

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



**Meeting Minutes**  
**City Council A Session**

City Hall Complex  
San Antonio, Texas 78205

**2021 – 2023 Council Members**

Mayor Ron Nirenberg

Mario Bravo, 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  
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Clayton Perry, Dist. 10

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**Thursday, November 18, 2021**

**9:00 AM**

**Municipal Plaza Building**

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:24 AM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**ABSENT:** None

1. The Invocation was provided by Pastor Courtney Evans, Sr. of the God's Property Baptist Church, guest of Mayor Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of minutes for City Council meetings of October 27, 2021, November 3, 2021, and

November 4, 2021.

Councilmember Cabello Havrda moved to Approve the City Council Meeting Minutes of October 27, 2021, November 3, 2021, and November 4, 2021. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

### **POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg proclaimed the Season of Small Business, recognized several small business owners in attendance, and asked everyone to shop local small businesses this holiday season.

Councilmember Cabello Havrda recognized the Bexar County Legislative Delegation for their work at the State level and for advocating for the San Antonio community. State Representatives Liz Campos, Philip Cortez, Ina Minjares, and State Senator Jose Menendez all thanked the City Council for the recognition and their collaborative work advocating for San Antonio's interests.

Councilmember Sandoval recognized the importance of the environmental work of United Nations Conference of the Parties in Glasgow as well as the Paris Climate Agreement and invited Ryan Webber, member of the Climate Action and Adaptation Plan Advisory Committee to speak. Webber asked the City Council to address climate change more frequently than every five years as required and provided a short video featuring Director of World Resources Institute, Dan Lashoff who spoke at the United Nations Climate Change Conference 2021 and outlined worldwide pledges to fight climate change.

Councilmember McKee Rodriguez recognized Transgender Awareness Week and asked for a moment of silence for Transgender Day of Remembrance on November 20, 2021.

### **ACTION ITEMS FOR STAFF BRIEFING**

**4. 2021-11-18-0852**

Ordinance approving interlocal agreements between the City, CPS Energy, and the San Antonio Water System to provide \$20 million in utility assistance to CPS Energy customers and \$10 million in assistance to SAWS customers who were financially impacted by the COVID-19 crisis. Funding is available from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley, Department of Human Services Director, presented an overview of the Utility Assistance Program and the interlocal agreements with San Antonio Water System (SAWS) and CPS Energy. KJ Feder, Vice President, Community Engagement & Corporate Responsibility for CPS Energy, and Mary Baily, Senior Vice President of Customer Relations for SAWS, were available for questions.

Councilmember Courage clarified that the Program did not give cash to persons who owed on past due bills but would offset their bills through the utility companies.

#### DISCUSSION:

Councilmember Viagran supported the Assistance Program and asked whether the utility companies had taken into consideration any potential rate increases. City Manager Erik Walsh confirmed that this information would be taken into consideration with the review being conducted for potential rate increases by the utility companies.

Councilmember Perry requested clarification on the amount and source of funding for the Utility Relief Program and whether there would be an additional request for funding from the State or Federal Government. Deputy City Manager Maria Villagomez replied that the \$30 million funding would come from the American Rescue Plan Act (ARPA) as it was an eligible expense and that the amount was based on analysis done by the utilities of outstanding accounts that would qualify under the proposed Program. Ben Gorzell, Chief Financial Officer, clarified the calculations but stated that there could be additional requests as the true need was calculated a couple of months ago at closer to \$70 million. Councilmember Perry suggested adding more available funding. City Manager Walsh recommended waiting until the full ARPA conversation in December 2021 to add additional funding. Councilmember Perry expressed concern about a potential rate increase and clarified that he supported the Item only because it was Federally funded.

Councilmember Bravo asked SAWS and CPS Energy representatives to describe the process to avoid disconnections and asked for further meetings with CPS Energy to strategize on additional energy conservation education or other programs. Councilmember Bravo recommended that CPS Energy follow the SAWS model for automatically enrolling residents.

