

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



**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, January 16, 2020

9:00 AM

Municipal Plaza Building

ROLL CALL

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

PRESENT: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg observed a Moment of Silence in recognition of the late Judge Ray Olivarri. Judge Olivarri passed away Wednesday, January 15, 2020. Judge Olivarri presided over the 144th Criminal District Court and served the community for decades. Mayor Nirenberg expressed his condolences to Judge Olivarri's wife Brenda and their children and grandchildren.

1. The Invocation was delivered by Rabi Mara Nathan with Temple Beth - El, guest of Mayor Ron Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Special Meeting of October 7, 2019, the City Council Regular Meetings of November 6 - 7, 2019, November 13 - 14, 2019 and December 4, 2019.

Councilmember Andrews-Sullivan moved to approve the City Council Special Meeting Minutes of

October 7, 2019, the City Council Regular Meetings of November 6 - 7, 2019, November 13 - 14, 2019 and December 4, 2019. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

4. Councilmember Clayton H. Perry will be sworn-in as Mayor Pro-Tem, serving the term January 18, 2020 - March 28, 2020.

City Clerk Vacek administered the Oath of Office to Clayton Perry, District 10, as Mayor Pro-Tem with an effective date of January 18, 2020 through March 28, 2020.

POINT OF PERSONAL PRIVILEGE

Councilmember Rocha Garcia recognized Fuerza Unida for being strong leaders in our community; who transformed a moment of despair into an opportunity to positively influence and impact the lives of people they meet and inspire through their work.

Councilmember Rocha Garcia noted that the story of Viola Casares and Petra Mata who founded Fuerza Unida as a true testament to the resilience and perseverance of our most vulnerable community. She added that they embodied a spirit of hope that would not fade in moments of distress.

Councilmember Rocha Garcia noted that the closing of the Levi Strauss Company devastated many families in the community and drastically changed the livelihood of many. She noted that she was proud of their Youth Leadership Program that promoted cultural and community pride while empowering young residents to learn about civic engagement and advocacy skills.

Councilmember Rocha Garcia stated that she was honored to celebrate Fuerza Unida's 30th Anniversary and looked forward to another decade of empowering residents and improving their lives.

Ms. Casares thanked Councilmember Rocha Garcia for her support and the recognition. She noted that in 1990 there were 1,100 women workers that lost their jobs when Levi Strauss closed. She added that Fuerza Unida honors the memory of those who lost their jobs and those that have passed away. She stated that Fuerza Unida honors their experience and remembers that they were part of their struggle and reason for their labor of justice.

Mayor Nirenberg praised the work of Fuerza Unida and thanked them for their dedication. He noted that the highest achievement for any community is equal justice, which Fuerza Unida has been dedicated to for three decades. He added that since 1990, they have been a vehicle for enhancing the social, educational, cultural, and economic conditions of Hispanic Americans and to the low-to-moderate income community. He recognized their dedication to uniting and educating garment workers which has not gone unnoticed and is truly worthy of commendation. Mayor Nirenberg wished Fuerza Unida Happy 30th Anniversary.

Councilmember Gonzales wished Fuerza Unida Happy 30th Anniversary and recognized Councilwoman Patti Radle and Councilwoman Lourdes Galvan for serving Council District 5 and for standing strong with their community. She noted that Councilwoman Radle continued to serve SAISD as a Board Member and Councilwoman Galvan continued to serve on the SARA Board.

Councilmember Pelaez noted that two phrases stuck with him when Petra Mata and Viola Casares spoke and that was “they threw us out of our jobs” and “even today they continue to throw us out of our homes.” He added that he always tries to approach difficult conversations and vulnerable populations with tenderness. He stated that if more people had tenderness, the world would be a much better place. He congratulated Fuerza Unida for celebrating their 30th Anniversary and thanked them for bringing tenderness back into the conversation.

Councilmember Viagran congratulated Fuerza Unida for the work they have accomplished and wished them Happy 30th Anniversary.

Councilmember Sandoval wished Fuerza Unida Happy 30th Anniversary.

Councilmember Cabello Havrda wished Fuerza Unida Happy 30th Anniversary.

Councilmember Andrews-Sullivan wished Fuerza Unida Happy 30th Anniversary, adding that she was honored to celebrate with those that pull together to make positive change. She added that Fuerza Unida works hard with a servant’s heart and demonstrates that they can accomplish anything.

