

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



**Meeting Minutes  
City Council A Session**

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

**2023 – 2025 Council Members**

Mayor Ron Nirenberg

Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2  
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4  
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6  
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Marc Whyte, Dist. 10

**Thursday, November 30, 2023**

**9:00 AM**

**City Council Chambers**

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:14 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 9** – Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**ABSENT: 2** - Kaur, Whyte

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Pastor Steven Cox and Pastor Heather Hanson of Abiding Presence Lutheran Church, guest of Councilmember Courage, Council District 9.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of November 1, 2023; November 2, 2023; November 8, 2023; and November 9, 2023.

Councilmember Castillo moved to Approve the minutes of the November 1, 2023, November 2, 2023, November 8, 2023 and November 9, 2023 City Council meetings. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage  
**Absent:** Kaur, Pelaez, Whyte

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized the passing of Joyce Dorycott with a brief moment of silence.

Mayor Nirenberg recognized Alamo Colleges Board President Joe Alderete, Jr. and Chancellor Mike Flores for their work educating San Antonio and the Alamo Promise partnership that provided free college tuition to San Antonio high school graduates. Councilmember Courage, former Board Member of Alamo Colleges; Councilmember Alderete Gavito, daughter of Joe Alderete, Jr.; Councilmembers Viagran and Castillo, former students at Alamo Colleges; Councilmembers Rocha Garcia, Cabello Havrda and Pelaez spoke in support of the work of Alamo Colleges and the Alamo Promise Program and the Compassion USA Peace Initiative.

Mayor Nirenberg proclaimed December 1, 2023 to be World AIDS Day in San Antonio and recognized Dr. Claude Jacob, Director of Metro Health to speak. Councilmembers Viagran, Cabello Havrda, Alderete Gavito and Courage spoke in support of the Proclamation and the work of Metro Health.

Mayor Nirenberg proclaimed November 16, 2023 as MOVE Texas Day in honor of the non-profit voter registration agency's 10-year anniversary. Councilmembers Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez and Courage spoke in support of the Proclamation.

Councilmember Castillo recognized the Burbank High School Football Team that participated in the playoffs for the first time this year since 1964 and their new Coach Michael Mull. Starring Center Ryan Garcia spoke regarding his experience. Mayor Nirenberg and Councilmembers Viagran, Rocha Garcia, Alderete Gavito, Pelaez and Courage congratulated the team.

### **CONSENT AGENDA**

#### **Purchase of Services, Supplies and Equipment**

4. **2023-11-30-0862**  
Ordinance approving a contract with The Brandt Companies, LLC, to provide maintenance, inspections, cleaning and repair services to cooling towers for the Building and Equipment Services Department for an estimated annual cost of \$136,587.89 for a term of three years with two, one

year renewal options, for a total estimated cost of \$682,939.45. Funding for the first year is from the Facility Fund FY 2024 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**5. 2023-11-30-0863**

Ordinance approving a contract with SICO America, Inc. to provide a portable dance floor for the Henry B. Gonzalez Convention Center (HBGCC) for a total amount of \$138,155. Funding of \$113,776 is from the Texas Public Facilities Corporation and included in the FY 2024 – FY 2029 Capital Improvement Program. Funding of \$24,379 will be reallocated from the HBGCC West Building Encased Space project. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**6. 2023-11-30-0864**

Ordinance approving a contract with La Med Facility Maintenance Inc., to provide landscaping services for radio tower sites for an estimated cost of \$61,551 annually, beginning upon award and ending March 31, 2026, with two additional one-year renewal options, for an estimated total cost of \$307,755. Funding is from the Information Technology Services Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**7. 2023-11-30-0865**

Ordinance approving a contract with TargetSolutions Learning, LLC, for the San Antonio Fire Department's continued use of the Learning Management System (LMS) to deliver, track, and document initial and continuing education, beginning December 1, 2023 to November 30, 2026, with two, one-year renewal options for an estimated total cost of \$923,925. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial

Officer]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**8. 2023-11-30-0866**