Councilmember Cabello Havrda recommended that CPS Energy automatically enroll past due residents into the program as well as those who had received assistance from the City. CPS Energy responded that they would coordinate.

Councilmember Sandoval requested the number of persons who had applied for the Emergency Housing Assistance Program (EHAP). Veronica Soto, Director of Housing and Neighborhood Services, responded that 9,000 families had applied for EHAP but that the utility programs had different eligibility requirements. City Manager Walsh stated he would follow up with CPS Energy to clarify the details of their outreach program as requested by Councilmember Sandoval.

Councilmember Viagran noted her appreciation of the auto enrollment processes but felt that there needed to be more personal interaction, particularly with homebound seniors and offered to host an outreach effort in Council District 3.

Mayor Nirenberg closed the discussion in support of the Program but stressed that every family circumstance was different and recommended communications regarding the SAWS auto enrollment process be improved perhaps with door-to-door outreach.

Councilmember Courage moved to approve. Councilmember Viagran seconded the motion. The

motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

**5. 2021-11-18-0853**

Ordinance approving the Strategic Development Plan for the San Antonio International Airport and recommending its submittal to the Federal Aviation Administration. The recommendations within the Strategic Development Plan will guide future development of the airfield, terminal facilities and supporting infrastructure over the next 20 years. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Jesus Saenz, Director, Aviation Department, presented the San Antonio International Airport Strategic Development Plan. Saenz introduced the Aviation Department team and the consultant team WSP and thanked them for their work on the Plan. Saenz provided a history, overview, and timeline of the Plan. Saenz listed the recommendations which included the vision of a world class regional airport that optimized the user experience, reflected the City's rich history and culture, focused on the future, and accommodated future technology innovations.

Saenz presented the economic impact of the San Antonio International Airport (SAIA) on the community and outlined goals for increasing capacity as well as the status of current plans and the proposed airport layout. Saenz provided an overview of the community engagement and planning processes with next steps and noted the cost of the plan would be completely paid with revenues from the Airport usage fees and Federal Grants and reiterated that the General Fund would not be used.

Mayor Nirenberg called on individuals registered to speak on Item 5.

John Dickson, Chair of the Airport System Development Committee spoke in support of the Item.

Mark Fessler, Chair of the Airport Advisory Commission, and member of the Airport System Development Committee spoke in support of the Item.

Richard Perez, President and CEO of San Antonio Chamber of Commerce spoke in support of the Item.

Martin Gutierrez, Director of Public Policy and Business Advocacy for the San Antonio Hispanic Chamber of Commerce spoke in support of the Item.

**DISCUSSION:**

Councilmember Perry requested a detailed breakdown of the costs of the Plan before he would be able to support it. Councilmember Perry also recommended coordination with the Military on the Plan. City Manager Walsh explained that the Plan began with a vision and that the steps of phasing, delivery methods and financial feasibility would occur as a part of the next steps. City

Manager Walsh explained that the required Federal Aviation Administration (FAA) was conducted every 10 years by the City but lacked follow through and noted that the City was committed to follow through within its means but explained that the Financial Plan was a key component and simply did not exist at the present time.

Councilmember Viagran noted that as a member of the Visit San Antonio Board, she looked forward to improvements at the Airport as outlined within the Plan. Councilmember Viagran also called for action to seek Federal Funding for the Plan.

Councilmember Pelaez expressed support for the Plan, noting that he had recently travelled to other airports and stressed that improvements were needed to give San Antonio the airport it deserved especially with regard to accessibility and innovative technology.

Councilmember Bravo expressed support for the Plan and asked for more direct flights and good paying jobs in the delivery of the Plan. Councilmember Bravo asked that the planting of native grasses and reduction of bird strikes be added to the plan, which Saenz confirmed would be included.

Mayor Nirenberg invited John Dickson to speak and close the Item discussion. Dickson stressed that it was important to listen to the experts and to make improvements that would leave room to grow for the future and beyond the basic aviation needs of today. Mayor Nirenberg closed the Item declaring the San Antonio International Airport Plan was “Cleared for Takeoff.”

