1 AHOD" GENERAL COMMERCIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "L MLOD-3 MLR-1 AHOD" LIGHT INDUSTRIAL MARTINDALE ARMY AIRFIELD MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0614

- P-2.** PLAN AMENDMENT CASE PA-2019-11600035 (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 0.4344 acres out of NCB 6509, located at 334 Rockwood Court and 338 Rockwood Court. Staff and Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700126)

2019-08-08-0615

- Z-11.** ZONING CASE Z-2019-10700126 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4344 acres out of NCB 6509, located at 334 and 338 Rockwood Court. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600035)

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: 0.4344 ACRES OUT OF NCB 6509. TO WIT: FROM "R-4 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-1 AHOD" LIGHT COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0616

- Z-13.** ZONING CASE Z-2019-10700103 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 12.18 acres out of NCB 15249, located in the 8800 Block of South West Loop 410. Staff and 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: 12.18 ACRES OUT OF NCB 15249. TO WIT: FROM “C-3R MLOD-2 MLR-1 AHOD” GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO “C-3 MLOD-2 MLR-1 AHOD” GENERAL COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0617

- Z-14.** ZONING CASE Z-2019-10700171 (Council District 4): Ordinance assigning zoning for property located “OCL” Outside the City Limits to “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.00 acres out of CB 4300, generally located at 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: 10.00 ACRES OUT OF CB 4300. TO WIT: ASSIGNING ZONING FOR PROPERTY LOCATED “OCL” OUTSIDE THE CITY LIMITS TO “R-5 MLOD-2 MLR-2 AHOD” RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

(Withdrawn by the Applicant)

- Z-15.** ZONING CASE Z-2018-900055 HL (Council District 5): 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 “C-3 S MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 S HL MLOD-2 MLR-2 AHOD” General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684 acres out of NCB 18, located at 905 Nogalitos Street. Staff and Zoning Commission recommend Approval.

2019-08-08-0619

- Z-18.** ZONING CASE Z-2019-10700120 (Council District 5): 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 "R-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot R and the east 13.5 feet of Lot S, Block 4, NCB 3839, located at 104 Dickey. 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 R AND THE EAST 13.5 FEET OF LOT S, BLOCK 4, NCB 3839. 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 "R-1 MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0620

- Z-19.** ZONING CASE Z-2019-10700121 CD (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 "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units on Lot 47 and Lot 48, Block 7, NCB 2492, located at 3201 South Laredo 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 47 AND LOT 48, BLOCK 7, NCB 2492. 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 "R-4 CD MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR TWO (2) RESIDENTIAL UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0621

- Z-20.** ZONING CASE Z-2019-10700078 (Council District 7): 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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to

"C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 57, Block A, NCB 11532, located at 1833 Bandera Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 57, BLOCK A, NCB 11532. TO WIT: FROM "C-2 MLOD-2 MLR-2 AHOD" COMMERCIAL 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-2 MLOD-2 MLR-2 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

2019-08-08-0623

Z-22.

ZONING CASE Z-2018-900070 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "O-2 ERZD" Office High Rise Edwards Recharge Zone District to "C-2 S EZRD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.097 acres out of NCB 17727, located at 1552 Emerald Forest Drive. Staff and 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: 0.097 ACRES OUT OF NCB 17727. TO WIT: FROM "O-2 ERZD" OFFICE HIGH RISE EDWARDS RECHARGE ZONE DISTRICT TO "C-2 S EZRD" COMMERCIAL EDWARDS RECHARGE ZONE DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR A WIRELESS TELECOMMUNICATION TOWER. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

2019-08-08-0605

Z-3.

ZONING CASE Z-2019-10700112 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 Conditional Use for four (4) dwelling units on Lot 19, Block 9, NCB 2020, located at 411 Cincinnati Avenue. Staff recommends Denial with an Alternate Recommendation. Zoning Commission recommends

Approval with a Condition.

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 9, NCB 2020. 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 CONDITIONAL USE FOR FOUR (4) DWELLING UNITS. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Melissa Ramirez presented Item Z-3 and stated that staff recommends denial but with a recommendation for two units. She stated that the Zoning Commission recommends approval with the condition of no parking in the front yard. She stated that 31 notices were mailed, four returned in favor, and four opposed.

Mayor Nirenberg called upon John Abraham Contreras to speak.

John Abraham Contreras stated that he and his spouse purchased the property which originally had seven units that he reduced to four. He noted that there were two structures in the back of the property which were demolished. He submitted a site plan and asked for approval of the zoning change.

Councilmember Treviño moved to approve Item Z-3 as amended and recommended by staff. Councilmember Courage seconded the motion. The motion to approve with conditions as stated by staff prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-08-0606

Z-4. ZONING CASE Z-2019-10700115 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-2 RIO-7E AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.353 acres out of NCB 1009, located at 207 West 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: 0.353 ACRES OUT OF NCB 1009. TO WIT: FROM "I-2 RIO-7E AHOD" HEAVY INDUSTRIAL RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT TO "IDZ-2 RIO-7E AHOD" MEDIUM INTENSITY INFILL DEVELOPMENT ZONE RIVER IMPROVEMENT OVERLAY AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN "C-2" COMMERCIAL DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Melissa Ramirez presented Item Z-4 and stated that notices were mailed and two were returned in favor

and one opposed.