Ordinance approving contracts with American Sales and Service, Inc., Associated Supply Company, Inc., BD Holt Co., Harris County Rentals, LLC, dba Texas State Rentals, HCOP, LLC, dba Hill Country Outdoor Power, and Vermeer Equipment of Texas, LLC, to provide off road equipment for a total cost of \$380,056.78. Funding is from the Equipment Renewal & Replacement Fund, General Fund and Solid Waste Operating & Maintenance Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**9. 2023-11-30-0867**

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,902,000 included in the respective department's FY 2024 Adopted Budget: (A) Green Oasis, LLC, for the lease of indoor plants and plant maintenance for San Antonio Airport System; (B) Kinloch Equipment & Supply, Inc., for replacement parts for Elgin sweeper equipment; (C) Nueces Farm Center, Inc., dba Nueces Power Equipment, for replacement parts for Diamond Z and Hamm Roller equipment; (D) Toter, LLC, for refuse containers and replacement parts; and (E) Rehrig Pacific Company for roll-out refuse containers and replacement parts. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**Capital Improvements**

**10. 2023-11-30-0868**

Ordinance awarding the 2024 Pavement Preservation Package 9 – Base Repair Task Order Contract to Platinum Paving, LLC. in an amount not to exceed \$3,014,547.42 of which \$45,750

will be reimbursed by San Antonio Water System and \$16,500 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funds are available from the General Fund and the Advanced Transportation District Fund included in the FY 2024 – FY 2029 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

### **Acquisition, Sale or Lease of Real Property**

**11. 2023-11-30-0869**

Ordinance approving a lease agreement with PHI Health, LLC for Suite 111 located at 8535 Mission Road at the Stinson Municipal Airport for an initial term of three years with the option to extend for two, one-year periods and generating an annual rent of \$18,519.89 which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**12. 2023-11-30-0870**

Ordinance authorizing the assignment of the existing lease from the State of Texas to the City of San Antonio with San Antonio TX II SGF for 36,400 square feet of office space at 4402 West Piedras Street to be used for the Texas Anti-Gang (TAG) Program for an annual rate of \$831,250.63 in FY 2024. Funding is from the TAG Grant. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**13. 2023-11-30-0871**

Ordinance approving the fee simple acquisition over the Edwards Aquifer Contributing Zone on a 155.7-acre tract of land known as the Scenic Loop Property located in Bexar County, Texas from Amosdee, LLC, and authorizing payment to First American Title Insurance Company as escrow

agent in the amount of \$3,113,190.62 from the San Antonio Municipal Facilities Corporation fund, which is included in the FY 2024 – FY2029 Capital Improvement Program and authorizing the conveyance of a conservation easement on the Scenic Loop Property to Compatible Lands Foundation. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Courage highlighted his support for the Item.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**14. 2023-11-30-0872**

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 2,538.10-acre tract of land known as the Middle Verde Ranch Phase III property located in Bandera County, Texas from the following owners: Middle Verde Ranch Properties, Ltd.; the Lynne Morris Barnett Terminable Residuary Trust; the Jean Morris Stevenson Terminable Residuary Trust; the Lynne Morris Barnett GST Residuary Trust; and the Jean Morris Stevenson GST Residuary Trust,, and authorizing payment to Western Title Company of Bandera as escrow agent in the amount of \$4,399,478.60 from the San Antonio Municipal Facilities Corporation fund, which is included in the FY 2024 – FY 2029 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Courage highlighted his support for the Item.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**15. 2023-11-30-0873**

Ordinance authorizing the release of a 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County (County Block 4283), Texas located east of US Hwy 281 South and south of IH-410, located Outside City Limits (OCL) for no fee as requested by Lennar Homes of Texas Land and Construction, LTD. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

### **Grant Applications and Awards**

**16. 2023-11-30-0874**

Ordinance accepting a grant in an amount up to \$90,000 from the Texas Department of Transportation as part of the Routine Airport Maintenance Program, with a City match of \$10,000 for improvements totaling \$100,000 at the Stinson Municipal Airport. Funding for the City match is from Interim Airport Financing and included in the FY 2024 – FY 2029 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