Councilmember Courage noted that he was reminded of the plants that closed 30 plus years ago when many of our friends and family lost their jobs. He added that born from that tragedy came an organization that has fought for and worked hard for the rights of many different workers; proving that anything was possible. He stated that he was honored to celebrate Fuerza Unida’s 30th Anniversary and commended them for the work they have accomplished.

Councilmember Treviño congratulated Fuerza Unida for the work they have accomplished in the community and wished them Happy 30th Anniversary.

Mayor Nirenberg thanked Fuerza Unida on behalf of the City of San Antonio for the work they have accomplished and wished them Happy 30th Anniversary. Mayor Nirenberg thanked Delilah for taking care of their Fiesta Sashes and Vests each year.

CONSENT AGENDA ITEMS

Mayor Nirenberg reported that no Items were pulled for Individual Consideration and that Item 6 was pulled by staff and would not be considered.

Mayor Nirenberg called upon the individuals registered to speak.

Mark Granados spoke in opposition of Item 23. He noted that he purchased the property and at no point was he informed that the property was designated historic. He added that the property does not meet the criteria of historic designation. He stated that he wanted to build a shopping center on the southside of the property. He respectfully requested that the property not be designated as historical.

Christopher Garcia spoke in favor of Item 12. He thanked the Mayor and Council for reappointing him to the Planning Commission. He noted that he looked forward to working together with the City to ensure proper and responsible growth and development in San Antonio.

Jack M. Finger spoke in opposition of Item 21. He noted that he did not agree with the City participating in the State Medicaid Demonstration Waiver Program.

Councilmember Sandoval congratulated the Health Department for seeking the renewal of two grant applications from the Texas Commission on Environmental Quality and the Department of Homeland Security. She noted that the grant funding was for the Public Center for Environmental Health's local air monitoring efforts. Councilmember Sandoval added that the Health Department was submitting an additional 18 grant renewal applications with the Texas Department of State Health Services for Public Health functions of the Health Department.

Councilmember Cabello Havrda highlighted Item 8 regarding the Culebra Creek Park in District 6 that was included in the 2017 Bond Program.

Councilmember Andrews- Sullivan recognized Katalina Munoz and congratulated her for her appointment to the Mayor's Commission on the Status of Women representing District 2. She thanked Ms. Munoz for volunteering to serve on the Commission. She recognized Nina Dang for her appointment to the Linear Creekway Parks Advisory Board and thanked Ms. Dang for volunteering to serve on the Board representing District 2. She invited the public to participate in the celebration of Dr. Martin Luther King Jr. She added that the March was taking place on Monday, January 20, 2020 and would start at the Freedom Bridge and end at Pittman Sullivan Park.

Councilmember Perry recognized Matt Proffitt for being appointed to the Planning Commission representing District 10. He thanked Mr. Proffitt for volunteering to serve on the Commission.

Councilmember Viagran recognized Connie Gonzalez for her appointment to the Planning Commission representing District 3. She thanked Ms. Gonzalez for volunteering to serve on the Commission.

Mayor Nirenberg recognized Peter Bella for being appointed to the Capital Improvements Advisory Committee. He thanked Mr. Bella for volunteering to serve on the Committee.

Written Testimony was submitted by Mark Neville with Villa Park; he was opposed to the historical building designation of Item 23.

Written Testimony was submitted by Patti Zaiontz; President of the Conservation Society in support of Item 23 and concurred with the Office of Historic Preservation (OHP) staff recommendation for finding historical significance for 4007 S. Flores Street.

Written Testimony was submitted by Patricia Garcia Duarte representing the Mission San Jose Neighborhood in support of Item 23.

Written Testimony was submitted by Kate Ruckman in favor of historic designation for Item 23.

Written Testimony was submitted by Tricia A. Fayadh in favor of historic designation for Item 23.

Written Testimony was submitted by Oscar Alvarado in favor of historic designation for Item 23.