Councilmember Courage moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**CONSENT AGENDA**

Mayor Nirenberg stated that Items 29, 31, 35 and 36 were pulled for individual consideration and noted that there were no individuals registered to speak on the remaining Consent Agenda Items.

Councilmember Cabello Havrda highlighted Item 7 citing the purchase of live animal transport trucks as a symbol of the City’s support for animal welfare.

Councilmember Cabello Havrda highlighted Item 26 in support of the U.S. Department of Justice Grant for De-Escalation Training for the Police Department.

Councilmembers Viagran, Rocha Garcia and Courage highlighted Item 27 and the appointments of their District representatives on various Boards and Commissions.

- 6. **2021-11-18-0854**  
Ordinance approving an Interlocal Agreement with VIA Metropolitan Transit to engage in cooperative fuel purchasing; and approving an agreement with Longhorn Propane, L.P., to provide

HD-5 propane motor fuel to City Departments for an estimated annual cost of \$63,000.00. Funding is available from the FY 2022 Fleet Services Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**7. 2021-11-18-0855**

Ordinance approving a contract with McCombs HFC, Ltd., dba Red McCombs Ford, to provide the Animal Care Services Department with six live animal transport trucks for a total cost of \$389,160.00. Funding in the amount of \$259,440.00 is available from the FY 2022 Equipment Renewal and Replacement Fund Budget, and \$129,720.00 is available from the FY 2022 General Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**8. 2021-11-18-0856**

Ordinance approving five contracts with Donalson CDJR, LLC, dba Donalson Chrysler Dodge Jeep Ram, Cavender Ford Motor Company LTD, dba Cavender Grande Ford, McCombs HFC, Ltd., dba Red McCombs Ford, Grapevine DCJ, LLC, and Texas Packer & Loader Sales, Inc., dba Texas Pack & Load, to provide light and medium duty service vehicles for a total cost of \$3,340,202.00 for various City departments. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund, Development Services Fund, Airport Operating & Maintenance Fund, Confiscated Property Fund, General Fund, and the Solid Waste Operating & Maintenance Fund budgets. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**9. 2021-11-18-0857**

Ordinance accepting the lowest responsive bid and awarding a construction contract to Archer Western Construction, LLC in the amount not-to-exceed \$15,443,116.20 for the Terminal A and Terminal B Gate Expansion Project at the San Antonio International Airport. Funding is available in the FY 2022 Aviation Capital Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**10. 2021-11-18-0858**

Ordinance approving an amendment to the design-build services agreement with Skanska Nunnely, a Joint Venture, increasing the previously approved contract amount by an amount not to exceed \$885,000, for the buildout of an office suite for the San Antonio Police Department's Internal Affairs Unit. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**11. 2021-11-18-0859**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 6 to H.L. Zumwalt Construction, Inc. in an amount not to exceed \$9,624,213.40 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**12. 2021-11-18-0860**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 7 to Clark Construction of Texas, Inc. in an amount not to exceed \$9,974,887.65 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**13. 2021-11-18-0861**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 8 to J&P Paving Co. Inc. in an amount not to exceed \$10,437,623.20 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**14. 2021-11-18-0862**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 9 to Clark Construction of Texas, Inc. in an amount not to exceed \$10,353,064.65 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**15. 2021-11-18-0863**

Ordinance awarding the 2022 Street Rehabilitation Task Order Contract Package 10 to San Antonio Concepts Construction, LLC in an amount not to exceed \$882,835.00 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**16. 2021-11-18-0864**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 11 to Austin Bridge & Road, LP in an amount not to exceed \$4,986,925.72 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**17. 2021-11-18-0865**

Ordinance awarding the 2022 Pavement Preservation Package 8 – Base Repair Task Order Contract to Garren Construction, LLC in an amount not to exceed \$1,832,171.25 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**18. 2021-11-18-0866**