### **Boards, Commissions and Committee Appointments**

17. Approving the following board, commission, and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]
- A. Reappointing Elizabeth E. Escobedo (District 4) to the City of San Antonio Commission on Education
  - B. Appointing Gabriela J. Ibarra Noriega (District 4) to the City of San Antonio Higher Education Student Advisory Board
  - C. Reappointing Juanita Sepulveda (District 4) to the Small Business Economic Development Advocacy (SBEDA) Committee
  - D. Reappointing Juanita Sepulveda (District 4) to the Veterans Advisory Commission
  - E. Appointing Theresa “Terry” Ybanez (District 3) and reappointing Zachary Dean (District 4) to the Zoning Board of Adjustment

Councilmembers Viagran and Rocha Garcia highlighted their support for the district board appointments.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

18. Approving the following board, commission, and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]

- A. Reappointing Daniel Meza (District 9) to the City/County Joint Commission on Elderly Affairs
- B. Appointing Ramon "Ray" Flores (District 1) to the Historic and Design Review Compliance and Technical Advisory Board
- C. Appointing Elijah Alviar (District 4) and Roberto Jose-Diego Rodriguez (District 4) to the San Antonio Youth Commission
- D. Appointing Peter Onofre (District 4) to the Storm Water Management Advisory Board
- E. Appointing Suzanne "Suzie" Baker (District 3) to the Streets, Bridges and Sidewalks Advisory Board

Councilmembers Viagran and Rocha Garcia highlighted their support for the district board appointments.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

- Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage
- Absent:** Kaur, Whyte

- 19. Approving the appointment of Laurie Lerma to the Tax Increment Reinvestment Zone No. 16 - Brooks City Base for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember Viagran highlighted her support for the board appointment.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

- Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage
- Absent:** Kaur, Whyte

- 20. Approving the reappointment of Dr. George Hinojosa Jr. (District 3) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember Viagran highlighted her support for the board appointment.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

- Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage
- Absent:** Kaur, Whyte

21.

**2023-11-30-0875**

Ordinance appointing Yenter Tu (District 3) to the Disability Access Advisory Committee for the remainder of an unexpired term of office to expire May 31, 2025 and waiving the City Code residency requirement for the appointment. [Debbie Racca-Sittre, City Clerk]

Councilmember Viagran highlighted her support for the board appointment.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**Miscellaneous**

22.

**2023-11-30-0876**

Ordinance rescheduling the December 13, 2023 B Session to December 11, 2023, and December 14, 2023 A Session to December 12, 2023, to accommodate the holiday schedules; and canceling the Wednesday, December 13, 2023 Public Comment Session. [Debbie Racca-Sittre, City Clerk]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

23.

**2023-11-30-0877**

Ordinance approving contracts with A) Madison Consulting Group, Inc., for consulting and actuarial review services for the City's Self-Funded Workers' Compensation and Liability programs for fiscal years 2023 through 2027, with two additional, one year renewal options covering fiscal years 2028 and 2029 for a total cost of \$69,000, funded from the Liability Insurance Fund and the Workers' Compensation Fund; and B) Milliman, Inc., for consulting and actuarial review services for the San Antonio Fire and Police Pension Fund conducted January 1, 2023 with one additional extension option covering the actuarial valuation for January 1, 2028, for a total cost of \$68,000, funded from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**24. 2023-11-30-0878**  
Ordinance amending the Development Agreement between the Houston Street Tax Increment Reinvestment Zone Board of Directors and 114 Main Plaza, LLC for the 114 Main Plaza Renovation Project for a new project completion date of December 31, 2026. No additional funding required by this action. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**25. 2023-11-30-0879**  
Ordinance approving a Development Agreement between the Houston Street Tax Increment Reinvestment Zone Board of Directors and Artpace for an amount not to exceed \$175,000 for the Rooftop Renovation Project, located at 445 North Main. Funding is available in the Houston Street TIRZ. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**26. 2023-11-30-0880**  
Ordinance amending the Chapter 380 Economic Development Loan Agreement previously approved by the Westside Tax Increment Reinvestment Zone #30 with the Westside Development Corporation dba Prosper West for the Basila Frocks Project for a new completion date of December 31, 2024. No additional funding required by this action. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