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

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

Items P-3 and Z-12 were addressed jointly.

DENIED

P-3. PLAN AMENDMENT PA-2019-11600024 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Natural Tier” to “Suburban Tier” on Lot 2 and Lot 3, NCB 15194, located in the 1300 Block of Springvale Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700099S)

DENIED

Z-12. ZONING CASE Z-2019-10700099 S (Council District 4): 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 S MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 2 and Lot 3, NCB 15194, located in the 1300 block of Springvale Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600024)

Melissa Ramirez presented Item P-3 and Z-12 and stated that Staff, Planning, and Zoning Commission recommend approval. She stated that of the thirteen notices that were mailed, one was returned in favor and zero opposed. She stated that the Springvale Neighborhood Association was opposed.

Mayor Nirenberg called upon Edward Cano to speak.

Edward Cano, Springvale Neighborhood Association President stated that the residents in the area were opposed.

Councilmember Rocha Garcia moved to deny Items P-3 and Z-12. Councilmember Viagran seconded the motion. The motion for denial of P-3 and Z-12 prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

Items P-4 and Z-16 were addressed jointly.

CONTINUE TO OCTOBER 17, 2019

P-4. PLAN AMENDMENT CASE PA-2019-116-00006 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Medium Density Residential” to “Mixed Use” on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, and 127 Ames Avenue and 131 Ames Avenue. Staff and Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700027)

CONTINUE TO OCTOBER 17, 2019

Z-16. ZONING CASE Z-2019-10700027 (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Duplex, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, Motor Vehicle Sales and a Duplex on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, 127 Ames Avenue and 131 Ames Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600006).

Melissa Ramirez presented Item P-4 and Z-16 and stated Staff and Zoning Commission recommended approval. She stated that thirty seven letters were mailed and five were returned in favor and five were opposed. She stated that the applicant was requesting a continuance.

Councilmember Gonzales moved to continue Items P-4 and Z-16 until October 17, 2019. Councilmember Rocha Garcia seconded the motion. The motion to continue prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-08-0618

Z-17. ZONING CASE Z-2019-10700072 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lot 1, Block 7, NCB 7224, located at 1325 Frio City Road. Staff and Zoning Commission recommends Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 1, BLOCK 7, NCB 7224. TO WIT: FROM "R-6 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD MLOD-2 MLR-1 AHOD" COMMERCIAL LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A CONSTRUCTION CONTRACTOR FACILITY. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Melissa Ramirez presented Item Z-17 and stated that staff recommended approval with conditions of a solid screened fence, abutting residential districts and a 25-foot buffer yard abutting residential districts. She stated that twenty four notices were mailed and zero was returned in favor while three were opposed.

Councilmember Gonzales moved to approve Item Z-17 with conditions. Councilmember Rocha Garcia seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-08-0622

Z-21. ZONING CASE Z-2019-10700111 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 GC-1 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Motor Vehicle Sales (Full Service) on 0.735 acres out of NCB 35733, located at 6985 Oak Drive. Staff and Zoning Commission recommends Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.735 ACRES OUT OF NCB 35733. TO WIT: FROM "R-20 GC-1 MSAO-1 MLOD-1 MLR-1" RESIDENTIAL SINGLE-FAMILY HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT TO "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1" COMMERCIAL HILL COUNTRY GATEWAY CORRIDOR CAMP BULLIS MILITARY SOUND ATTENUATION OVERLAY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE). "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Melissa Ramirez presented Item Z-21 and stated Staff and Zoning Commission recommended approval with the following conditions: 1) No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency or safety purposes; 2) All outdoor light fixtures shall utilize downward lighting practices; and 3) No more than 125 vehicles may be kept on the property at any given time. She stated that eleven notices were mailed, one was returned in favor and zero opposed.

Councilmember Pelaez moved to approve Item Z-21 with the conditions as read by staff.

Councilmember Courage seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

2019-08-08-0624

- Z-23.** ZONING CASE Z-2019-10700122 CD (Council District 9): Ordinance amending the Zoning District Boundary from "R-5 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Professional Office on the northwest 346.98 feet of Lot M, NCB 13832, located at 570 Heimer 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: THE NORTHWEST 346.98 FEET OF LOT M, NCB 13832. TO WIT: FROM "R-5 MLOD-1 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 CD MLOD-1 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY CAMP BULLIS MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL OFFICE. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Melissa Ramirez presented Item Z-23 and stated Staff and Zoning Commission recommends approval. She stated that twenty three notices were mailed two were returned in favor and three opposed.

Councilmember Courage moved to approve Item Z-23 with conditions of a sign that already exists on the property to be refurbished. Councilmember Treviño seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYES: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:58 pm.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK, TRMC/CMCMMC
City Clerk