Ordinance approving an amendment in the increased amount of \$270,220.00 to the Professional Services Agreement with the SWA Group for additional landscape architectural design services for the Brackenridge Park project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**19. 2021-11-18-0867**

Ordinance approving an Authorization for Crossing Improvements Agreement with Union Pacific Railroad Company in an amount not to exceed \$162,667.50 for railroad crossing improvements at the West Commerce Street frontage roads in relation to the West Commerce Street (Frio Street to Colorado Street) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**20. 2021-11-18-0868**

Ordinance awarding a construction contract to D. Plata Construction Company, LLC in the amount of \$814,816.29 with reimbursement from San Antonio Water System in an amount consistent with their existing infrastructure for the Parham Street Drainage Improvements Project located in Council District 7. Funds are available from the Storm Water Operating Fund and are included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**21. 2021-11-18-0869**

Ordinance approving a five-year lease extension with RE Office TX II LLC and the City of San Antonio for 6,208 rentable square feet of office space located at 4335 West Piedras Drive, Suite 200, for Metro Health's Violence Prevention Initiative for an annual rental amount of \$176,928.00 during the first year of the term increasing to \$193,534.40 during the final year of the term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**22. 2021-11-18-0870**

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 3,457-acre tract of land known as the Middle Verde Ranch Addition located in Bandera and Medina Counties, 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 \$7,940,643.65 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2022 - FY 2027 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**23. 2021-11-18-0871**

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 562.44-acre tract of land known as the High Places Ranch located in Uvalde County, Texas from High Places Ranch, LLC, and authorizing payment to Mission Title as escrow agent in the amount of \$538,772.05 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2022 - FY 2027 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**24. 2021-11-18-0872**

Ordinance accepting a Regional Catastrophic Preparedness Grant Program in the amount of \$543,870 and approving an in-kind match in the amount of \$115,000 for a total program cost of \$658,870. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**25. 2021-11-18-0873**

Ordinance accepting an additional \$4,400,000 in U.S. Treasury Emergency Rental Assistance grant funds for rental assistance from Bexar County for the Covid-19 Emergency Housing Assistance Program (EHAP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**26. 2021-11-18-0874**

Ordinance accepting grant funds in an amount not to exceed \$171,600.00 from the U.S. Department of Justice, Community Oriented Policing Services, Community Policing Development, for De-Escalation Training. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

27. **2021-11-18-0875**

Ordinance amending Chapter 13 of the City Code entitled “Food and Food Handlers” to adopt the new Texas Food Establishment Rules and providing for penalties and publication. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

28. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]

- A. Reappointing Cris Vieyra, Jr. (District 1) to the City Commission on Veterans Affairs
- B. Appointing James Cervantes (District 8) to the Historic Review and Design Commission
- C. Appointing Joann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire on September 30, 2023
- D. Appointing Ella Danica Arispe (District 4), Elliott Copeland (District 8), Mara Flores (Mayoral), and Olivia Lopez (District 9) to the San Antonio Youth Commission
- E. Reappointing Guadalupe George Garcia (District 3) to the Transportation Advisory Board
- F. Appointing Brian Jarvis, Michael Moore, Mary Ann Kestenbaum, and reappointing Juan A. Garcia, Ramiro Gonzales, and Susan Wright to the Office of Urban Redevelopment (OUR-SA)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

29. Approving the following Board appointments to the Municipal Golf Association -San Antonio Board of Directors for the remainder of an unexpired term of office to expire on May 2, 2023 [Debbie Racca-Sittre, Interim City Clerk]

- A. Demonte Alexander
- B. Jenny Carnes
- C. Gretchen Garceau-Kragh
- D. Geronimo Guerra
- E. Javier Paredes
- F. Heather Wedige

Councilmember Sandoval requested a presentation.

Interim City Clerk Debbie Racca-Sittre presented an overview of the Municipal Golf Association (MGA) Board application review process and timeline.