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

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

ABSENT: 1 - Gonzales

2020-01-16-0001

5. Ordinance approving a contract with E.J Ward, Inc. to provide for the purchase, installation and maintenance of vehicle-based Global Positioning System (GPS) units for a quantity of 320 vehicles for a total cost of \$445,452.00. Funding for this contract is available through the FY 2020 Development Services and Facility Services Fund Budgets. Future funding for this contract is contingent upon City Council appropriations in future fiscal years. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-01-16-0002

7. Ordinance approving contracts with Kent Powersports and Overseas Parts Distributing Inc. dba Alamo BMW to provide the San Antonio Police Department with ten police patrol motorcycles for a total cost of \$249,572.25. Funding is available from the FY 2020 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-01-16-0003

8. Ordinance approving a task order to a Job Order Contract with Belt Built Contracting, LLC in an amount not to exceed \$188,163.43 for Culebra Creek Park project, a 2017 Bond funded project, located in District 6. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2020-01-16-0004

9. Ordinance approving the execution of a lease amendment with the State of Texas related to the 1,224 square foot expansion of the City operated Tuberculosis Clinic on the Texas Center for Infectious Diseases Campus in Council District 3 by the San Antonio Metropolitan Health District (SAMHD) at an increased cost of \$62.39 per month initially increasing to \$76.85 per month in the final year of the remaining 14 year term. Funding is available from the SAMHD FY 2020 Adopted General Fund Budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

2020-01-16-0005

10. Ordinance approving the submission of two grant renewal applications, one to the Texas Commission on Environmental Quality and one to the Department of Homeland Security related to the Public Center for Environmental Health's local air monitoring efforts and accepting funds in a total amount up to \$519,239.00 from TCEQ and DHS for a period beginning July 1, 2020 through August 31, 2021; and approving a personnel complement. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Jennifer Herriott, MPH, Director, Health]

2020-01-16-0006

11. Ordinance approving the submission of 18 grant renewal applications and the acceptance of funds upon award in an amount up to \$14,252,070.00 with the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District covering the

period of July 1, 2020 through December 31, 2021; approving a contract with the University of Texas Health Science Center at San Antonio for \$160,000.00 related to the Title V Oral Health grant for the delivery of program services with options to renew, for a total amount up to \$480,000.00 inclusive of renewals; approving Memoranda of Agreement that enhance program services with no exchange of funds associated with these grant-funded projects; and approving proposed budgets and personnel complements. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Jennifer Herriott, MPH, Interim Director, Health]

12. Appointing Matthew D. Proffitt to the Planning Commission for a term of office to expire October 6, 2020; appointing John Jackson for a term of office to expire October 6, 2021 and reappointing Christopher C. Garcia, Michael A. Garcia, Jr., and Connie Gonzales for terms of office to expire October 6, 2021. [Leticia M. Vacek, City Clerk]
13. 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) Appointing Peter Bella (Mayoral) to the Capital Improvements Advisory Committee.
 - B) Appointing Katalina Munoz (District 2) to the Mayor's Commission on the Status of Women.
 - C) Appointing Nina Dang (District 2) to the Linear Creekway Parks Advisory Board.
 - D) Appointing Martin Martinez (District 4) to the SA2020 Commission on Strengthening Family Well-being.
 - E) Reappointing Melanie Cawthon (District 7) to the Disability Access Advisory Committee.
 - F) Reappointing Charles P. Saxer (District 8) to the Parks and Recreation Board.
 - G) Appointing Jessica Karam Oley (District 8) to the Ethics Review Board of an unexpired term of office to expire April 25, 2021.
 - H) Appointing Joe Nix (District 10) to the Brooks Development Authority.
 - I) Appointing Tina Aranda (District 4), Jennifer Gonzalez (District 4), Michael Shackelford (District 4), John Wright (District 4), and Kimberly Langham (District 4) to the Tax Increment Reinvestment Zone No. 35 – Tarasco Gardens Board of Directors.

2020-01-16-0007

14. Ordinance amending the Funding Agreement with Animal Defense League of Texas relating to the facility for the Stray Animals Kennels Project located at 11300 Nacogdoches Drive in City Council District 10; and authorizing amendments to the companion Primary Ground Lease and Sub Ground Lease Agreements to provide the option for an extension term for a period not to exceed 5 years. [Maria Villagomez, Deputy City Manager; Heber Lefgren, Director, Animal Care Services]

2020-01-16-0008

15. Ordinance approving a professional services agreement with LocusLabs, Inc. for the development of an application that will serve as a wayfinding service for visitors to the San Antonio International Airport in the amount of \$461,000.00 with an initial term of three years with the option to extend for an additional two, one-year periods and is funded by the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Thomas Bartlett, Acting Director, Aviation]

2020-01-16-0009

16. Ordinance approving a professional services agreement with Alamo Environmental, Inc., dba Alamo 1 for on-call water and mold remediation services at the San Antonio Airport System in the amount not to exceed \$300,000.00. The initial term of the agreement is for three years with an option of two, one-year extensions. [Carlos Contreras, Assistant City Manager; Thomas Bartlett, Acting Director, Aviation]