**27. 2023-11-30-0881**  
Ordinance amending the Ch. 380 Funding Agreement for the Basila Frocks Project between the Westside Development Corporation, dba Prosper West, and the City of San Antonio, for a new project commencement date of February 29, 2024 and new project completion date of December 31, 2024. No additional funding required by this action. [Lori Houston, Assistant City Manager;

Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**28. 2023-11-30-0882**

Ordinance amending the Development Agreement between the Westside Tax Increment Reinvestment Zone Board of Directors and Esperanza Peace and Justice Center for the Rinconcito de Esperanza Project for a new project completion date of December 31, 2024. No additional funding required by this action. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**29. 2023-11-30-0883**

Ordinance waiving the minimum percentage of Affordable Housing Units required for the issuance of \$165,900 in SAWS fee waivers for the Caroline at Longhorn Quarry Housing Project. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**30. 2023-11-30-0040R**

Resolution of No Objection for Pearsall Park, LP's application for 2024 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 240-unit affordable multi-family rental housing development named Residences at Pearsall Park, located at Ray Ellison and Old Pearsall Road in Council District 4. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage

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

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**31. 2023-11-30-0041R**

Resolution of No Objection for Brooks Family Apartments, LP's application for 2024 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 340-unit affordable multi-family rental housing development named Brooks Family, located at the northwest corner of Research Plaza and Challenger Drive in Council District 3. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**32. 2023-11-30-0042R**

Resolution of No Objection for Brooks Senior Apartments, LP's application for 2024 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 240-unit affordable multi-family rental housing development named Brooks Senior, located at the northwest corner of Research Plaza and Challenger Drive in Council District 3. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**33. 2023-11-30-0043R**

Resolution of No Objection for Hill View Heights, LP's application for 2024 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 260-unit affordable multi-family rental housing development named Hill View Heights, located at 15024 Culebra Road in the City of San Antonio's Extra Territorial Jurisdiction. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

34. **2023-11-30-0884**

Ordinance approving a Sports License Agreement with Jr. Dragons Youth Football for operations, maintenance, and programming of the designated sports field at Miller’s Pond Park for a five-year term beginning January 1, 2024 and expiring December 31, 2028. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

35. **2023-11-30-0885**

Ordinance approving a Sports License Agreement with Edgewood Youth Athletic Association for operations, maintenance, and programming of the designated sports fields at Cuellar Park for a five-year term beginning January 1, 2024 and expiring on December 31, 2028. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Cabello Havrda highlighted her support for the Item.

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

36. **2023-11-30-0886**

Ordinance approving a Sports License Agreement with San Antonio Elite, a Youth Soccer Academy for operations, maintenance, and programming of designated sports fields for a five-year term beginning January 1, 2024 and expiring December 31, 2028. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

37.

**2023-11-30-0887**

Ordinance authorizing an Interlocal Cooperation Contract between Texas State University and the San Antonio Police Department for participation in the Tobacco Enforcement Program and accepting a reimbursement amount of up to \$112,500 for the period of January 2024, through August 2024. Total reimbursement collected under this contract is not to exceed \$112,500 for the term of the contract. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

38.

**2023-11-30-0888**

Ordinance approving an Interlocal Agreement between the City of San Antonio and Texas A&M University – San Antonio in an amount not to exceed \$96,712 for Early Learning Landscape Study and Analysis Services. Funding of \$72,534 is from the General Fund FY 2024 Adopted Budget, and funding of \$24,178 is from the Pre-K 4 SA FY 2024 Adopted Budget. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development Office]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

### **Annexation**

39.

**2023-11-30-0889**

Ordinance authorizing the extension of the City limits by full purpose annexation of approximately 4,205.72 acres of land, subject to expiring Development Agreements between the property owners and the City of San Antonio, generally located south of Loop 410 between Pearsall Road and U.S. Highway 181 South, contiguous to the City of San Antonio municipal boundary and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in south Bexar County, and a Plan for Municipal Services for the annexation area. [Roderick Sanchez, Assistant City Manager; Rudy Nino, Jr, Interim Director, Planning]

Items 39, 40 and 41 were considered and discussed as a group. All comments regarding these three Items are included in the minutes for Item 39.