**DISCUSSION:**

Councilmember Rocha Garcia expressed her concern on the lack of diversity in some areas of board make-up especially age and representation of the South Side neighborhoods even though there were only two golf courses on the South Side and stressed that representation of the area was still needed. Councilmember Rocha Garcia asked for enhanced outreach efforts to seek applicants to the MGA Board in the future and also noted that the City only had six members to appoint while the MGA could appoint seven members.

Councilmember Viagran spoke of the process conducted in moving forward the names of individuals for the Board. She expressed her concern on the make-up of the Board and the lack of certain Board diversity. Parks and Recreation Department Director Homer Garcia stated that discussions had been conducted with MGA President & Chief Executive Officer Andrew Peterson to discuss possible changes to the MGA by-laws and also discussed the extensive outreach in trying to get a diverse group of individuals to apply.

Councilmember Sandoval stated that while the slate of individuals was not as diverse as might have been desired it was a great improvement from past Board make-up. She asked Assistant City Manager David McCary to discuss equity and diversity efforts conducted for board diversity efforts. McCary stated that the City had concentrated efforts to address diversity and equity issues for all Boards which also included issues for parking and childcare needs for more diverse members to apply.

Councilmember Sandoval asked about the total diversity makeup of the MGA Board. Director Garcia reviewed the demographic make-up of the previous and current board. Councilmember Sandoval requested that recommended appointee Javier Paredes come forward and discuss his proposed improvements to the Board in addressing diversity and challenging issues.

Councilmember McKee-Rodriguez discussed the process conducted by the Ad-Hoc Committee of the Community, Health, Environment and Culture Council Committee in which he participated. Councilmember McKee-Rodriguez noted that based on the review, more women of color and seniors were needed to apply in order to possibly appoint more diverse members and expressed his concern of lack of diversity on many Boards, and the pressure for him to appoint diverse applicants.

Councilmember Sandoval moved to approve Item 29. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

- 30.** **2021-11-18-0876**  
Ordinance approving the settlement of litigation styled Karrie Mosley vs. City of San Antonio, pending in the 438th District Court, Bexar County, Texas for \$137,500. [Andy Segovia, City Attorney]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

- 31.** **2021-11-18-0056R**  
Resolution allocating the City's 914 Votes for the City's Nominee, Dr. Adriana Rocha Garcia, for Election to the Bexar Appraisal District Board of Directors for a term of office to begin January 1, 2022 and expire December 31, 2023. [Debbie Racca-Sittre, Interim City Clerk]

Item 31 was pulled for recusal of Councilmember Rocha Garcia.

Councilmember McKee-Rodriguez moved to approve Item 31. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Recuse:** Rocha Garcia

**Absent:** Pelaez

- 32.** **2021-11-18-0877**  
Ordinance consenting to the issuance of revenue bonds by the New Hope Cultural Education Finance Corporation to finance the acquisition of 27 senior living facilities in 17 Texas counties, including the Mystic Park Nursing and Rehabilitation Center located at 8503 Mystic Park in the City for purposes of complying with Section 147(f) of the Internal Revenue Code. [Ben Gorzell Jr. Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

- 33.** **2021-11-18-0878**

Ordinance accepting up to \$2,400,000 from the Centers for Disease Control for the Community Health Workers for COVID Response and Resilient Communities Grant; approving associated contracts; ratifying amendments to agreements with the University of Texas Health Science Center at Houston (\$3,200,000) for COVID case investigation, contact tracing services and UTHSC-SA (\$558,912) for COVID variant testing; and approving a personnel complement of 30 positions. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**34. 2021-11-18-0879**

Ordinance approving an update to the City’s Program Policies for HUD-Funded Affordable Housing Activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**35. 2021-11-18-0880**

Ordinance amending a policy for the issuance of Resolutions of Support and Resolutions of No Objection for applicants seeking Housing Tax Credits from the Texas Department of Housing and Community Affairs. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto, Director of the Housing and Neighborhood Services Department presented an overview of Housing Tax Credits (HTC) and the timeline for the application process and revised scoring matrix recommended by City staff. Soto explained that the HTC supported the creation of affordable housing units and described community engagement efforts that helped inform the application.