2020-01-16-0010

17. Ordinance rescheduling City Council meetings in February and March 2020. [Leticia M. Vacek, City Clerk]

2020-01-16-0011

18. Ordinance amending certain terms of the authorization for the issuance of \$47,000,000 “City of San Antonio, Texas Variable Rate Certificates of Obligation, Taxable Series 2016” and other matters. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2020-01-16-0012

19. Ordinance approving the issuance of approximately \$11,400,000 “City of San Antonio, Texas Public Property Finance Contractual Obligations, Series 2020”, levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the contractual obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the contractual obligations; authorizing the execution of a Paying Agent/Registrar Agreement and a Purchase and Investment Letter; complying with the requirements imposed by the Letter of Representations previously executed with the Depository Trust Company; and providing an effective date. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2020-01-16-0013

20. Ordinance approving an Intergovernmental Support Agreement (IGSA) to establish terms and conditions between Joint Base San Antonio (JBSA) and City of San Antonio to provide bulk material purchases through existing City contracts in support of JBSA military installations for a ten year period; and authorizing the acceptance of federal funds from JBSA for the bulk material purchases made on behalf of JBSA. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-01-16-0014

21. Ordinance approving the San Antonio Metropolitan Health District’s continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the “Texas Healthcare Transformation and Quality Improvement Program”; submission of intergovernmental funding

transfers in an amount up to \$6,725,831.34; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$10,000,931.51 in federal incentive payments from the Waiver Program; and, authorizing the submission of up to \$35,000.00 for non-reimbursable IGT to the Waiver Program for monitoring and compliance for a period beginning October 1, 2020 through September 30, 2021; and, authorizing the execution of Memoranda of Agreement that enhance program services with no exchange of funds associated with these grant-funded projects. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

2020-01-16-0015

22. Ordinance approving agreements with El Centro de Barrio d/b/a CentroMed and the San Antonio AIDS Foundation related to the San Antonio Metropolitan Health District's participation in the Texas Department of State Health Services' Medicaid 1115 Waiver Tuberculosis Identification and Treatment Project with terms ending August 31, 2021; with an option to renew the agreements for an additional one year term. [Colleen M. Bridger, MPH, PhD; Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

2020-01-16-0001R

23. Resolution to initiate historic landmark designation for 4007 S Flores and waive application fees totaling \$1,876.20. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2020 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Shannon Shea Miller, Director, Office of Historic Preservation].

2020-01-16-0016

24. Ordinance approving an Interlocal Agreement with The University of Texas at San Antonio in an amount not to exceed \$69,132.00 for the period February 1, 2020 to January 31, 2025 to conduct a comprehensive community assessment with four annual updates and approving the amendment of two program documents for the City's Head Start Program. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

2020-01-16-0002R

25. Amended Resolution of No Objection for Tampico Apartments, LP's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Tampico Apartments, a 200 unit affordable multi-family rental housing development, located at 200 Tampico Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2020-01-16-0017

26. Ordinance approving two interlocal agreements with the Bexar County Criminal District Attorney's Office to share proceeds from asset forfeiture cases pursuant to Chapters 18 and 59 of the Texas Code of Criminal Procedure. These agreements are a Contraband Forfeiture interlocal agreement and a Contraband Forfeiture Agreement for Gambling Property and Proceeds. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

2020-01-16-0018

27. Ordinance approving a Professional Services Agreement with Pinnacle Actuarial Resources, Inc. to provide actuarial services to the City for a 3 year term beginning February 1, 2020, and ending January 31, 2023, with an option to extend, subject to future funding by City Council, with total compensation not to exceed \$85,000.00. The estimated annual expense is approximately \$17,000.00 and funds in the amount of \$17,000.00 are included in the FY 2020 Adopted Budget in the Liability and Workers' Compensation Funds. [Ben Gorzell, Chief Financial Officer; Debra M. Ojo, MPA, Director, Office of Risk Management]

CONSENT ITEMS CONCLUDED

PULLED FROM CONSIDERATION BY STAFF

6. Ordinance approving a contract with Intelight, Inc. for the purchase of specialized traffic management controller firmware/software used to manage traffic operations at signalized intersections and control pedestrian hybrid beacons for a total estimated contract value of up to \$2,181,494.69. All expenditures for this contract will be funded from the Advanced Transportation District Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

City Manager's Report

28. City Manager's Report

City Manager Walsh reported that the Martin Luther King Jr. March was being held on Monday, January 20th. He thanked the MLK Commission, City Staff, and volunteers for preparing for the MLK March. He recognized Councilmember Andrews-Sullivan and Dr. Keely Petty, Chair of the MLK Commission and thanked them for their dedication and hard work to ensure a successful event. He added that over 300,000 people were expected to participate.