### **PUBLIC COMMENT:**

Leonardo Hernandez spoke in opposition to the annexation.

Art Martinez, former Mayor of Von Ormy requested more coordination with Bexar County Emergency Services District 5.

Casey Homer, Mayor of Von Ormy, and Jacob Weissler, City Attorney of Von Ormy, supported the Annexation as updated to remove Parcels 163154 and 163155.

**DISCUSSION:**

Councilmembers Viagran and Courage spoke in support of the Item and thanked everyone for working together, noting that the State was regularly taking away the rights of cities, however, cities were to protect its residents.

Councilmember Rocha Garcia thanked the community for working together on the annexation agreement and moved to Approve Items 39, 40, and 41 including the staff recommendation and directed the Planning Department to further evaluate the appropriate zoning for Parcel 189477 and to refer the proposed zoning district to the Zoning Commission for a recommendation and to City Council for final consideration. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**40. 2023-11-30-0890**

PLAN AMENDMENT CASE PA-2023-11600067 (ETJ – Closest to Council Districts 3 & 4): A request to change the Heritage South Sector Plan land use classifications from “Natural Tier”, “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “General Urban Tier”, Agribusiness/RIMSE Tier”, “Regional Center”, and “Specialized Center” to “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “General Urban Tier”, and “Agribusiness/RIMSE Tier” on 1,394.52 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4136, CB 4167-1, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4296, CB 4298, CB 4298D, CB 4300, CB 4301, NCB 14569, NCB 16622, and NCB 16627, located in south Bexar County. [Roderick Sanchez, Assistant City Manager; Rudy Nino, Jr, Interim Director, Planning]

Councilmember Rocha Garcia moved to Approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** Kaur, Whyte

**41. 2023-11-30-0891**

ZONING CASE Z-2023-10700263 (ETJ – Closest to Council Districts 3 & 4): A request to assign zoning to and change the zoning district boundaries of multiple properties generally located

south of Loop 410 between Pearsall Road and US Highway 181 South, from “OCL” Outside the City Limits, “RP” Resource Protection District, “MF-25” Low Density Multi-Family District, “C-2” Commercial District, “RD” Rural Development District, and “FR” Farm and Ranch District to “RP” Resource Protection District, “RP S” Resource Protection District with Specific Use Authorization for a HUD-Code Manufactured Home, “RP CD S” Resource Protection District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “RE” Residential Estate District, “RE S” Residential Estate District with a Specific Use Authorization for a HUD-Code Manufactured Home, “RE CD S” Residential Estate District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-8 CD” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units, “NP-8 CD S” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for 2 Dwelling Units, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “BP” Business Park District, and “FR” Farm and Ranch District; also applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, “MLR-2” Lackland Military Lighting Region-2, “MPOD-4” Mission Protection Overlay District, and World Heritage Buffer Zone as applicable on approximately 4,205.72 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069-B, CB 4136, CB 4167, CB 4167-1, CB 4167-2, CB 4167-3, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600067) [Roderick Sanchez, Assistant City Manager; Rudy Nino, Jr, Interim Director, Planning]

Councilmember Rocha Garcia moved to Approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage  
**Absent:** Kaur, Whyte

## **City Manager's Report**

### **42. City Manager’s Report**

City Manager Erik Walsh recognized that an anonymous donor had established two public health scholarships at the University of Texas at San Antonio (UTSA) in honor of Metro Health’s Local Public Health Authority Dr. Junda Woo and Metro Health’s Assistant Director over infectious diseases Dr. Anita Kurian.

City Manager Walsh played an Employee Spotlight Video highlighting the work of Marina Lohmer, Family Support Worker with the Department of Human Services.

## **Executive Session**

Mayor Nirenberg recessed the meeting into Executive Session at 10:34 a.m. to discuss the following:

- 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 litigation involving the City including CPS litigation and other litigation pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 1:05 p.m. and announced that no official action had been taken in Executive Session.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 1:05 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**