Toby Williams spoke in support of the Item.

Michael Shackelford, Director of Policy for the Community Housing Opportunities Development Organization (CHODO) spoke in support of the Item and Councilmember Castillo’s amendment to increase the level of units at 30% Area Median Income (AMI) level.

Councilmember Courage spoke in support of the Item.

Councilmember Perry expressed concern regarding the quick turnaround for the application and recommended that the City start the process earlier next time. Councilmember Perry was concerned about reducing the number of points for experience.

Councilmember Castillo spoke in support of the Item noting that she had made an amendment to award more points to applicants that provided 20% of their units for residents whose incomes were less than or equal to 30% Area Median Income (AMI).

Councilmember Sandoval spoke in support of the Item and expressed concern regarding the need to get support from Homeowner’s Associations or Neighborhood Associations as many have a bias against multi-family affordable housing. Councilmember Sandoval was pleased to see transportation points added to the application process and suggested a matrix of points related to proximity of bus stops and frequency of bus service be included. Councilmember Sandoval requested the make-up of survey participants as to whether they were renters versus homeowners. Soto responded that 95% of respondents were renters.

Sandoval asked if Airbnb homes were eligible for housing tax credits. Ian Benavides, Assistant Director of the Housing and Neighborhood Services Department stated that the projects were not eligible for credits.

Councilmember Bravo spoke in support of the Item and suggested there could be even more points for the 20% units at less than or equal to 30% AMI for non-profit partners and for increased energy efficiency inclusion. Allison Beaver from the Neighborhood and Housing Services Department clarified that points for sustainability were available under the category of Project Amenities & Resident Services which Councilmember Bravo recommended changing the title to add “Energy Efficiency” for clarity. Beaver confirmed that the new name would be Project Amenities, Resident Services & Energy Efficiency.

Councilmember Viagran looked forward to a later conversation about affordable housing with the community.

Mayor Nirenberg closed the Item by noting that there were two levels of the equation for housing affordability: housing supply and income. Mayor Nirenberg stressed that providing better jobs could not be ignored when providing tax credits.

Councilmember Rocha Garcia moved to approve Item 35. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

Ordinance approving a Development Agreement between the Midtown TIRZ Board of Directors, Encore Multi-Family, LLC, and the City in an amount not to exceed \$7,000,000 for the Broadway East by Encore Project located at 1203 Austin Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Veronica Soto, Director of the Housing and Neighborhood Services Department presented an overview including photos and a map of the location for the Encore Multi-Family Project. Soto described the public improvements that would be funded by the Midtown TIRZ.

Mayor Nirenberg called on individuals registered to speak on Item 36.

Rose Hill with the Government Hill Neighborhood Association spoke in support of the Item.

Peter French introduced himself as a representative of the adjacent property owners and spoke in support of the Item.

#### DISCUSSION:

Councilmember McKee Rodriguez spoke in support of the Item adding that the property would contain open meeting space, a potential splash pad and provide jobs to the community.

Councilmember Courage spoke in support of the Item and commended the work of Councilmember McKee Rodriguez on the project.

Councilmember Perry confirmed that TIRZ funding would not be used to acquire the property but would be used for infrastructure and noted his support for the Item.

Councilmember Viagran commented that developers regularly provided new infrastructure in the City but suggested that more needed to be done in relation to the project.

Councilmember Bravo asked for a larger City Council discussion on TIRZ which City Manager Walsh said would occur at the Planning & Community Development Committee in January 2022 and would be brought before the full City Council afterward. Councilmember Bravo also suggested that TIRZ projects be required to be energy efficient.