City Manager Walsh reported that two SA Speakup Campaigns would be at critical points during the March Route to gather input via survey on the Digital Divide. He added that the survey was being conducted by the Office of Innovation. He reported that Census workers would be present to bring awareness of the Census Campaign.

The Mayor and Council sang Happy Birthday to Councilmember Treviño and wished him a Happy Birthday.

Councilmember Viagran announced that January was Human Trafficking Awareness Month and encouraged the public to get engaged and involved. She invited the public to attend the Rape Crisis Center to help raise funds to combat Human Trafficking.

Mayor Nirenberg recessed the meeting at 10:36 am to convene in Executive Session. He noted that the Executive Session was not completed after B Session on Wednesday, January 15, 2020.

EXECUTIVE SESSION

- 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. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues related to interpretation of contract language pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney)
- G. Deliberate the appointment, evaluation, and duties of Municipal Court Judges and discuss related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 2:22 pm and announced that no action was taken in Executive Session.

CONSENT ZONING ITEMS

Zoning Items Z-1, P-1, Z-5, Z-6, P-2, Z-7, P-3, Z-8, Z-12, Z-15, Z-16, Z-25 and Z-27 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-23 was postponed by the applicant and would not be considered.

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

Jack M. Finger spoke in opposition of P-1 and Z-5. He noted that the Planning Staff, Zoning Staff, and Zoning Commission denied the item. He added that P-1 and Z-5 was an encroachment of commercialism into an established single-family neighborhood. Mr. Finger spoke in opposition of Z-6, noting that there was too much density for the area. Mr. Finger spoke in opposition of P-2 and Z-7, noting that the Dignowity Hill neighborhood was also opposed. Mr. Finger spoke in opposition of Z-16 and noted that the Zoning Commission was also opposed.

Greg Ozmiarek spoke in support of Item Z-11 and requested that the property be zoned for conditional use.

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

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

ABSENT: 2 - Pelaez and Perry

2020-01-16-0019

Z-2. ZONING CASE Z-2019-10700260 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) Residential Units on Lot 8, Lot 9 and the east 14 feet of Lot 7, Block 1, NCB 129, located at 821 West Cypress 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 8, Lot 9 and the east 14 feet of Lot 7, Block 1, NCB 129. TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) Residential Units.

2020-01-16-0020

Z-3. ZONING CASE Z-2019-10700265 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 39 and Lot 40, Block 10, NCB 1785, located at 1115 West Kings Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 39 and Lot 40, Block 10, NCB 1785. TO WIT: From "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District.

2020-01-16-0021

Z-4. ZONING CASE Z-2019-10700267 HL (Council District 1): Ordinance amending the Zoning District Boundary from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on 0.086 acres out of NCB 421, located at 505 East Travis Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: On 0.086 acres out of NCB 421. TO WIT: From "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District.

2020-01-16-0024

- Z-9. ZONING CASE Z-2019-10700263 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 19, Block 18, NCB 665, located at 1131 South Mesquite 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 19, Block 18, NCB 665. TO WIT: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units.

2020-01-16-0025

- Z-10. ZONING CASE Z-2019-10700264 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on Lot 16, Block 1, NCB 479, located at 1821 North Olive Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 16, Block 1, NCB 479. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units.

2020-01-16-0026

- Z-11. ZONING CASE Z-2019-10700268 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on the north 134.05 feet of Lot 1 and the west 5.1 feet of the north 134 feet of Lot 2, Block 3, NCB 1264, located at 600 East Carson 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: The north 134.05 feet of Lot 1 and the west 5.1 feet of the north 134 feet of Lot 2, Block 3, NCB 1264. TO WIT: From "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units.

2020-01-16-0027

- P-4. PLAN AMENDMENT CASE PA-2019-11600076 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" and "Specialized Center" to "Specialized Center" on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Losoya and Pleasanton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700274)

2020-01-16-0028

- Z-13. ZONING CASE Z-2019-10700274 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "I-2" Heavy Industrial District on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Losoya and Pleasanton Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600076)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: On 234.07 acres out of CB 4006. TO WIT: From "FR" Farm and Ranch District to "I-2" Heavy Industrial District.

2020-01-16-0029

- Z-14. ZONING CASE Z-2019-10700261 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential units on Lot 20 and the west 25 feet of Lot 19, NCB 7791, located at 238 Beatrice 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 20 and the west 25 feet of Lot 19, NCB 7791. TO WIT: From "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential units.

2020-01-16-0031

- Z-17. ZONING CASE Z-2019-10700257 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 (all overlays remain the same) on 7.5586 acres out of NCB A35, generally located in the 1600 block of Merida 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: 7.5586 acres out of NCB A35. TO WIT: From "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 (all overlays remain the same).

2020-01-16-0032

- Z-18. ZONING CASE Z-2019-10700262 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) units on the north 67.98 feet of Lots 8, 9, 10, 11, and 12, and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583, located at 402 East Lachappelle. 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 67.98 feet of Lots 8, 9, 10, 11, and 12, and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583. TO WIT: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) units.

2020-01-16-0033

- Z-19. ZONING CASE Z-2019-10700304 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 5, NCB 9627, located at 1232 South General McMullen 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 1 and Lot 2, Block 5, NCB 9627. TO WIT: From "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2020-01-16-0034

- Z-20. ZONING CASE Z-2019-10700259 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private on Lot 40, Block 18, NCB 16528, located at 6718 Westfield Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 40, Block 18, NCB 16528. TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private.

2020-01-16-0035

Z-21. ZONING CASE Z-2019-10700271 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (all overlays remain the same) on Lots P-16J and P-17, NCB 18820, located at 8380 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots P-16J and P-17, NCB 18820. TO WIT: From "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (all overlays remain the same).

2020-01-16-0036

Z-22. ZONING CASE Z-2019-10700189 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 2, NCB 17120. TO WIT: From "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens.

2020-01-16-0037

Z-24. ZONING CASE Z-2019-10700082 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "C-3NA MC-3 AHOD" General Commercial Nonalcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport

Hazard Overlay District on Lot 36, Block A, NCB 8695, located at 1315 Austin Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 36, Block A, NCB 8695. TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "C-3NA MC-3 AHOD" General Commercial Nonalcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District.

2020-01-16-0038

Z-26. ZONING CASE Z-2019-10700266 HL (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District at P-54, NCB 17726, located at 16000 Hickory Well 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: P-54, NCB 17726. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District.

2020-01-16-0039

Z-28. ZONING CASE Z-2019-10700307 CD S ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage on 3.439 acres out of NCB 17338, located at 17115 Redland 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: On 3.439 acres out of NCB 17338. TO WIT: From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage.

CONSENT ZONING CONCLUDED

ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Mayor Nirenberg addressed Item Z-1.

CONTINUED TO FEBRUARY 20, 2020

- Z-1. ZONING CASE Z-2019-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel (all overlays remain the same) on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff and Zoning Commission recommend Approval. (Continued from December 5, 2019.)

Melissa Ramirez noted that 38 notices were mailed, zero returned in favor, and five opposed. She added that the Association was in opposition and that the applicant was requesting a continuance until February 20, 2020.

Councilmember Treviño moved to continue Z-1 until February 20, 2020. Councilmember Andrews-Sullivan seconded the motion. The motion to continue prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Items P-1 and Z-5 jointly.

CONTINUED UNTIL FEBRUARY 20, 2020

- P-1. PLAN AMENDMENT CASE PA-2019-11600080 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700208) (Continued from December 5, 2019)

CONTINUED UNTIL FEBRUARY 20, 2020

- Z-5. ZONING CASE Z-2019-10700208 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army

Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (Continued from December 5, 2019)

Mrs. Ramirez noted that 22 notices were mailed, eight returned in favor, and five opposed. She added that the Government Hills Alliance was in support.

Mayor Nirenberg called upon the individuals registered to speak.

Matthew Badders spoke in support of the proposed Plan Amendment and Zoning change. He noted that the applicant was requesting a zoning change from a single-family residence to neighborhood commercial use for an office. He added that the property was located at the intersection of IH-35 and Walters Street. Mr. Badders stated that the property owner has worked with neighbors within 200 feet of the property and has listened to their concerns. He noted that the backyard would be converted and used for parking and will have five parking spaces and one handicapped space; as opposed to on-street parking which was a concern. Mr. Badders spoke on behalf of the property owner who requested support of the proposed changes.