Councilmember Sandoval expressed concern about projects causing displacement and gentrification. Ian Benavidez, Assistant Director of Housing and Neighborhood Services explained that studies were being conducted to build a body of data to create a prediction model and staff would work with the Housing Committee to review the recommendations from the studies. Councilmember Sandoval suggested that new innovative tools should be investigated.

Councilmember Sandoval requested that when the Developer's Contractor hired construction workers, they should be cognizant of the heat and potential hazards. The Developer's representative stated that the Federal Occupational Safety and Health Administration (OSHA) Standards would be required to be followed. Councilmember Sandoval added that OSHA standard did not take Texas heat into consideration and requested that the Developer ensure adequate water

breaks for construction workers. Councilmember Sandoval also recommended consideration of Green Building Standards.

Councilmember McKee-Rodriguez moved to approve Item 36. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Sandoval, Courage, Perry

**Absent:** Cabello Havrda, Pelaez

**37. 2021-11-18-0882**

Ordinance approving four Agreements with Cleary Zimmermann Engineers, HMG & Associates, Alderson, and Associates and CNG Engineering, PLLC for on-call Mechanical Electrical Plumbing Engineering services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement for up to three additional one-year extensions at the City's discretion in an amount of \$300,000.00 per contract term for a total amount of \$1,200,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**38. 2021-11-18-0883**

Ordinance approving a professional services agreement with Cannon Cochran Management Services, Inc. to provide Self-Insured Workers' Compensation Third Party Claims Administration, Related Services & Claims Administration Software for a three-year term, with the option to renew for two additional one-year periods for an estimated total value of \$7,796,186.00 over the entire term of the contracts inclusive of renewal option periods. [Ben Gorzell Jr., Chief Financial Officer; Debra Ojo, Director, Office of Risk Management]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**39. 2021-11-18-0884**

Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Engineer Joseph Faunce. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

## **CITY MANAGER’S REPORT**

### **40. City Manager’s Report**

City Manager Walsh introduced a video highlighting the Employee Honorees celebrating their employment anniversaries in 5-year increments. The video was shown which included a roundtable discussion with 5 employees: Donald Coleman (35 years), Lisa Jimerson (25 years), Lupe Guerrero (45 years) William Serrano-Franklin (5 years) and Savita Rai (15 years).

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 1:22 PM and stated that the City Council would enter into Executive Session to address remaining items not discussed on November 17, 2021.

Mayor Pro-Tem Perry reconvened the meeting at 2:52 PM and stated that no action had been taken during the Executive Session. Zoning Agenda Items were taken at this time.

## **ZONING ITEMS**

Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**ABSENT:** Nirenberg, Viagran, Cabello Havrda,

Mayor Pro-Tem Perry stated that Items 45, 46, 53, 56, 57, 58, and 59 would be considered individually.

### **41.**

#### **2021-11-18-0885**

ALCOHOL VARIANCE # AV2021-012 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at The Brown Coffee Company, applicant, on the west IRR 56.1 feet of Lot 1 and the south IRR 60 feet of Lot 2 and 3, 4, 17, Block 4, NCB 782. located at 812 South Alamo Street, for on-premise consumption within three-hundred (300) feet of James Bonham Academy, a public school institution, in the San Antonio Independent School District.

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**42. 2021-11-18-0886**

ZONING CASE Z-2021-10700237 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on the east 77 feet of Lot 15, Block 3, NCB 3032, located at 1102 West Ashby Place. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 77 feet of Lot 15, Block 3, NCB 3032. TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**43. 2021-11-18-0887**

ZONING CASE Z-2021-10700240 (Council Districts 1,5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings on Lot 1 and Lot 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263, located at 1720 West Salinas Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and Lot 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263. TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1

AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**44. 2021-11-18-0888**

ZONING CASE Z-2021-10700228 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761, located at 146 Rene 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 19, Block 4, NCB 13761. TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**45. CONTINUED**

ZONING CASE Z-2021-10700241 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff and Zoning Commission recommend Denial, with Alternate Recommendation.