Rose Hill spoke in support and noted that the Government Hill Alliance was supportive of the proposed zoning change. She added that the Government Hill Alliance Board held three community meetings and invited the public to attend and provide feedback. She stated that the public that attended the community meetings voted to approve the proposed zoning change. Ms. Hill noted that the community meeting provided a transparent process and that the Government Hill Alliance supports the public vote to approve the proposed zoning change.

Lorenzo Ortiz spoke in opposition of the proposed zoning change noting that he purchased the property next door. He added that this was a tight knit community of older homes. He stated that he was not opposed to the neighbor running his business; he was opposed to the commercial zoning change. Mr. Ortiz noted that there are approximately 6-8 cars parked on the street making it congested.

D'ette Cole spoke in opposition of the proposed zoning change. She read a statement from Jasmine Burgess who could not attend the meeting. The letter noted that Mrs. Burgess husband was a First Lieutenant stationed at Fort Bliss in El Paso Texas. She added that the property owners' home was on East Carson and that they were opposed to the proposed zoning change to commercial use.

Steve Versteeg spoke in opposition of the proposed zoning change. He noted that he was not opposed to businesses or improving the neighborhood. He added that he was opposed to the proposed commercial use.

Councilmember Andrews-Sullivan asked if the applicant applied for the permits required for completed improvements. Mr. Badders reported that several permits were obtained for the foundation, plumbing, and roof. Councilmember Andrews-Sullivan asked how many employees would work on the premises daily. Mr. Badders reported that there are two employees that work at the office and four agents that are usually working in the field but sometimes work in the office. Councilmember Andrews-Sullivan asked what the property owner would do if the proposed zoning change was not approved. Mr. Badders

reported that the property owner would have to use the property as a primary residence.

Councilmember Andrews-Sullivan moved to continue P-1 and Z-5 until February 20, 2020.

Councilmember Treviño seconded the motion to continue. The motion prevailed by the following vote

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-6.

2020-01-16-0040

Z-6. ZONING CASE Z-2019-10700220 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from December 5, 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 18 and the east 9 feet of Lot 17, Block 4, NCB 1422. TO WIT: From "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units.

Mrs. Ramirez noted that 39 notices were mailed, six returned in favor, and one opposed. She added that the Jefferson Heights Neighborhood Association was in support.

Councilmember Andrews-Sullivan moved to approve Z-6. Councilmember Treviño seconded the motion to approve. The motion prevailed by the following vote

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Items P-2 and Z-7 jointly.

CONTINUED UNTIL APRIL 16, 2020

- P-2. PLAN AMENDMENT CASE PA-2019-11600090 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on the north 92.5 feet of Lot 13 and Lot 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700256)

CONTINUED UNTIL APRIL 16, 2020

- Z-7. ZONING CASE Z-2019-10700256 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District to allow for three (3) Single-Family Homes to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District to allow for Six (6) Single-Family Homes on the north 92.5 feet of Lot 13 and Lot 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600090)

Mrs. Ramirez noted that 26 notices were mailed, eight returned in favor, and three opposed. She added that the Dignowity Hill Neighborhood Association was opposed and stated that the applicant was requesting a continuance until April 16, 2020.

Councilmember Andrews-Sullivan moved to continue P-2 and Z-7 until April 16, 2020. Councilmember Viagran seconded the motion to continue. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Items P-3 and Z-8 jointly.

2020-01-16-0022

- P-3. PLAN AMENDMENT CASE PA-2019-11600082 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on the east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700258)

2020-01-16-0023

- Z-8. ZONING CASE Z-2019-10700258 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the east 42 feet of the north 134.09 feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment.

(Associated Plan Amendment PA-2019-11600082)

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 42 feet of the north 134.09 feet of Lot 8, Block 24, NCB 519. TO WIT: From "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) dwelling units.

Mrs. Ramirez noted that 36 notices were mailed, zero returned in favor, and 12 opposed. She added that the Dignowity Hill Neighborhood Association was in support and stated that the proposed zoning change required nine votes to approve due to the opposition exceeding 20%.

Councilmember Andrews-Sullivan noted that those in opposition were contacted and their concerns were addressed. She added that those in opposition thought the property was not going to be utilized for single-family use; however, the property will be utilized for single-family use.

Councilmember Andrews-Sullivan moved to approve P-3 and Z-8. Councilmember Rocha Garcia seconded the motion to approve. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-12.

CONTINUED UNTIL FEBRUARY 20, 2020

Z-12. ZONING CASE Z-2019-10700283 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 3, Block 15A, NCB 576, located at 1512 East Houston Street. Staff and Zoning Commission recommend Approval.