Councilmember Rocha Garcia moved to Continue Item 45. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage,

Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**46. CONTINUED**

ZONING CASE Z-2021-10700242 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Rocha Garcia moved to Continue Item 46. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**47. 2021-11-18-0889**

ZONING CASE Z-2021-10700245 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610. TO WIT: from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**48. 2021-11-18-0890**

PLAN AMENDMENT CASE PA-2021-11600089 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the

City, by changing the future land use classification from “Low-Density Residential” and “Neighborhood Commercial” to "Medium Density Residential" on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 and 7222 Briar Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700257)

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**49. 2021-11-18-0891**

ZONING CASE Z-2021-10700257 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 & 7222 Briar Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600089)

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 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475. TO WIT: from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**50. 2021-11-18-0892**

ZONING CASE Z-2021-10700259 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units 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 a Conditional Use for three (3) dwelling units on Lot 103, Block 8, NCB 11101, located at 200 West Ansley 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 103, Block 8, NCB 11101. TO WIT: from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units 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 a Conditional Use for three (3) dwelling units.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**51. 2021-11-18-0893**

ZONING CASE Z-2021-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair on Lot 12, Block 8, NCB 15329, generally located in the 8000 Block of State Highway 151. 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 12, Block 8, NCB 15329. TO WIT: from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2

MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**52. 2021-11-18-0894**

ZONING CASE Z-2021-10700254 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 3, NCB 17242, located at 7334 Potranco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 3, NCB 17242. TO WIT: from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**53. CONTINUED**

ZONING CASE Z-2021-10700145 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 15, Block 18, NCB 14728, located at 12103 Pebble Street. Staff

and Zoning Commission recommend Denial.

Mayor Pro-Tem Perry called on individuals registered to speak on Item 53.

Manny Garza supported the continuance of Item 53 to allow for community engagement.

Councilwoman Sandoval requested that Guy Halty, Director of Resource and Compliance with SAWS, speak regarding the case. Halty explained Best Management Practices to treat stormwater runoff and stated that the requestor was asking for a larger amount of impervious cover than SAWS could support.

Councilmember Pelaez moved to Continue Item 53. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**No:** McKee-Rodriguez

**Absent:** Nirenberg, Viagran, Cabello Havrda

**54. 2021-11-18-0895**

PLAN AMENDMENT CASE PA-2021-11600082 (Council District 8): Ordinance amending the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low-Density Residential Estate” to “Neighborhood Commercial” on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700243)

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**55. 2021-11-18-0896**

ZONING CASE Z-2021-10700243 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600082)

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 north 96.7 feet of Lot 4, Block 9, NCB 14709. TO WIT: from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**56. CONTINUED**

PLAN AMENDMENT PA-2021-11600074 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" and "Suburban Tier" to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700227) (Continued from November 4, 2021)

Councilmember Courage moved to Continue Items 56 and 57. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**57. CONTINUED**

ZONING CASE Z-2021-10700227 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600074) (Continued from November 4, 2021)

Councilmember Courage moved to Continue Items 56 and 57. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**58. 2021-11-18-0897**

PLAN AMENDMENT CASE PA-2021-11600091 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing

the future land use classification from "Suburban Tier" to "Specialized Center" on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700260)

Councilmember Courage moved to approve with attached letter to be included in the record.

Councilmember Courage moved to approve Items 58 and 59 with submitted letter to be included for the record. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda, Pelaez

**59. 2021-11-18-0898**

ZONING CASE Z-2021-10700260 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600091)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot TR-D and Lot TR-E, NCB 16584. TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to approve with attached letter to be included in the record.

Councilmember Courage moved to approve Items 58 and 59 with submitted letter to be included for the record. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda, Pelaez

**ADJOURNMENT**

There being no further discussion, Mayor Pro-Tem Perry adjourned the meeting at 3:02 PM.

**APPROVED**

**RON NIRENBERG**  
**Mayor**

Attest:

**Debbie Racca-Sittre**  
**Interim City Clerk**