Mrs. Ramirez noted that 32 notices were mailed, one returned in favor, and zero opposed. She added that the applicant was requesting a continuance until February 20, 2020.

Councilmember Andrews-Sullivan moved to continue Z-12 until February 20, 2020. Councilmember Rocha Garcia seconded the motion to continue. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-15.

2020-01-16-0030

Z-15. ZONING CASE Z-2019-10700272 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2NA" Commercial Nonalcoholic Sales District to "C-2NA CD" Commercial Nonalcoholic Sales District with Conditional Use for a Construction Contractor Facility on Lot 2, Block 11, NCB 10876, generally located southwest of Southeast Military Drive and Emory Oak Drive. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 11, NCB 10876. TO WIT: From "C-2NA" Commercial Nonalcoholic Sales District to "C-2NA CD" Commercial Nonalcoholic Sales District with Conditional Use for a Construction Contractor Facility.

Mrs. Ramirez noted that Staff and Zoning Commission recommend Approval with Conditions. She added the conditions that solid screen fencing was to be placed facing southwest of the property; no free-standing pole signage, no L.E.D. or flashing signage; no temporary signage, banners, pennants, promotional flags or fliers; downward facing lighting only; no amplified outside sound or speakers. She noted that the hours of operation were limited to 7:00 am to 10:00 pm on weekends and weekdays, with no 24-hour operation. She stated that 33 notices were mailed, zero returned in favor, and one opposed.

Councilmember Viagran moved to approve Z-15 with the conditions as read by Staff. Councilmember Andrews-Sullivan seconded the motion to approve with conditions. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-16.

DENIED

Z-16. ZONING CASE Z-2019-10700242 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair (all overlays remain the same) on Lot 12, Block 7, NCB 2358, located at 2520 Monterey Street and 312 South Zarzamora Street. Staff recommends Approval. Zoning Commission recommends Denial.

Mrs. Ramirez noted that 20 notices were mailed, one returned in favor, and four opposed.

Mrs. Ramirez noted that the historic Westward Neighborhood Association was in opposition and the

Prospect Hill Neighborhood Association was in favor.

Charlie Lopez spoke in opposition of the proposed zoning change. He noted that he was a new homeowner and purchased his property last year. He added that the proposed zoning change was not needed in the area.

Linda Ortega spoke in opposition of the proposed zoning change. She noted that the neighborhood was for families and historic homes. She added that the property was too small for a car repair business.

Roland Mazuca spoke in opposition of the proposed zoning change. He noted that there were several car repair businesses in the area and that he was opposed because the area will look like a junk yard. He added that the lot was 50 x 150 which was too small for the proposed business.

Irma Hofmann spoke in opposition of the proposed zoning change. She noted that she met with the applicant and suggested a small coffee shop, learning center, or flower shop but not another car repair shop.

Councilmember Gonzales moved to deny Z-16. Councilmember Rocha Garcia seconded the motion to deny. The motion to deny prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-25.

CONTINUED UNTIL FEBRUARY 20, 2020

Z-25. ZONING CASE Z-2019-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion. Continued from December 5, 2019.

Mrs. Ramirez noted that eight notices were mailed, zero returned in favor, and four opposed. She added that the proposed zoning change required nine votes to approve due to the opposition exceeding 20%.

Councilmember Treviño moved to continue Z-25 until February 20, 2020. Councilmember Rocha Garcia seconded the motion to continue. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

Mayor Nirenberg addressed Item Z-27.

CONTINUED UNTIL FEBRUARY 20, 2020

Z-27. ZONING CASE Z-2019-10700292 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 14952, located at 11407 Wayland Way. Staff and Zoning Commission recommend Approval.

Mrs. Ramirez noted that eight notices were mailed, zero returned in favor, and zero opposed. She added that the applicant was requesting a continuance until February 20, 2020.

Councilmember Treviño moved to continue Z-27 until February 20, 2020. Councilmember Rocha Garcia seconded the motion to continue. The motion prevailed by the following vote:

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

ABSENT: 2 - Pelaez and Perry

PULLED BY APPLICANT AND NOT CONSIDERED

Z-23. ZONING CASE Z-2019-10700228 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 37, Block 1, NCB 13197, located at 11902 Warfield Street. Staff and Zoning Commission recommend Approval.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:19 pm.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK, TRMC/CMCMMC
City Clerk